

<b>MOUNTAINS RECREATION AND CONSERVATION AUTHORITY GRANT APPLICATION</b>				
<b>Project Name:</b> Camp Hess Kramer and Gindling Hilltop Camp Fire Rebuild		<b>Amount of Request:</b>	\$ \$12,250,000	
<b>Applicant Name:</b> Wilshire Temple Boulevard		<b>Total Project Cost:</b>	\$ 52+ million	
<b>Applicant Address:</b> 11495 and 11677 Pacific Coast Highway Malibu, CA 90265		<b>Amount of Match:</b>		
		<b>Source of Match:</b>	Various	
<b>Project Address:</b> 11495 and 11677 Pacific Coast Highway Malibu, CA 90265 (cross street/entrance off Yerba Buena)				
<b>Email:</b>	doug@wbtcamps.org	<b>COUNTY</b>	<b>SENATE</b>	<b>ASSEMBLY</b>
<b>Phone:</b>	(213) 835-2141	Ventura County	23	44
<b>Grantee's Authorized Representative:</b>				
Donna Nadel, Executive Director of Wilshire Boulevard		(213) 835-2141		
<i>Name and Title</i>		<i>Phone</i>		
<b>Person with day-to-day responsibility for project:</b>				
Douglas Lynn, Executive Director: Camps and Conference Center		(213) 835-2142		
<i>Name and Title</i>		<i>Phone</i>		
<b>Brief Scope of Work</b> (60 words maximum): Project to help fund creek restoration and required planning documents and permits for the rebuilding of Camp Hess Kramer and Gindling Hilltop Camp. The project scope and activities will be carried out by Wilshire Boulevard Temple.				
<b>Narrative/Detailed Project Description:</b> Project to help fund creek restoration and required planning documents and permits for the rebuilding of Camp Hess Kramer and Gindling Hilltop Camp. The project scope and activities will be carried out by Wilshire Boulevard Temple. See attached budget.				
<b>Tasks / Milestones:</b>		<b>Budget:</b>	<b>Start Date</b>	<b>Completion Date</b>
1	Preliminary work on the project			January 2020
2	Submit CEQA documents			November 2021
3	Development of planning documents		November 2021	March 2022
4	Project Closeout			March 2022
5				
<b>Acquisition Projects</b>				
<b>APN(s):</b>				
<b>Acreage:</b>				
I certify that the information contained in this Grant Application form, including required attachments, is accurate.				
<i>Signature of Authorized Representative</i>			<i>Date</i>	

**WILSHIRE BOULEVARD TEMPLE  
CAMP HESS KRAMER & GINDLING HILLTOP CAMP FIRE REBUILD BUDGET**

PROJECT ELEMENTS	AMOUNT
<b>NON-CONSTRUCTION</b>	
Direct Project Management & Administration	
Program Manager	\$ 720,000.00
Planning, Design & Permitting	
Staff Time	\$ 541,728.00
Technical Consultants	\$ 9,304,636.00
Permit Costs	\$ 250,000.00
<b>CONSTRUCTION COSTS</b>	
Creek Restoration	\$ 320,000.00
Contingency	\$ 1,113,636.00
<b>Grand Total</b>	<b>\$ 12,250,000.00</b>



Stantec Consulting Services, Inc  
111 E. Victoria Street, Santa Barbara, CA 93101

October 31, 2019  
File: 2064134600

Attention: Sofia Aleman, Project Manager  
Mountains Recreation & Conservation Authority  
570 West Avenue 26, Suite 100  
Los Angeles, CA 90065

Dear Sofia,

**Reference: Camp Hess Kramer and Gindling Hilltop Camps  
Wilshire Boulevard Temple**

Thank you for your time at our site visit on October 21, 2019. We were happy to learn more about the grant funding and MRCA's administration. We hope seeing the site helped clarify and solidify the need for the funds, and current status of the Camps.

In reply to your email of the same date (Attachment 1), and in support of responding to the items required in the *Procedural Guide for General Fund Specified Grant Projects*, Section IV: Project Information Package Checklist, we offer the following information in text and attachments.

**Project Information Form**

We have completed and attached the Project Information Form and included it as Attachment 2.

