



Planning Commission Staff Report Hearing on April 17, 2025

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

CAMP HESS KRAMER CONDITIONAL USE PERMIT (CUP), CASE NO. PL21-0051

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Major Modification of Conditional Use Permit (CUP) Case No. LU-10-0069 for the phased reconstruction of a camp and low-impact campground (Case No. PL21-0051).
2. **Applicant:** Doug Lynn, Executive Director, Camp Hess Kramer and Gindling Hilltop Camp, c/o Wilshire Boulevard Temple Camps, 3663 Wilshire Boulevard, Los Angeles, CA 90010
3. **Property Owner:** Wilshire Boulevard Temple Camps, 3663 Wilshire Boulevard, Los Angeles, CA 90010
4. **Applicant's Representative:** Ginger C. Andersen, Brownstein Hyatt Farber Schreck, LLP
5. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) Section 8174-5 and Section 8181-3 et seq.), the Planning Commission is the decision-maker for the requested CUP.
6. **Project Site Size, Location, and Parcel Number:** The 187-acre project site is located at 11495 and 11677 Pacific Coast Highway, near the intersection of the Pacific Coast Highway and Yerba Buena Road, in the south coast of unincorporated Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 700-0-070-450, 700-0-060-310, 700-0-060-140, 700-0-060-260. (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Rural and Open Space
 - b. Coastal Area Plan Land Use Map Designation: Residential Rural 1 DU/2AC (Residential Rural, one dwelling unit per two acres) and Coastal Open Space.
 - c. Zoning Designation:
 - COS-10 ac-sdf/M (Coastal Open Space, 10 acre minimum parcel size, slope density formula, Santa Monica Mountains overlay zone);
 - CRE-20 ac/M (Coastal Rural Exclusive, 20 acre minimum parcel size, Santa Monica Mountains overlay zone); and

- CRE-10 ac/M (Coastal Rural Exclusive, 10 acre minimum parcel size, Santa Monica Mountains overlay zone).

8. History: On April 17, 1961, the County's Board of Zoning Adjustment granted Special Use Permit No. 1321 (CUP 1321) for the construction of staff quarters associated with a camp that had been in existence at least as early as 1948. Since 1961, the Board of Zoning Adjustment, the Planning Director, and Planning Commission have approved modifications to CUP 1321 for the following:

- the construction and remodeling of camp structures;
- fencing;
- a water tank and pump house;
- construction of tennis courts;
- installation and repair of access roads and parking areas;
- expansion of the CUP area; and
- time extensions to the permit.

On December 20, 1988, the Board of Supervisors approved County-initiated General Plan and Coastal Area Plan Amendments No. 88-4, Zone Change No. Z-2822, and a corresponding text amendment (Ordinance No. 3883). The result of these changes was that several legal nonconforming camps within unincorporated Ventura County were made conforming to the General Plan, Area Plan, and zoning required for camp uses. Camp Hess Kramer was included as part of this process which resulted in the following General Plan, Area Plan, and zoning changes for the portions of the site being used for the camp:

- General Plan Designation: The land use designation changed from Open Space to Rural
- Coastal Area Plan Designation: The land use designation changed from Open Space to Rural
- Zoning Designation: The zoning designation changed from COS-10 ac sdf/M to CRE-20 ac/M and CRE-10ac/M.

On May 10, 1998, the Coastal Commission approved a Local Coastal Plan (LCP) amendment as the final step to effectuate the changes described above that resulted in Camp Hess Kramer's status as a conforming use.

On January 25, 2010, CUP 1321 expired due to the Permittee's failure to request a time extension prior to the permit's expiration. As a result, a code compliance violation case was opened for the camp (Case No.CV10-0072) on February 23, 2010. On June 2, 2010, the County received a CUP application (Case No. LU10-0069) requesting the continued use of the camp and a variance to reduce the required number of parking spaces, as shown below:

On July 3, 2014, the County approved CUP Case No. LU10-0069, authorizing the following:

- continued use of the camp for 20 years;

- permitted existing habitable and non-habitable structures;
- approved up to 60 third-party events per year;
- installation of advanced On-Site Waste Treatment System;
- added a campground area on APN 700-0-060-260;
- granted a variance for the reduction in the required number of parking spaces for a camp.

On October 4, 2017, a restrictive covenant was recorded with the Notice of Land Use Entitlement. This document recorded the project conditions of LU10-0069 and delineated the 100-foot riparian ESHA buffer from the top of bank of Little Sycamore Creek to the existing development footprint.

The 2018 Woolsey Fire burned 96,949 acres in Ventura and Los Angeles Counties. The fire destroyed 58 homes and structures across the Santa Monica Mountains and other Ventura County communities, including a near total loss of Camp Hess Kramer. Due to the location of the camp at the bottom of the watershed, the rains after the fire inundated Little Sycamore Creek with mud, debris, and flood water that filled and overflowed the channel resulting in mud and debris being deposited across Lower and Middle camp. An Emergency Permit was granted on January 31, 2019, to remove approximately 14,000 cubic yards of mud and debris along 2,572 linear feet of the creek. Coastal PD Case No PL19-0005 was approved July 14, 2022, as follow up to the emergency permit.

Camp Hess Kramer Reconstruction

As an historic camp built in 1948, Camp Hess Kramer predates the Coastal Act. Existing structures and uses were identified in CUP Case No. LU10-0069 in three camp locations (Lower, Middle and Upper Camp). Historically, development in Lower and Middle camp has been constrained to the flatter areas along the creek, to avoid steep slopes, and the proximity to Little Sycamore Creek. A restrictive covenant was previously recorded (Document No. 20171004-00129270-0) that mapped the existing structures, development footprint and ESHA within 100 ft of the creek. Some areas that had been previously developed, and located beyond 100 ft from the creek were also mapped (e.g. Onsite Waste Treatment System). In 2018, the devastating Woolsey Fire burnt through the Camp, destroying 76 of the existing 85 camp structures throughout the three camp areas. Further, subsequent rain events in December 2018 and March 2019 flooded and eroded many portions of the Middle and Lower Camp areas, causing more damage to the property and camp infrastructure.

