

## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Major Modification Case No. PL21-0051 to Conditional Use Permit, Case No. LU10-0069

Lead Agency: County of Ventura Planning Division

Contact Name: Jennifer Trunk

Email: jennifer.trunk@ventura Phone Number: 805-654-2465

Project Location: 11495 and 11677 Pacific Coast Highway, Malibu CA 90265, Ventura County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project could potentially degrade the environment by removing ESHA, constructing the Project within ESHA buffers, modifying streams and riparian habitat, operating a camp near sensitive habitats, use of amplified sound and outdoor night lighting near sensitive habitats, and incidentally introducing and facilitating the spread of invasive plants. Also, storm water runoff from the developed site, including impervious surfaces, could contain pollutants that would be discharged to streams. The Project could substantially reduce the available habitat at the site for monarch roosting, as live trees within known roosting sites would be removed and the Project proposes to remove numerous other eucalyptus and California sycamore trees. Also, locations where monarchs have been observed roosting would be encroached upon by the Project. The Project would not cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community. Although some plant communities and associated wildlife would be impacted, the impacts would be relatively small compared to the acreage of these plant communities and the size of animal populations that would remain at the Project site and in the surrounding area. No threatened or endangered animals are expected to inhabit the Project site, although the monarch butterfly overwinters at the site, and this species is currently a candidate for listing under the Federal Endangered Species Act. A relatively small number of individual special-status animals if present may potentially be affected, but the Project would not substantially reduce a population of these species.

List of mitigation measures attached:

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy have been identified by the Lead Agency during the initial review and evaluation of the project.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife

Mitigation Measures:

1. Mitigation Measure County Stormwater Program (CSP) - M1  
**Purpose:** To ensure runoff from new impervious surfaces does not contribute pollutants or degrade the water quality of downstream surface waters resulting in further exceedances of water quality objectives contained in the Los Angeles Region Basin Plan.
2. Mitigation Measure BIO-1: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing  
**Purpose:** To prevent encroachment in an ESHA or buffer zone and reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act, Ventura County Coastal Area Plan Policy 5.19, and Ventura County Coastal Zoning Ordinance § 8178-2.5.1.
3. Mitigation Measure BIO-2: Pre-Construction Surveys and Relocation of Special-Status Species  
**Purpose:** To avoid significant impacts to special-status wildlife species that may be present during vegetation clearing and grading.
4. Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation  
**Purpose:** In order to minimize impacts to special-status woodrats, land clearing and construction activities shall be regulated.
5. Mitigation Measure BIO-4: Nesting Bird Surveys and Avoidance Measures  
**Purpose:** In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.
6. Mitigation Measure BIO-5A: Monarch Butterfly Winter Roost Site Surveys  
**Purpose:** To avoid and/or minimize direct and indirect impacts to Monarch butterfly.
7. Mitigation Measure BIO-5B: Monarch Butterfly Habitat Enhancement/Management Plan  
**Purpose:** To comply with Ventura County Coastal Zoning Ordinance §§ 8178-2.7.8 and 8178-2.10.7.d, and to enhance existing and restored monarch butterfly habitat and develop a site-specific management plan for the species.
8. Mitigation Measure BIO-6: Biological Resources Noise Management Plan  
**Purpose:** To comply with Ventura County Coastal Zoning Ordinance §§ 8178-2.4.4.1(c).1 and 8178-2.6.16(a) and to minimize and reduce project related noise impacts on nesting birds and monarch butterfly roosting sites acknowledging roosting or nesting sites or locations may change over time as restoration of Little Sycamore Creek and planting of new trees is completed and those plantings mature.
9. Mitigation Measure BIO-7: Tree Protection Plan (TPP)

**Purpose:** To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County CZO and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

10. Mitigation Measure BIO-8: Tree Health Monitoring and Reporting

**Purpose:** To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County CZO, and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

11. Mitigation Measure BIO-9: Non-Native/Invasive Plant Species Control and Management Plan

**Purpose:** To reduce and/or eliminate the proliferation of invasive and non-native herbaceous vegetation from within the development envelope other than ornamental landscaped areas.