Excerpts from the ownership summary document dated December 12, 2018 by Warren Kessler of DLA Piper LLP, previously provided, outline the ownership and responsibilities for the Camps is as follows:

*In 1951, Wilshire Boulevard Temple (WBT) formed a new California not-for-profit corporation, Camp Hess Kramer, Inc. ("CHK"), to hold land it was gifted in Malibu. The land has been held by CHK since that time, and WBT (which is a California religious not-for-profit corporation) has run its Jewish summer camps there. In recent years, during the non-summer months, WBT, operating as a Community Center, as defined by the Federal Emergency Management Agency (FEMA) has rented the property, under its charter, to other non-profits to use for charitable or educational purposes.*

*In 2016, the Board of CHK adopted revised articles and bylaws effectuating the intent of the initial by-laws, that is, that the Board of CHK are the same individuals that comprise the Board of WBT. During these many years of operation, WBT ran the camps and the community center business without a formal lease or agreement with CHK. WBT hired all the employees and paid their salaries and benefits, paid for all improvements and the maintenance thereof, paid for and held all insurance on the property and improvements (CHK is an additional insured.)*

Reference: Camp Hess Kramer and Gindling Hilltop Camps

*CHK has filed 990's annually, as required. Those forms have shown the income and expense for the operations of the Camps even though technically, CHK has no employees or operations. CHK's financials get rolled up into WBT as a related entity.*

*WBT is the sole entity that has clear ownership and responsibility for the maintenance of the premises and the improvements and the business thereon. There are no other entities that could have a like claim. Wilshire Boulevard Temple will be the only entity to apply for recovery loan and/or grant funds for the property damages.*

## **Background and Project Summary**

### ***Background***

On November 8, 2018, the Woolsey Fire broke out. Before it was done, the Fire burned 96,949 acres, destroying 1500 structures and damaging 341 others<sup>i</sup>. Included in this acreage were the Camp properties, and the entire Little Sycamore Creek watershed above it.

Camp Hess Kramer and Gindling Hilltop Camp occur on properties totaling 187 acres (Ventura County Assessor Parcel Numbers 700-0-060-140, -260, 310, and 700-070-450), of which 54 acres contain all structures and nearly all the use area(s). The property is organized into two Camps: 1) Upper Camp aka "Gindling Hilltop Camp," and 2) Camp Hess Kramer which is comprised of Middle and Lower Camps.

The majority of Gindling Hilltop Camp was destroyed, as was the majority of Middle and Lower Camps (Camp Hess Kramer). In Middle and Lower Camps, destroyed structures occurred on either side of Little Sycamore Creek. Because of the fire and resulting hydrophobic and unstable soils, the Creek was subject to inundation and a significant amount of mud, debris, and flood water throughout the Winter 2018/19 and Spring of 2019. Some structures and areas untouched by fire were destroyed or further damaged by this flooding.

As part of Camp's initial disaster response, an inventory was created which shows the destroyed and remaining structures. This mapping is enclosed as Attachment 3.

### ***Rebuild Project & Concept Site Plan***

Plans for rebuilding of the Camps are in a very conceptual stage. The ultimate plan to rebuild will be dependent on cost estimating that is underway at this time, as well as feedback from the County of Ventura. The Architects for the rebuild project, Seigel & Strain, have prepared a concept site plan for the rebuild which shows the building locations being contemplated at this time. Please review the site plan, included as Attachment 4 as you review this section.

At this time, it is anticipated that the Camps will be rebuilt at once. There will be sequencing of construction, but no plan to Phase the construction effort at this time.

Therefore, in no particular order of construction, the rebuild project is anticipated to include the following components:

Reference: Camp Hess Kramer and Gindling Hilltop Camps

Infrastructure As discussed on site, It is anticipated that a fair amount of road repair – and potential widening - will need to occur, and that the existing bridges may need to be widened and replaced. In addition, the private water, sewer, and electrical lines will need to be repaired or replaced entirely depending on the extent of damage. In addition to the roads, bridges, conduits, main lines and laterals for various utilities, the wastewater treatment system will need to be repaired and made serviceable. This will include and inspection of the tanks (currently under mud), and all the lines feeding into it. Once the extent of damage is known, repairs and/or replacement would occur. In addition to lines and the system itself, a number of pump stations located in various places of camp will need to be rebuilt or replaced. The treated effluent was pumped up to drywells located across the creek and at the top of a ridge to the west of Gil Fitch Field. These lines and the drywells will also need to be inspected and repaired or replaced as needed.