In 2019, the County Board of Supervisors declared a Woolsey Fire emergency and recovery effort, directing responsible Agencies to work with property owners to assist in rebuilding and guiding them through regulatory requirements. For the Camp, the primary focus of this project is reconstruction of the three camp areas and necessary property infrastructure to allow for use of the site as a quality

educational and recreational experience to users of all types through a rebuilt camp. The Planning Division worked closely with the applicant and their design team to envision a camp rebuilt back better to meet today's current accessibility standards both within and between structures and use areas, to replace pre-fire uses and program offerings to support no more than the CUP-approved population levels (overnight, day use, special events, year-round), and to restore, enhance, and re-stabilize Little Sycamore Creek to enhance stream habitat and improve its overall functioning. While overall the building(s) footprint remain in relatively the same location as before, the proposed structures have increased in size. In doing so the Camp will meet new building code standards and the American Camp Association accreditation standards for camp facilities, safety and operational requirements, which apply differently to newly constructed camps versus the older historic camp lost to the fire and flood damage.

- 9. Project Description:** The applicant requests a Major Modification, Case No. PL21-0051, to Conditional Use Permit, No. LU10-0069, to authorize phased reconstruction and continued operation of a Jewish recreational camp known as "Camp Hess Kramer" (Exhibit 3, Plans). 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, communication systems, 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. The Camp will continue to offer a variety of activities including, but not limited to, archery, basketball, climbing, ropes, soccer, tennis, swimming, hiking, arts and crafts, dancing and singing, and worship. The camp is private, and no daily public use is offered. However, Camp Hess Kramer is available by reservation and lease to private groups for camping from August through June, when the summer camp is not in session.

Camp Uses and Population¹

Overnight Accommodations

The maximum overnight population is 557 guests and staff. Overnight guests and camp staff will sleep in cabins and buildings within three dedicated areas of the camp: Lower Camp, Middle Camp, and Upper Camp (aka Gindling Hilltop). A low-impact campground² site that includes seven portable wooden platform structures would be located in the northeast corner of APN 700-0-060-260. Guests and camp staff hike to the Low Impact Campground platforms and a campfire pit. Portable

¹ Ventura County Coastal Zoning Ordinance (CZO) Sec. 8175-5.4.2.2 (Overnight) and CZO Sec. 8175-5.4.3.2 (Daily) Population Limits in the CRE Zone.

² CZO Article 2 Definitions, Campground, Low-Impact: "A campground consisting of camping sites that do not significantly alter the physical setting nor disturb the overall function of the surrounding ecosystem. Low-impact camping sites are used for carry-in, carry out tent camping accessed by foot and have no access roads, no permanent structures, a few or no support facilities or services (e.g., picnic areas, trash removal, restrooms)."

toilets, supplies and camping equipment will be packed in and packed out, including all trash.

Daily Population

During the summer camp session, the maximum total daytime population is 657 guests and staff (557 guests and staff associated with overnight population plus 100 daytime visitors). On up to six occasions during the summer camp session, the daily maximum population may go as high as 1,113, inclusive of guests, staff, and visitors.

Third-Party Events

Camp Hess Kramer has historically operated with third-party events as recognized by their current CUP, Case No. LU-10-0069. A maximum of 60 third-party events are permitted to occur outside the summer camp sessions (August through June), Monday through Sunday from 10:00 a.m. to 12:30 a.m. with lights out and guests and vendors off the outdoor areas of the property by 1:00 a.m. Some guests will remain on the property after 1:00 a.m. in overnight accommodations. Third-party events would be limited to a maximum of 557 people. Third-party events would occur throughout the camp, while amplified sound will be limited to designated areas as depicted on plan sheet G2.11-G2.14 (Attachment B-3). Camp Hess Kramer will provide all rentals (e.g., tables, chairs, linens, dishes, and silverware), food, and beverages for the third-party events.

Lower, Middle, and Upper Camps

The three distinct camp areas consist of Lower Camp, Middle Camp and Upper Camp (Gindling Hilltop), as described in detail below. Given the size of the project, full buildout is anticipated to take between 5 and 25+ years as funding allows. Generally, construction efforts would initially focus on Lower and Middle Camps, with Upper Camp construction anticipated to be the last element to be completed.

(1) Camp Hess Kramer (Lower Camp) – approximately 17 acres zoned CRE-20ac/M

Camp Hess Kramer (Lower Camp) is located within APN 700-0-070-450. Seven structures remain; 4 structures comprise what is called “The Browns,” one is known as the Conference Center, one is Irmas Hall, and one is an existing restroom building. The Browns will be demolished, and the Conference Center will be remodeled. This represents a total of 18,083 of square feet of development.

The proposed uses, structures in Lower Camp include 19 structures mostly for camper guest services such as a parking structure, dining hall, infirmary, reception, camp administration, camp programming spaces, and facility service and storage buildings for a total of 108,352 square feet.

(2) Camp Hess Kramer (Middle Camp) – approximately 11 acres zoned CRE-20ac/M

Camp Hess Kramer (Middle Camp) is located within APN 700-0-060-310.

The proposed uses and sizes of structures for Middle Camp include 25 structures mostly for overnight accommodations and employee housing with maintenance and storage buildings for a total of 51,469 square feet.

(3) *Gindling Hilltop Camp (Upper Camp) – approximately 26 acres zoned CRE Gindling Hilltop*

Gindling Hilltop (Upper Camp) is located within APN 700-0-060-140.