12. Mitigation Measure BIO-10: Best Management Practices (BMPs)

**Purpose:** To avoid significant impacts to plant and wildlife species during construction, Best Management Practices (BMPs) shall be employed.

13. Mitigation Measure BIO 11: Washout Areas Near Environmentally Sensitive Habitat Areas (ESHA) and Little Sycamore Creek

**Purpose:** To avoid impacts to ESHA and Little Sycamore Creek from washing of construction equipment.

14. Mitigation Measure BIO-12: Restriction On The Use Of Anticoagulant Rodenticides

**Purpose:** To comply with Coastal Zoning Ordinance § 8178-2.8, Pesticides and Pest Management in the Coastal Zone, and to avoid significant impacts to non-target wildlife such as mountain lions and other large predators, which could be harmed by directly consuming poisoned bait or by consuming prey that have ingested anticoagulant rodenticides.

15. Mitigation Measure BIO-13: Focused Rare Plant Surveys

**Purpose:** To survey for and avoid, minimize, and/or mitigate impacts to listed and other special-status plant populations.

16. Mitigation Measure BIO-14: Little Sycamore Creek Avoidance, Mitigation and Restoration Plan

**Purpose:** To avoid, minimize and mitigate construction impacts to Little Sycamore Creek from the project and to provide protocols for habitat restoration activities.

17. Mitigation Measure BIO-15: California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (SAA)

**Purpose:** To ensure compliance with California Fish and Game Code § 1602.

18. Mitigation Measure BIO-16: Discharge of Dredged, Excavated or Fill Material to Waters of the United States

**Purpose:** To ensure compliance with § 401 and § 404 of the Clean Water Act.

19. Mitigation Measure BIO-17: Compensatory Mitigation for Environmentally Sensitive Habitat Areas (ESHA)

**Purpose:** The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1 when a project will have impacts to ESHA.

20. Mitigation Measure BIO-18: On- and Off-Site Preservation of Environmentally Sensitive Habitat Areas (ESHA) in the Santa Monica Mountains (M) Overlay Zone

**Purpose:** In accordance with Coastal Area Plan Policy 5.8(b) and Coastal Zoning Ordinance § 8178-2.6.3(e), § 8181-3.5.3(g), and Appendix E2 (Section AE-2.2), all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone shall be preserved in perpetuity through a County-approved conservation easement or conservation instrument.

21. Mitigation Measure BIO-19: Wildlife Habitat Outdoor Lighting/Glare Condition

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat and to implement Ventura County Coastal Zoning Ordinance § 8175-5.4.6 (Camp Facility Lighting), § 8177-4.1.11 (Outdoor Lighting) and § 8178-2.6.15 (Outdoor Lighting Standards in ESHA and Buffer Zones) to preserve the natural darkness of the night sky, reduce sky glow, minimize light trespass, improve star viewing, and decrease energy consumption.

22. Mitigation Measure BIO-20: Fencing Adjacent to Wildlife Corridors

**Purpose:** To ensure compliance with Ventura County Coastal Zoning Ordinance §§ 8175-3.11 and 8178-2.6.10, to protect and control access into sensitive areas and ESHA by visitors and domestic pets, and to mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

23. Mitigation Measure CR-1: Cultural Resources Construction Monitoring and Post Discovery Plan

**Purpose:** To comply with Coastal Act Section 30244 and to avoid significant impacts to previously recorded or any presently unknown archaeological sites or features, as well as unrecorded sites or deposits.

24. Mitigation Measure Noise-1: Construction Noise Monitoring

**Purpose:** In order to comply with Ventura County Construction Noise Threshold Criteria and Control Plan (adopted November 2005, amended July 2010).

25. Mitigation Measure WPD-1: Cumulative Impacts on Jurisdictional Channels

**Purpose:** To comply with the Ventura County Watershed Protection District Ordinance WP-2, as amended.