Camp Hess Kramer “Lower Camp” and Little Sycamore Creek: In Lower Camp, some buildings and program areas will be combined into consolidated spaces, while others, not burned in the fire, will remain in place. Some structures lost in the fire will be rebuilt in the same footprint. In addition, the parking lot located in the central creek area is currently contemplated to be relocated to a single-level parking structure at the southern edge of the property. The tennis courts would then be placed on top of the structure. Minor changes to circulation in Lower Camp will occur in response to the relocation of parking. Total building footprint area proposed in Lower Camp could be approximately 53,000SF.

The advanced wastewater treatment system that serves Lower and Middle Camps occurs in Lower Camp. As discussed in the Infrastructure section, this will need to be inspected and made serviceable.

Creek stabilization methods from decades ago had impacted the stream habitat and functioning of Little Sycamore Creek. Camps had long envisioned efforts to restore and heal the creek before the fire and floods, and will be using this opportunity to implement some of this vision. With the rebuild, restoration is proposed for the creek as it travels through Middle and Lower Camps with the goal of creating a more vibrant and resilient corridor. As part of the restoration, we anticipate some bank contouring and planting will occur, as well as overall drainage improvements across the site, and implementation of BMPs to better address stormwater and reduce the potential for erosion or impact as stormwater enters the creek. The rebuild also has the potential to include widening bridges which currently act as pinch points requiring man-made solutions and ongoing maintenance.

Camp Hess Kramer “Middle Camp” Middle Camp houses the cabins utilized for various summer camps and other programming. The proposed rebuild in this area may relocate cabins from a strip of land east of the access road (adjacent to Little Sycamore Creek) to area(s) further removed from the creek. In addition, the rebuild contemplates some reconfiguration and cabins; some may be two stories where they were previously single-story.

In the current concept proposal, 23 structures will be located in Middle Camp including staff housing, miscellaneous storage/maintenance building(s), and camper cabins. Total building footprint in Middle Camp could be approximately 32,412 based on the current layout.

Based on Ventura County zoning, there is a polygon drawn roughly around the camp use/development area as it existed prior to the fire. This polygon carries the zoning specific to allowing camp uses. The currently contemplated layout for Middle Camp would trigger a revision to the shape of this polygon. Doing so requires a Local Coastal Plan Amendment. This Amendment is approved at the County Board of Supervisors level, and subject to Coastal Commission approval. If WBT chooses to move forward with a

Reference: Camp Hess Kramer and Gindling Hilltop Camps

proposal to change the polygon, it is expected that it will significantly extend the approval process timeline through the County.

Gindling Hilltop “Upper Camp” In Upper Camp, the contemplated project will replace existing structures in the footprints they previously occupied. The exception being the Dining Pavilion which will have a different configuration, but occur within the same footprint as it did previous to the fire. Total building footprint in Upper Camp would be approximately 26,000SF.

### **Cost Estimate/Budget**

As part of the insurance claim efforts, a construction cost estimate was prepared based on a “like for like” rebuild to replace existing structures to the tune of just over 52 million dollars.

The Camps were built over a period of decades and piecemeal over time. Thus, Camps - as they existed prior to the fire - posed a number of logistical and operational challenges. Camp will be taking this opportunity to make some adjustments to the building locations and uses. The proposed rebuild project - although not fully designed or permitted at this time - is expected to combine some program areas, add flexibility in camper accommodations, and consolidate/combine some uses/structures. The rebuild project also aims to move parking out of the central creek area and focus it toward the southern edge of the property.

We are currently assisting Wilshire Boulevard Temple with cost concept timelines and cost estimates for the contemplated rebuild layout.

### **Project Timeline**

The Camps as they existed prior to the Woolsey Fire and subsequent flooding/mud flow were developed over a period of decades. We anticipate that restoring the camp to a functional equivalent will take approximately 2 years of construction, from mobilization to certificates of occupancy. This does not include the significant amount of time we expect it will take to obtain discretionary approvals through the County of Ventura, which will likely take 1-2 years.