The proposed uses and sizes of structures for Upper Camp include 21 structures for overnight accommodations, dining facility, camp programming space, recreation, administration, and storage buildings for a total of 25,908 square feet.

A detailed list of each proposed structure and size is identified separately for Lower, Middle and Upper Camps in Condition No. 1, Exhibit 4, as well as the buildings proposed for demolition.

Recreational and Assembly Use Areas

Throughout Lower and Middle Camp areas, many active recreational amenities will be provided for the campers such as tennis, volleyball, basketball, archery, pool and challenge courses, as well as passive recreation uses such as culinary garden, picnic areas, and open fields for temporary outdoor events. Assembly uses are allowed in various areas including the outdoor amphitheater, outdoor chapel, and other gathering spaces.

A detailed list of each recreational and assembly use is identified separately for Lower, Middle and Upper Camps in Condition No. 1, Exhibit 4.

Low-Impact Campground

An existing Low-Impact Campground is located within an 8-acre parcel north of the middle camp. The campground area is limited to 22,600 sq. ft., and no campground structures are proposed structures. Overnight stay at the campground will only be allowed via temporary tents and on raised platforms for sleeping bags.

Trails

Hiking, walking, outdoor education, wildlife viewing, and transportation of supplies, camping equipment, and portable toilet(s) are permitted by the Camp only on existing trails and fire break trails (Exhibit 3, General Sheet G2.10).

Vehicular Access, Bridges and Road Upgrades

Vehicular access into the camp is via PCH to Yerba Buena Road. Buses and vehicles will enter the camp via Gate 1. The main entry will be widened to approximately 30 feet followed by a new 130-foot-long driveway and bus turn-around. Gate 2, east of the Dining Hall/Administration (Building 13.N), will be dedicated for service vehicles, vendors, and secondary access.

The “Gate 3” entrance will continue to be used to access Gildred Hall (Building 14.N) which primarily serves as executive housing for employees. The “Gate 4” entrance will continue to be used for ancillary access to Middle and Upper Camps and adjacent properties.

The access road to Lower and Middle Camp will be widened to 20 feet per Fire Department and Building code requirements. Where allowed, segments of access roads are reduced in width or designated to accommodate and protect existing mature healthy trees.

One existing vehicular bridge (8V)³ and one existing at-grade crossing (10-A-V, use limited to access existing Yerba Buena Water Company infrastructure) will remain in place. Vehicle bridge (2-V) will be replaced with a 14-foot-wide bridge, and vehicle bridges (4-V and 6-V) will be replaced and widened to 20 feet. Three pedestrian bridges will be replaced (1-P, 7-P (replaced with 3-P), 9-P) and one new pedestrian bridge (5-P) will be constructed.

Parking

A total of 48 parking spaces are required.⁴ Parking is consolidated to a new parking structure (Building 0.N) located at Lower Camp west of Gate 1. The parking structure will provide 44 spaces and 4 spaces will be located east of the Dining Hall (Building 13.N).

Temporary overflow parking areas for special events will be located at Gil Fitch Field, the Volleyball Courts, west of the Arts & Crafts area (Building 17.N) and north of the Executive Residence (Building 14.N). No overflow parking will be located at Middle Camp. Once Phase 2 of the project is complete, additional overflow parking will be provided at Upper Camp. All temporary parking will be in developed areas of camp and outside of any fire lanes.

Designated areas are also provided around camp for accessible guest drop-off use.

Drainage and Stormwater

Eight storm drains will be constructed along the creek (Exhibit 3, Stantec Civil Sheets). A range of water quality treatment measures to meet post-construction stormwater requirements will also be constructed and include infiltration basins. These water quality treatment measures are depicted on project plans and labeled as (INF-1), infiltration trenches (INF-2), bioretention (INF-3), permeable pavement

³ Attachment B-3, Seigel & Strain Project Plans General Sheets G2.01-G2.05; numbers in parentheses indicate bridge locations.

⁴ On July 3, 2014, the Planning Commission approved Case No. LU10-0069, Camp Hess Kramer’s Conditional Use Permit and Variance; the variance allowed a reduction in the required number of parking spaces to 48.

(INF-5), bioretention with underdrain (BIO-1), planter boxes (BIO-2), vegetated swales (BIO-3), and vegetated filter strips (BIO-4)(Attachment B-6).

Utilities

There are five existing Southern California Edison (SCE) electric meters at the facility. Two service meters will be replaced and enlarged, two services will be consolidated into one service, and one service will remain as is. Electricity would be installed underground to the extent feasible. Propane will also serve the Camp's needs. At creek crossings, utilities would be attached to the bridge deck. To supply backup power during power outages, propane- or diesel-powered generators will be utilized east of 7.E Irmas Hall.

Lighting

All outdoor lighting shall comply with the outdoor lighting standards in the Ventura County Coastal Zoning Ordinance. The project will be subject to approval of a final lighting plan pursuant to Mitigation Measure (MM) BIO-19. Outdoor lighting includes but is not limited to luminaires affixed to structures, installed along driveways, walkways, and parking areas, and security lighting. Temporary lights will also be used. The Lighting Plan includes necessary safety lighting for pedestrian paths, the designated gathering areas during emergencies and at defined vehicle drop off/collection locations, as identified in General Sheets G.2.01 through G.2.03 (Exhibit 3)

Estimated Earthwork (Grading)

Estimated earthwork at Lower Camp for structural development, road expansion, bridges, stormwater, and creek restoration will include 27,700 cubic yards (CY) of cut and 13,200 CY of fill.

Estimated earthwork at Middle Camp for structural development, road expansion, bridges, stormwater, and creek restoration will include 16,800 CY of cut and 19,700 CY of fill.

