



June 6, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Approval of and Authorization for the Resource Management Agency Director or Designee to Execute a Consulting Services Contract with CAJA Environmental Services, LLC in an Amount Not to Exceed \$240,056.79, to prepare an Environmental Impact Report for the American Jewish University – Camp Alonim Project, Located at 1101 Pepper Tree Lane, Assessor's Parcel Numbers 685-0-051-040, 685-0-051-050, 685-0-051-140, 685-0-051-190, and 685-0-051-210; and Authorization for the Resource Management Agency Director or Designee to Execute Amendments to the Contract in an Additional Amount Not to Exceed \$25,000; Supervisorial District 4.

A. RECOMMENDED ACTIONS:

1. **APPROVE** and **AUTHORIZE** the Resource Management Agency (RMA) Director or designee to execute the attached consulting services contract (Exhibit 1) with CAJA Environmental Services, LLC for the preparation of an environmental impact report (EIR) for the American Jewish University – Camp Alonim Project (County File No. PL22-0032), located at 1101 Pepper Tree Lane, in an amount not to exceed \$240,056.79.
2. **AUTHORIZE** the RMA Director or designee to execute one or more amendments to the proposed consulting services contract, subject to review and approval by County Counsel, to increase the scope-of-work and contract amount in an additional amount not to exceed \$25,000.00.

B. FISCAL/MANDATES IMPACT:

Mandated: No.

Source of Funding: Applicant for the proposed project.

Impact on Other Departments: None. There will be no impact on the General Fund net cost. The revenue and expenses for the preparation of the EIR are equal, and the County

acts as a conduit for payment to the consultant with funds provided by the Project applicant. The appropriations and revenue for the contract are included in the RMA Operations Fiscal Year (FY) 2022-2023 annual budget and will be included in future budgets as applicable.

Summary of Revenue and Costs	FY 2022-2023	FY 2023-2024
Revenues:	\$15,000.00	\$250,056.79
Costs:		
Direct	\$15,000.00	\$250,056.79
Indirect – Department	\$0.00	\$0.00
Indirect Costs	\$0.00	\$0.00
 Total Cost	 \$15,000.00	 \$250,056.79
Net Costs	\$0.00	\$0.00
Recovered Indirect Costs	\$0.00	\$0.00

FY 2022-23 Budget Projection for Operations – Division 2900				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$ 4,965,377	\$ 5,185,971	\$ 4,965,214	\$ 220,757
Revenue	\$ 342,354	\$ 342,354	\$ 233,969	\$ (108,385)
Net Cost	\$ 4,623,023	\$ 4,843,617	\$ 4,731,245	\$ 112,372

C. DISCUSSION

RMA's Planning Division requests your Board's approval of a consulting services contract with CAJA Environmental Services, LLC for the preparation of an EIR for the American Jewish University – Camp Alonim Project. American Jewish University has operated a camp south of the City of Simi Valley since 1947. The Conditional Use Permit authorizing the camp (Conditional Use Permit No. 1776) was modified in 2015, extending the camp's term through September 15, 2044. The existing authorization provides for three components:

- (1) Recreational Uses: The site is home to two summer camps – Brandeis Collegiate Institute (up to 72 campers) and Camp Alonim (up to 400 campers).
- (2) Temporary Events: The site presently hosts up to 15 events per year with up to 300 attendees, limited to Saturdays and Sundays until 11:00 pm.
- (3) Assembly Uses: When camp is not in session, the site is used for educational day and overnight programs sponsored by schools, synagogues, churches, and community organizations. The permit authorized up to 300 guests on weekends and 100 guests on weekdays.

The applicant is now seeking to authorize the following modifications to the Conditional Use Permit:

- (1) Construction of the following new facilities for Camp Alonim:
 - A new “Welcome Center”
 - 26 new camper cabins (13 structures with two cabins each)
 - Three new head counselor cabins
 - A new covered open-air arts pavilion
 - A new parking lot
 - Landscaping improvements
- (2) Increasing the number of allowed campers at Camp Alonim from 400 to 500.
- (3) Allowing special events on any day and increasing the number of events and attendees to allow the following:
 - Up to 150 annual events with up to 300 attendees.
 - Up to ten annual events with up to 500 attendees.
 - Up to six annual events with up to 1,000 attendees.
- (4) Demolition of three housing trailers, two cottages, a garage, and a cabin.
- (5) Repurposing eight existing cabin structures for use as classrooms or storage.
- (6) Removal of 12 protected trees and encroachment into the protected zone of an additional 42 protected trees.

Outside of the above proposed modifications, the camp would continue to operate as authorized under Conditional Use Permit No. 1776.

The County is the lead agency for the proposed Conditional Use Permit modification under the California Environmental Quality Act (CEQA). Based on preliminary discussions with the applicant, the Planning Division determined that potentially significant environmental impacts could result from the project. Therefore, an EIR will be prepared to evaluate the project’s impacts on the environment. In the coming months, the Planning Division will be issuing a Notice of Preparation (NOP) of an EIR pursuant to CEQA. The NOP provides an opportunity to consider feedback from the public, responsible agencies, and trustee agencies. Additionally, the Planning Division will hold a public scoping meeting to solicit feedback on the scope of the EIR. Through the forthcoming EIR preparation and public review process, the Planning Division will work closely with the EIR consultant to ensure the EIR meets County standards, CEQA requirements, and other applicable laws. For the project to be permitted, the County decisionmakers must certify the EIR and approve modifications to the camp’s CUP which may include mitigation measures to be implemented.

On December 30, 2022, the Planning Division sent a request for proposals (RFP) to

prepare the EIR to qualified environmental consulting firms that have experience preparing EIRs for similar projects. The Planning Division received six proposals in response to the RFP. Following a thorough evaluation, the Planning Division recommends CAJA Environmental Services, LLC for this work, as its proposal demonstrates (1) extensive experience preparing CEQA documents for institutional projects; (2) an excellent track record of consistently meeting deadlines, adhering to the project schedule, and preparing technically adequate EIRs; (3) a superior understanding of the project description and scope-of-work that is required; and (4) a reasonable cost estimate that represents the level of work necessary.

The base amount of the proposed contract is \$240,056.79. In addition, staff recommends that your Board delegate to the RMA Director or designee the authority to approve additional work, if needed, in an additional amount not to exceed \$25,000.00. Additional work in excess of \$25,000.00 would require your Board's subsequent approval.

This Board item was reviewed by County Counsel, the Auditor-Controller's Office, and the County Executive Office. If you have any questions regarding this matter, please contact Michael Conger at (805) 654-5038 or via email at Michael.Conger@ventura.org.



Dave Ward, AICP, Director
Ventura County Planning Division

Attachments:

Exhibit 1 Contract for Consulting Services