We understand that the grant funding has a legislative timeline attached to it of two years, which will start and very likely end before any permits for construction are issued. We will however be working on the rebuild during this time – including design, discretionary review and environmental review (CEQA), plan check, etc. - which are necessary actions that need to occur prior to construction.

We further understand that it is possible to extend the timeline by working with the legislature and that we may need to pursue such an extension.

### **List of Property Details**

Camp Hess Kramer occurs on four Assessor Parcels 700-0-060-140, -260, 310, and 700-0-070-450 totaling 187 acres, of which 54 acres contain all structures and nearly all the use area(s).

Ownership*	APN	Size
Camp Hess Kramer, Inc	700-0-060-140	~ 80 acres
Camp Hess Kramer, Inc	700-0-060-260	~ 8 acres

Reference: Camp Hess Kramer and Gindling Hilltop Camps

Camp Hess Kramer, Inc	700-0-060-310	~ 7 acres
Camp Hess Kramer, Inc	700-0-070-450	~ 92 acres
		<b>187 acres</b>
*See summary on page 1 regarding Camp Hess Kramer and relationship to Wilshire Boulevard Temple (WBT)		

### **Land Tenure Documentation**

We have included the various deeds for the properties as Attachment 5. Also attached is the land use entitlement which outlines the 20-year CUP timeline with an option for a 20-year extension (Attachment 6).

### **Five (5) Current site photos with description**

In addition to the dozens of photos you were able to take on 10/21, we have enclosed representative photos for your files as Attachment 7.

### **List of Use Permits Needed or Already in Place**

**Case# LU10-0069** In 2014, a renewal of the Conditional Use Permit (CUP) for operation of the Camps was approved by the County of Ventura which extended the entitlement for operation for a period of 20 years, with an option to extend the term of the CUP for another 20 years with approval of a "minor modification" permit. This CUP renewal also permitted the onsite wastewater treatment system that was installed to treat effluent from Middle and Lower Camps. The permit acknowledged all existing uses and structures on site, inclusive of various structures, sheds, outdoor activity areas, along with daily operations and special events. See Attachment 6.

**2019 Emergency Permits** As a result of the fires and subsequent flooding and mudflows, it became apparent that emergency actions were needed to protect Middle and Lower Camps (Camp Hess Kramer) from further damage. In an effort to limit additional damage, emergency permits were sought and granted for mud and debris removal. That work was performed between January and April 2019. Check dams were also included in the emergency permits, however they were not installed. Issued permits include ACOE Emergency Permit SPL-2019-00052-GLH and County of Ventura Emergency Coastal Development Permit CDP PL19-005. These same projects were submitted to RWQCB and CDFW who acknowledged receipt but did not respond in their required timeframes as they were no doubt handling numerous emergency permit requests simultaneously. These emergency permits are included as Attachment 8.

**County of Ventura** When the County of Ventura issues Emergency Coastal Development Permits, as they did for the work described above (PL1-005), they also require a follow-on regular Coastal Development Permit to allow for environmental review and consideration as to whether the emergency improvements may remain on site or need to be removed or replaced. We are in this process for this permit and our application (County ref: PL19-0005) was deemed complete in October 2019. We anticipate we will be granted discretionary approval in Summer 2020. Our contact with the County of Ventura is Jennifer Welch (805) 654-2465.



Reference: Camp Hess Kramer and Gindling Hilltop Camps

### **Anticipated Permits**

**Rebuild Process** Based on the current scope for the rebuild, we anticipate the County will be issuing a revised Conditional Use Permit, a Local Coastal Plan Amendment and Rezone, along with subsequent ministerial permits (building, grading, electrical etc.). If a Local Coastal Plan Amendment is pursued, a follow-on process with the California Coastal Commission (CCC) will also be required once the County has made a decision on the project. In addition, any work in the creek or within 100 feet of the top of bank of the creek will be subject to additional permits from the US Army Corps of Engineers (ACOE), California Department of Fish & Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB).

**Emergency Permits** Depending on storm events, the Creek may continue to change or erode its banks while we go through the rebuild permit and/or construction process. In the event scour, erosion or debris flows threaten the property (existing roads and bridges, damage to buildings or program areas) and constitute an immediate threat, emergency permits for additional remedial action may be sought.