Estimated earthwork at Upper Camp for structural development will be approximately 2,100 CY within the existing building footprints. (Exhibit 3, Stantec Civil Sheets).

Water

The Yerba Buena Water Company will continue to provide water to Camp Hess Kramer as provided in the Will Server Letter dated October 29, 2024 (Exhibit 11).

Wastewater

Lower and Middle Camps will continue to utilize the existing sewer collection/conveyance system and the existing advanced Onsite Wastewater Treatment System (OWTS) for treatment and disposal (Exhibit 5, Attachment C-1).

Lower Camp will include 4-inch sewer lateral extensions from the proposed buildings to the existing sewer collection/conveyance system. Approximately 440 linear feet (LF) of existing sewer lateral will be removed or abandoned in place and approximately 990 LF of proposed 4-inch Polyvinyl Chloride (PVC) Standard Dimension Ratio (SDR) 35 gravity sewer lateral would be constructed. Approximately 230 LF of existing sewer main will be removed or abandoned in place and approximately 220 LF of proposed 6-inch PVC SDR 35 gravity sewer main would be constructed. Fats-Oils-and-Grease Interceptors from the new kitchen facilities will be installed prior to discharging into the existing conveyance system. Two (2) 4-foot diameter sewer manholes would be constructed.

Middle Camp will include 4-inch sewer lateral extensions from the buildings to the existing sewer collection/conveyance system. Approximately 285 LF of existing sewer lateral will be removed or abandoned in place and approximately 1,288 LF of proposed 4-inch PVC SDR 35 gravity sewer lateral would be constructed. Approximately 402 LF of existing sewer main will be removed or abandoned in place and approximately 1,255 LF of proposed with a 6-inch PVC SDR 35 gravity sewer main would be constructed and extended to collect the wastewater from Building 39.N (also referred to as Scout's Grove). Four (4) 4-foot diameter sewer manholes would be constructed.

The reconstruction of bridge 2V and replacement of bridges 4V and 6V will require replacement and re-routing of the sewer force mains. Approximately 365 LF of proposed 3-inch High Density Polyethylene (HDPE) Iron Pipe Size (IPS) Diameter (DR) 11 sewer force main would be constructed. The existing sewer lift stations at the bridge crossings will remain in the same locations. The equipment inside each lift station would be replaced.

Wastewater service for Upper Camp will continue to occur via private onsite wastewater systems (e.g. septic systems). Each system is composed of septic tanks and associated leach fields. Proposed buildings will be connected to the OWTS by 4-inch sewer lateral extensions.

In Lower Camp the existing irrigation system which utilizes potable water will be supplemented with tertiary treated wastewater effluent from the existing advanced OWTS south of Gil Fitch Field. The proposed recycled water system includes a pump within the dosing tank to supply a new 3-inch purple PVC Schedule 80 recycled water main line that will extend approximately 1,300 LF from the OWTS to the vehicular bridge in Lower Camp. The recycled water main will supply tertiary treated recycled water at an average rate of 4,000 gallons per day to irrigate landscaping in the Lower Camp.

Little Sycamore Creek Restoration

A Geomorphic Conditions Update (Exhibit 5, Attachment D) and Basis of Design for Little Sycamore Creek, Camp Hess Kramer dated April 2021 Environmental Science Associates (ESA) and accompanying Creek Restoration Plans (Exhibit 5,

Attachment E, Plan Sheets R-1 through R-8) describe and depict the proposed creek restoration activities. These activities, for restoration of Little Sycamore Creek, would occur over a 2.87-acre area and include the removal of approximately 1.5 acres of existing vegetation to complete the 4,329 LF of restoration work. Creek restoration activities would involve: 1) excavating approximately 11,137 CY of flood-deposited sediment and debris to reestablish and widen the channel, lay back banks and create floodplain features; 2) placing and reusing excavated material at designated locations for other purposes on the site; 3) constructing in-stream channel grade control structures based on natural boulder analogs; and 4) bank reconstruction including installation of biotechnical stabilization measures (i.e. vegetated soil lifts, vegetated rock slope, and willow brush mats); and 5) revegetation of disturbed slopes and steepened banks.

Existing structures, ad hoc construction debris and other deleterious materials encountered within the creek channel would be removed. Existing structures and materials include approximately 200 linear feet of failed retaining wall (multiple sections), concrete and asphalt rubble, buried fire and flood damaged materials, and old tires (used as creek bank revetment). In addition, miscellaneous abandoned storm drains and drain inlets would also be removed from the creek.

The graded creek banks would be laid back to more stable profiles ranging from 2:1 to 6:1 (horizontal:vertical) slopes, except where space limitations require a steeper slope. Depending on site specific conditions, the creek banks will be stabilized using a mix of biotechnical bank stabilization measures, erosion control fabric and seeding and revegetation with native trees and plants. Bank stabilization measures will be analyzed and confirmed based on hydraulic conditions and geomorphic setting. Biotechnical bank stabilization measures would be employed in areas where banks are 2:1 or steeper and in bank reconstruction areas. In areas where toe scour and/or active erosion has been identified selective grading will be combined with vegetated rock riprap protection in lower bank zones to protect against future erosion and bank failure. In many segments of the channel the vegetated rock riprap will replace existing and failing bank protection (grouted rock walls, tire revetments, etc.) that are not functioning as intended and do not provide habitat value.

Creek restoration will require equipment to access the channel to effectively complete the sediment removal, channel and bank grading and construction of channel and bank stabilization structures. Construction equipment includes tracked excavators, small bulldozers, rubber-tired loaders, and dump trucks. A temporary dewatering and water control plan will be implemented to support in-channel construction activities when water is present. An estimated 8,436 willow and cottonwood cuttings are anticipated to be planted as part of the creek restoration efforts.

ESHA Impacts⁵

Compensatory Mitigation Ratios will be provided to be consistent with CZO Section 8178-2.10.6

Baseline ESHA mitigation ratios⁶ are based on the type of ESHA being removed or degraded:

- 2:1 Baseline Ratio: Coastal sage scrub or chaparral, except when occupied by federal or state endangered or threatened species.
- 4:1 Baseline Ratio: Wetland, estuary, lagoon, or lakes.
- 3:1 Baseline Ratio: All other ESHA types, including wet environments not listed above, and habitat occupied by federal, or state endangered or threatened species.

Table 6

ESHA and Sensitive Plant Communities- New Permanent Impacts to Previously Undisturbed Areas

	Impacts in acres	Required Mitigation in acres
Fuel Modification	2.299	6.891 (3:1)
Building, Structures and Grading	0.235	0.705 (3:1)
Concrete, Asphalt and Pathways	0.224	0.672 (3:1)
Total	2.758	8.274

Table 7

ESHA and Sensitive Plant Communities – New Temporary Impacts to Previously Undisturbed Areas

	Impact in acres	Required Mitigation in acres
Habitat and Creek Restoration	4.52	4.52 (1:1)
Building, Structures and Grading	0.388	0.388 (1:1)
Utilities	0.116	0.116 (1:1)
Total	5.026	5.026

Table 8

Sensitive Plant Communities – Impacts within Baseline Footprint (ISBA Table 4-8)

	Impact in acres	Required Mitigation in acres
--	-----------------	------------------------------

⁵ ISBA (Attachment F); ESHA impacts describe where buildings, structures, grading, concrete, asphalt, and paths, extend into new areas previously undisturbed, including fuel modification.

⁶ CZO Sec. 8178-2.10.6 – Compensatory Mitigation Ratios.

Fuel Modification	8.492	0
Building, Structures and Grading	2.491	0
Utilities	0.052	0
Concrete, Asphalt and Pathways	2.447	0
Total	13.482	0

Table 9

Little Sycamore Creek: Permanent Impacts to Waters and Wetlands (ISBA Table 4-9)⁷

	Impacts in acres	Required Mitigation in acres ⁸
USACE Non-Wetland Waters of the United States – Grading/Structures/ Utilities/ Fuel Modification	0.03	To be determined by the agency
RWQCB Waters of the State - Grading/Structures/ Utilities/ Fuel Modification	0.05+	To be determined by the agency
CDFW Jurisdictional Waters and Habitat - Grading/Structures/ Utilities/ Fuel Modification	0.22+	To be determined by the agency
CCC Single-Parameter Wetlands - Grading/Structures/ Utilities/ Fuel Modification	0.21	To be determined by the agency

Table 10

Little Sycamore Creek: Temporary Impacts to Waters and Wetlands (ISBA Table 4-10)

	Impacts in acres	Required Mitigation in acres
USACE Non-Wetland Waters of the United States – Habitat and Creek Restoration	0.82	To be determined by the agency

⁷ Impacts associated with vegetated rock riprap, wingwalls for storm drain outlets, and grade control structures within Little Sycamore Creek.

⁸ Ventura County General Plan Policy COS-1.9, Agency Consultation Regrading Biological Resources, requires the County to consult with resource agencies during discretionary review. On site consultation with California Department of Fish and Wildlife, Army Corps of Engineers and US Fish and Wildlife was conducted on November 20, 2021. This consultation will take place again, prior to project approval.

USACE Non-Wetland Waters of the United States- Grading/Structures/Utilities	0.12	To be determined by the agency
RWQCB Waters of the State- Habitat and Creek Restoration	1.29	To be determined by the agency
RWQCB Waters of the State – Grading/Structures/Utilities	0.11+	To be determined by the agency
CDFW Jurisdictional Waters and Habitat- Habitat and Creek Restoration	3.11	To be determined by the agency
CDFW Jurisdictional Waters and Habitat- Grading/Structures/Utilities	0.40+	To be determined by the agency
CCC Single-Parameter Wetlands - Habitat and Creek Restoration	2.34	To be determined by the agency
CCC Single-Parameter Wetlands - Grading/Structures/Utilities	0.23	To be determined by the agency
Total:	8.93	To be determined

Impact to Mitigation ratios for Federal and State jurisdictional areas to be determined and incorporated into the Final ESHA Mitigation Plan.⁹

Tree Removal¹⁰

A total of 389 trees will be impacted by the project of which 184 would be removed. A total of 102 trees will be removed because they are in poor health, damaged, dead, or pose a safety threat to campers, and 88 protected trees will be removed for proposed development. A detailed list of all these impacted trees and required mitigation of 421 replacement trees per the respective replacement mitigation ratios of 1:1, 5:1, 10:1 or none required per CZO Section 8178-7.6.1 is identified in Condition No. 1, Exhibit 4.

Tree Encroachment

Proposed development will encroach onto the Tree Protection Zones (TPZ) of 199 trees of which only 172 are considered protected trees. Pursuant to the CZO

⁹ Refer to Section 4D, Ecological Communities – ESHA, Mitigation Measure (MM) BIO-17.

¹⁰ The total tree disposition has modified as some trees have changed status (declined or improved in health during the processing of the permit modification since the CUP application was deemed complete. Therefore, the exact tree number may not match. However, Condition of Approval No. 38 will require the permittee to document the exact number of trees for the required Tree Protection Plan.

requirements for mitigation for certain percentages of encroachment (less than 10%, 10-30% and greater than 30%), additional native tree planting and monitoring for survival will be required.

A detailed list of all these trees and the respective mitigation ratios of 1:1, 5:1, 10:1 or none required is identified in Condition No. 1, Exhibit 4.