### **Attachments**


As noted throughout, we are transmitting herewith a number of Attachments. These are available on a **temporary** FTP

Attachment 1: Email dated October 21, 2019 from Sofia Aleman, MRCA  
Attachment 2: Project Information Form  
Attachment 3: Post-Disaster Inventory Mapping  
Attachment 4: Concept Rebuild Site Plan (Subject to change)  
Attachment 5: Deeds  
Attachment 6: CUP  
Attachment 7: Photos  
Attachment 8: Emergency Permits

Temporary FTP Login Information  
Browser link: <https://tmppsftp.stantec.com>  
Login name: s1115101558  
Password: 3772504  
**Expiry Date: 11/29/2019.**

We look forward to working with you through this Grant process. Please call with any questions (805) 308-9170 or email [ginger.andersen@stantec.com](mailto:ginger.andersen@stantec.com). Doug Lynn, Executive Director of Camps can be reached at (310) 383-1501.

Regards,  
**Stantec Consulting Services, Inc**

  
**Ginger Andersen** MCRP AICP  
Senior Land Use Planner  
Phone: (805) 308-9170

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<sup>1</sup> CalFire, Woolsey Fire Incident Information, January 9, 2019, Collected online at [cdfdata.fire.ca.gov](http://cdfdata.fire.ca.gov)



Gindling Hilltop Camp and Camp Hess Kramer – Representative Photos for Grant purposes.



Photo of Middle Camp cabins area immediately after Woolsey Fire. The Fire destroyed 22 of the 24 structures in this area.

This photo was taken November 27, 2018 before it started raining. With the rains, significant erosion occurred, covering this and other areas with mud, boulders and debris.

Building remains were removed as part of the Department of Toxic Substances Control (DTSC) efforts.



Baruh Hall was one of the many structures destroyed by fire. The swimming pool was later filled in entirely with mud and boulders after repeated heavy rains eroded the hillsides around Camp. The remains of the building were removed as part of the State's Department of Toxic Substances Control (DTSC) efforts.





Outdoor areas such as at the north end of Middle Camp were entirely filled with mud and boulders during the subsequent rain events.

The area shown here included a bowl-shaped seating/gathering area and a stage, along with an access road to a water tank and shed that were destroyed.





Culvert immediately after the fire.



Looking toward Gil Fitch Field after mud and debris was deposited across a large land area after coming onto property through the culvert.

A culvert under Ye Buena Road brings stormwater from neighboring properties to the north and east across the site and to Little Sycamore Creek. This culvert was the conduit for a significant amount of mud entering the site during the post-fire rains. Mud covered Gil Fitch Field and damaged onsite roads and contributed to bank erosion on Little Sycamore Creek.

Unstable soils, boulders and stormwater coming from above this culvert are expected to continue to make their way on site until the watershed recovers and after.

An engineered solution to this issue, and to convey future stormwater will be part of the rebuild project.





Little Sycamore Creek  
filled in with mud from  
bank to bank. Mud then  
overflowed the banks  
and covered and  
damaged the bridges.  
This photo was taken  
prior to mud taking out  
the railings. As the creek  
filled its banks, it also  
found alternative routes  
around these bridges.

Mud and stormwater  
damaged some program  
spaces and structures in  
lower camp that had not  
been destroyed by fire  
such as an arts and  
crafts area.

Erosion along the Creek  
also damaged the main  
parking area. The banks  
and the perimeter of the  
parking spaces were  
washed away.





In addition to vehicle bridges, Camp had two pedestrian bridges, one in lower and one in middle camp, connecting to flat program spaces west of the Creek. These pedestrian bridges were both burned by fire and further destroyed by subsequent storm events.





The fire destroyed 12 out of 15 structures, and some metal storage containers at Gindling Hilltop or "Upper Camp." This picture shows the remains of the 8,000SF Dining Pavilion.

The remains of these structures were removed as part of the State's debris removal program.

Unlike the middle and lower camps, Gindling is not along the creek, and is not surrounded by steep slopes above. Erosion of the hillsides below Gindling however did impact the access road and some repairs will need to be made to the access road in addition to rebuilding structures.