Construction Staging and Storage Areas

Construction personnel would access the project site via Gate 1 to the extent feasible. Access via Gates 2, 3, and 4 will be necessary from time-to-time depending on the phase of construction or construction methods. Parking, staging and storage areas would be located at Gil Fitch Field for Lower and Middle Camp and Upper Camp Field for Upper Camp. All staging and storage areas will be designated in previously disturbed areas with construction Best Management Practices (BMPs).

B. CUP Term

For CUPs, conditions of approval are placed on the project in order to assure compliance with the requirements of Ventura County CZO related to the zone designation, applicable site development standards such as height and setbacks, and special uses standards such as is required for camps. A CUP is a discretionary action which requires Planning Commission approval. In the case of the Camp Hess Kramer intending to reconstruct the camp in phases, the Planning Director recommends adding 20-year term onto the prior term for the current CUP, Case No. LU-10-0069 which would not have expired until July 15, 2034, had no fire and flood damage occurred and the camp remained in operation. Therefore, if approved by the Planning Commission the term for this CUP would be July 15, 2054, as contained in Condition No. 9.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from November 22, 2024, to December 23, 2024. A Notice of Intent to Adopt an MND was sent to the property owners within 300 feet of the project site and a notice was published in the Ventura County Star. The MND was also posted on the County Planning Division website and on the State's CEQA submit website.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. The Initial Study identified seven potentially significant effects on the environment related to biological resources, cultural

resources and noise and vibration. However, before the MND was released for public review, the applicant agreed to mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified potential environmental impacts with respect to Water Resources - Surface Water Quality, Biological Resources- Species, Ecological Communities - Sensitive Plant Communities, Ecological Communities - Waters and Wetlands, Ecological Communities - Environmentally Sensitive Habitat Areas (ESHA), Habitat Connectivity, Cultural Resources – Archaeological, Noise and Vibration.

Public comments received on the circulated MND resulted in two letters from state agencies: the California Department of Fish and Wildlife (CDFW) and the California Department of Transportation (Caltrans). Upon review of CDFW comments which related to survey timing protocols for certain species and raptors, the Planning Division incorporated revisions to Condition Nos. 32, 33 and 44 of Exhibit 4. The Caltrans comment related to the potential for heavy trucks on Highway 1 for the camp reconstruction, and identified the required Caltrans roadway haul permit which Planning Division staff incorporated as a project condition (Condition No. 111) since it was not identified as mitigation measure.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 5. The MND describes how mitigation will reduce the proposed Project's potentially significant impacts related to Biological Resources, Cultural Resources and Noise and Vibration to a less than significant level. Since the availability of the draft MND, staff has not made any substantial changes to the document that would require a recirculation of the draft MND.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant effect on the environment and the MND (Exhibit 5) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

The Mitigation Monitoring and Reporting Program (MMRP) for the proposed project is included in the Conditions of Approval (Exhibit 4). The mitigation measures (including the monitoring component) identified in the MND have been incorporated into the project as Condition Nos. 31 through 52, 55 and 78. These measures require the Applicant to:

- Prevent encroachment in an ESHA or buffer zone and reduce the potential indirect effects on adjacent habitat;
- Avoid significant impacts to special-status wildlife species that may be present during vegetation clearing and grading;
- Minimize impacts to special-status woodrats during land clearing and construction activities;
- Prevent impacts to birds during land clearing and construction activities;
- Avoid and/or minimize direct and indirect impacts to Monarch butterfly and restore Monarch butterfly habitat;
- Minimize and reduce project related noise impacts on nesting birds and monarch butterfly roosting sites;
- Minimize impact to protected trees and oak woodlands;
- Reduce and/or eliminate the proliferation of non-native plants;
- Implement BMP's to avoid impacts to plant and wildlife species during construction;
- Avoid impacts to ESHA and Little Sycamore Creek from washing of construction equipment;
- Prohibit the use of anticoagulant rodenticides to avoid significant impacts to non-target wildlife such as mountain lions and other larger predators;
- Conduct focused rare plant surveys to avoid, minimize, and/or mitigate impacts to listed and other special-status plant populations;
- Avoid and minimize construction impacts to Little Sycamore Creek;
- Acquire approval from the California Department of Fish and Wildlife, Regional Water Quality Control Board, and Army Corps of Engineers for work in Little Sycamore Creek;
- Prepare an ESHA Mitigation Plan;
- Preserve for perpetuity through a County-approved conservation easement or conservation instrument all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone;
- Prepare a lighting plan consistent with 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);
- Prepare an ESHA Protection Fencing/Signage Plan to protect and control access into sensitive areas and ESHA by visitors and domestic pets,
- Retain a qualified Registered Professional Archaeologist (RPA) to prepare a Cultural Resources Construction Monitoring and Post Discovery Plan (CRCMPDP) for subsurface grading, trenching, or construction activities

on the project site in consultation with the Property Owner and the County of Ventura;

- Prepare a Construction Noise Monitoring Plan (CNMP) that shall include an evaluation of noise impacts based on equipment type, location, and duration of operation as identified in the work plan as compared to adopted thresholds; and
- 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.

Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines. Based on the foregoing information, the project complies with the requirements of CEQA.

D. CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Coastal Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 6 of this Staff Report.

E. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO. A consistency analysis which evaluates the project's compliance with the development standards of the CZO is included as Exhibit 7 of this Staff Report.

F. CUP/PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Commission must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

Discretionary Permit Findings

- 1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

Camp Hess Kramer is a conforming use within the Coastal land use designation of Residential Rural 1 DU/2AC and is consistent with the CRE-20 ac/M and CRE-10 ac/M zones.

Based on the information and analysis presented in Section D and Exhibit 6 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

Rebuilding the camp provides the opportunity to include fire hardening building techniques and improve safety through site design to address creek flooding risks and restoration of Little Sycamore Creek. Building improvements that incorporate current code provisions for today's construction standards, rather than historic standards required when the camp was originally constructed, ensure accessibility improvements for camp users and align with accreditation needs of the camp.

Development has been clustered and mostly guided by the restrictive covenant in Lower and Middle Camps, with structures in similar locations. Colors and materials will have to be earth tone compatible with surrounding environment, and structures constructed with limited glare, bird-safe glazing/window treatment (Condition No. 24 (Exhibit 4)).

The project will be subject to Condition No. 28 (Exhibit 4) to resolve noise complaints during third-party outdoor events and to minimize noise-related impacts. The permittee will also be required to prepare and implement a Control Noise Monitoring Plan as required by mitigation measure – Noise 1 (Exhibit 4, Condition No. 55), that will include BMPs to reduce construction noise, and require noise monitoring and temporary physical noise barriers necessary to reduce the impacts of noise to the adjacent noise sensitive receptors during construction. In addition, the project will be subject to a condition of approval that will restrict construction activity for site preparation and development to the County standard hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays (Exhibit 4, Condition No. 53). Mitigation measures for removal of tree resources to accommodate the reconstruction of the camp will require planting of 421 trees, complementing and blending the buildings and facilities with visual resources and contributing to habitat value of the property. In addition, Condition No. 26 (Exhibit 4) requires landscaping and screening for the parking and tennis court structure to visually integrate the development with the character of the surrounding community. Based on the discussion above, this finding can be made.

3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].

The camp has existed as early as 1948. The general area consists of a residential neighborhood across Highway 1, Neptune's Net restaurant and coastal access

located to the southeast, and a residential subdivision currently at the last stage of development on a lot located east of Yerba Buena. The project has been designed with visual screening for the parking structure/ tennis court structure to blend in and reduce its visibility to the public views along Highway 1 (Condition No. 26, Exhibit 4).

Development is restricted to the CRE zone and away from ESHA. Camp development at Lower and Middle camp is guided by a restrictive covenant. Camp activity areas have been sited in areas that were previously disturbed and/or considered existing development within the restrictive covenant. Additionally, this Low-Impact Campground, located north and upslope of Middle Camp, is limited to an area of the project site that is zoned COS, and only allows pack-in tent uses as was previously permitted under LU10-0069.

Based on the discussion above, this finding can be made.

4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].

Potential construction noise impacts from reconstruction of Lower and Middle Camps are addressed by mitigation measures as these components of the camp are in the closest proximity of sensitive residential receptors. These mitigation measures are applied to the project through Condition No. 28 (Exhibit 4) which requires resolution of noise complaints during third-party outdoor events and Condition No. 55 (Exhibit 4) which requires the preparation of a Control Noise Monitoring Plan which requires BMPs to reduce construction noise, and requires noise monitoring and temporary physical noise barriers necessary to reduce the impacts of noise to the adjacent noise sensitive receptors during construction. In addition, the project will be subject to Condition No. 53 (Exhibit 4) that will restrict construction activity for site preparation and development to the County standard hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays.

Potential impacts are also addressed through the use of dust control measures during construction (Exhibit 4, Condition No. 82), compliance with Ventura County Air Pollution Control District (VCAPCD) nuisance discharge Rule No. 51 (Exhibit 4, Condition 83), installation of construction BMP's to avoid impacts to plant and wildlife species (Exhibit 4, Condition No. 41), use of washout areas for construction equipment (Exhibit 4, Condition No. 42), prohibition on the use of anticoagulant rodenticides (Exhibit 4, Condition No. 43), maintenance of a Hazardous Materials Business Plan (Exhibit 4, Condition No. 56), registration required with the Environmental Health Division medical waste management program (Exhibit 4, Condition No. 57), and VCAPCD, asbestos removal for demolition activities (Exhibit 4, Condition No. 85).

The Low-Impact Campground is limited to an area of the project site that is zoned COS and only allows pack-in tents uses as was previously permitted under LU10-0069.

Based on the discussion above, this finding can be made.

5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].

The proposed reconstruction of the camp underwent numerous site design considerations, including assessing the results from the Least Environmentally Damaging Alternative Analysis (Exhibit 8) to achieve the functional purpose and operations of the camp within a constrained physical environment of the steep slopes, canyon floor and riparian course of Little Sycamore Creek.

Flood improvements will be made and certain cabin buildings will be shifted away from the creek to improve property and camper safety. Creek crossings will be improved for Lower and Middle Camp, ensuring both camper safety and for emergency access.

Upper Camp reconstruction is planned for the same general footprint as existed previously using the existing access road with the potential for minimal improvements as authorized by the Fire Department, per Condition No. 86.

The creek restoration component for this project is designed to restore the functions of Little Sycamore Creek via the removal of flood-deposited sediments and debris in order to re-establish pre-flood conditions and topography, and to implement channel and bank improvements. The restoration will include bridge replacements, drainage improvements, non-native vegetation removal, creek channel and bank stabilization and riparian habitat enhancement.

Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience or welfare. Based on the discussion above, this finding can be made.

Santa Monica Mountains Overlay Zone Findings

6. Private services for each individual development requiring potable water will be able to serve the development adequately over its normal lifespan (Section 8181-3.5.1(a)).

Domestic water supply for the proposed project will be provided via an existing connection to Yerba Buena Water Company (YBWC). Proof of service for an existing connection at the camp was provided by YBWC in a Will Serve Letter dated October 29, 2024.

Based on the discussion above, this finding can be made.

- 7. When a water well is necessary to serve the development, the applicant shall be required to do a test well and provide data relative to depth of water, geologic structure, production capacities, degree of drawdown, etc. The data produced from test wells shall be aggregated to identify cumulative impacts on riparian areas or other coastal resources. When sufficient cumulative data is available to make accurate findings, the County must find that there is no evidence that proposed wells will either individually or cumulatively cause significant adverse impacts on the above mentioned coastal resources(Section 8181-3.5.1(b)).**

This finding does not apply as YBWC provides domestic water to Camp Hess Kramer.

- 8. All need for sewage disposal over the life span of the development will be satisfied by existing sewer service to the immediate area or by location of septic facilities on-site consistent with other applicable provisions of the LCP (Section 8181-3.5.1(c)).**

The existing Onsite Waste Treatment System (OWTS) at the Lower Camp will remain in place and not require expansion, as it has the capacity to handle wastewater for both Lower and Middle camp. As part of compliance review, the County's RMA Environmental Health Division (EHD) will require the permittee to submit necessary documentation to the LA RWQCB (Exhibit 4, Condition No. 64). Additionally, at the time the Upper Camp is rebuilt, the existing OWTS will be subject to Condition No. 63 (Exhibit 4) and EHD Existing OWTS Full Certification.

Based on the discussion above, this finding can be made.

- 9. Development outside of the established "Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water etc.) into an open space area (Section 8181-3.5.1(d)).**

Camp Hess Kramer existed as early as 1948. The general area consists of a residential neighborhood across Highway 1, Neptune's Net restaurant and coastal access located to the southeast. No extension of public services is required for this project. Extension of sewer lines will occur within the CUP boundary from the existing OWTS system at Lower and Middle Camp, and a separate OWTS at Upper Camp during the reconstruction of this portion of the property.

Based on the discussion above, this finding can be made.

10. Any deviations from outdoor lighting requirements make the finding pursuant to Section 8177-4.1.11 (Section 8181-3.5.1(e)).

For the safety of campers, staff, and visitors, the minimal lighting necessary has been achieved as determined by the Planning Director to provide adequate lighting for visibility at the camp. The Lighting Plan includes necessary safety lighting for building exterior lighting, pedestrian paths, stairs and ramps, pedestrian bridges, vehicle drop off/collection locations, safe dispersal areas, areas of assisted rescue, and security lighting, as identified in the General Sheets G.2.01 through G.2.03 (Exhibit 3). The proposed project qualifies for deviation from the outdoor lighting standards and requirements pursuant to Section 8177-4.1.11- Outdoor Lighting, Section 8175-5.4.6 - Camp Facility Lighting, and Section 8178-2.6.15 - Outdoor Lighting Standards in ESHA and Buffer Zones based on the substantial evidence presented in Exhibit 7, Table 7, and the Planning Director's determination that the project's lighting plan provides the minimal lighting needed to assure the health, safety and general welfare of onsite campers, staff and visitors.

Based on the discussion above, this finding can be made.

Planned Development Permit and Environmentally Sensitive Habitat Areas (ESHA) or Buffer Zone Findings

Pursuant to CZO section 8178-7.5(b) when a tree alteration, removal, or transplantation, is part of a development requiring a discretionary permit, then the tree permit application and approval process shall accompany the development project that requires a discretionary permit. Camp Hess Kramer reconstruction will require protected trees to be removed, transplanted and altered; therefore, additional permit findings are required under CZO Section 8178-7.5.1 (see Exhibit 9 for the required findings).

The proposed project has been analyzed and determined to be consistent with all applicable Planned Development permit and ESHA or Buffer Zone findings. A consistency analysis which evaluates the project's consistency with findings of the Coastal Zoning Ordinance is included as Exhibit 9 of this Staff Report.

G. PLANNING COMMISSION HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Commission hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.). On April 4, 2025, the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On April 4, 2025, the Planning Division placed a legal ad in the *Ventura County Star*.

H. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Commission take the following actions:

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 5), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 4), and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Commission, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Commission's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 5) and Mitigation Monitoring Program (Exhibit 4)
4. **MAKE** the required findings to grant a Major Modification of a CUP Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section F of this staff report and the entire record;
5. **MAKE** the required findings to grant a PD permit under CZO Section 8178-7.5.1.1 of the Ventura County CZO, based on the substantial evidence presented in Section F of this staff report as set forth in Exhibit 9 as set forth and the entire record;
6. **AUTHORIZE** deviations from requirements set forth in CZO Section 8177-4.1.11, Section 8175-5.4.6, and Section 8178-2.6.15 based on the substantial evidence presented in Exhibit 7, Table 7;
7. **GRANT** Major Modification of CUP / PD Permit Case No. PL21-0051, subject to the conditions of approval (Exhibit 4).
8. **SPECIFY** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Commission is final unless appealed to the Board of Supervisors within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Board of Supervisors to review the matter at the earliest convenient date.

Planning Division shall then set a hearing date before the Board of Supervisors to review the matter at the earliest convenient date.

County Counsel has reviewed this Staff Report.

If you have any questions concerning the information presented above, please contact Noe Torres at (805) 654-3635 or noe.torres@ventura.org.

Prepared by:



Noe Torres, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:



Susan Curtis
Assistant Planning Director
Ventura County Planning Division

EXHIBITS

- Exhibit 1 Reserved
- Exhibit 2 Maps
- Exhibit 3 Plans, dated November 22, 2024
- Exhibit 4 Conditions of Approval and Mitigation Monitoring and Reporting Program
- Exhibit 5 Mitigated Negative Declaration and Response to Comments
- Exhibit 6 General Plan Consistency Analysis
- Exhibit 7 Coastal Zoning Ordinance Compliance Analysis
- Exhibit 8 Least Environmentally Damaging Alternative Analysis, November 22, 2024
- Exhibit 9 Coastal Zoning Ordinance Planned Development Permit for the alteration, transplantation or removal of trees and Environmentally Sensitive Habitat Areas (ESHA) or Buffer Zone Findings
- Exhibit 10 Lighting Plan, December 2, 2022
- Exhibit 11 Yerba Buena Water Company Will Server Letter dated October 29, 2024