

January 26, 2026

Ojai Valley Municipal Advisory Council Meeting

Forest Home Minor Modification to CUP 3929

Case No. PL21-0019



Resource Management Agency, Planning Division

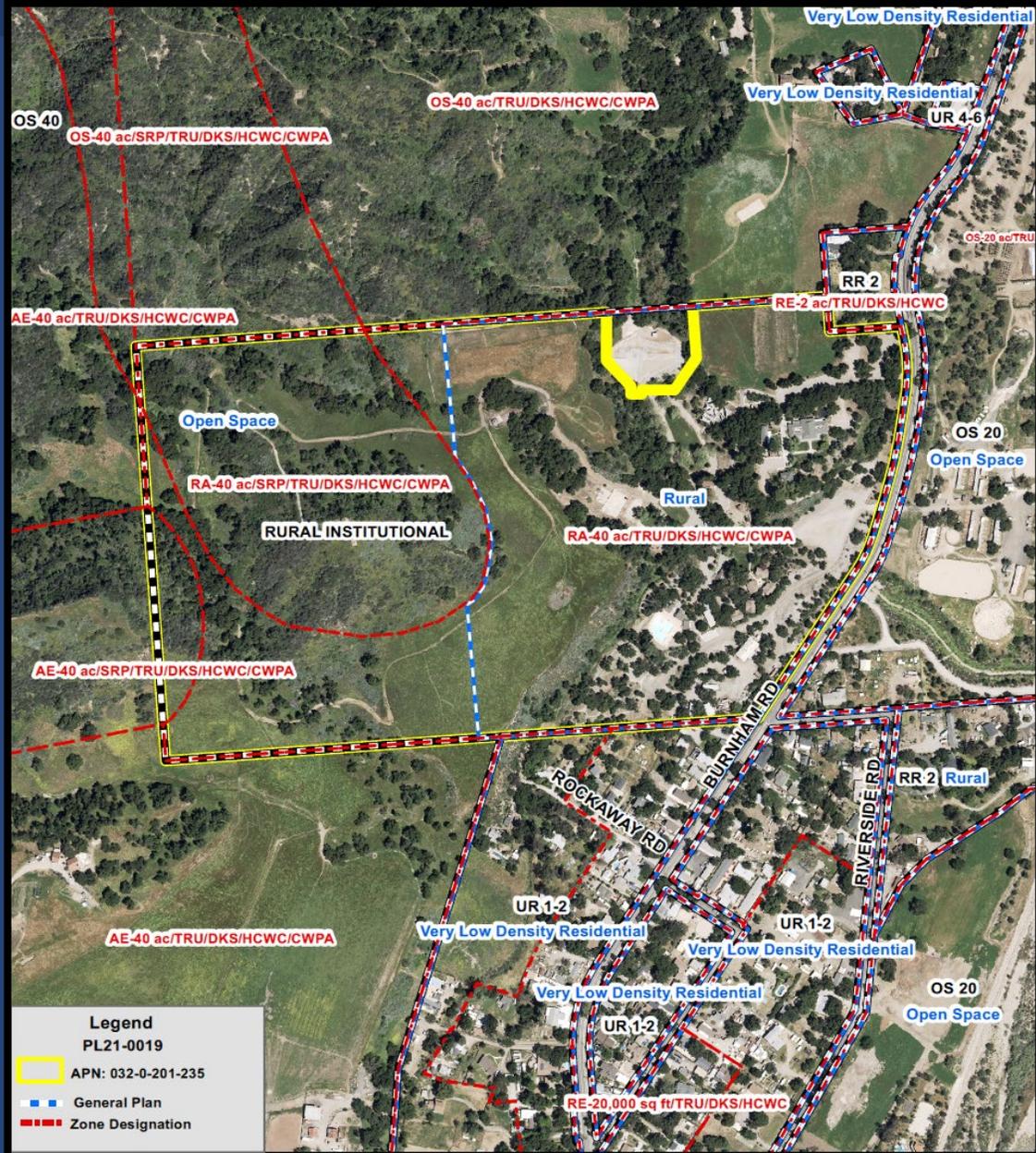
Kristina Boero, Senior Planner

Site Location



- 655 Burnham Road, Oak View
- **CUP Boundary: 83.5 acres**
- **Legal Lot: 130.58 acres**

Zoning and Land Use Designations



- **General Plan:** Rural and Open Space
- **Area Plan:** Rural Institutional
- **Zoning:** RA-40 ac/SRP/TRU/DKS/HCWC/CWPA and AE 40 ac/SRP/TRU/DKS/HCWC/CWPA

Project Description



- Continue operation and maintenance of a camp for an additional 20- year term.
- Variance to continue the camp's historic overnight population of 252 and daily population of 1,080 campers, staff and guests.
- No new development or ground disturbance.
- Removal of tree house structure constructed within an oak tree.
- Replacement of three manufactured homes

Variance



Overnight Population (NCZO Sections 8107-17()(1) and 8107-17(b)(3))

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|--|--|
| NCZO Requirement | Variance Overnight Request: 252 |
| Overnight (RA Zoning) 83.5 ac X 2.56 = 217.7 (214 persons) | |
| Overnight (OS Zoning) 47.01 ac X 0.25 = 11.7 (12 persons) | Delta: + 26 campers, staff and guests |
| NCZO Maximum Overnight: 226 | |

Daily Population (NCZO Section 8107-17(c)(1) and 8107-17(c)(3))

| | |
|--|---|
| NCZO Requirement | Variance Daily Request: 1,080 |
| Daily (RA Zoning) 83.5 ac X 5.12 = 427.5 (428 persons) | |
| Daily (OS Zoning) 47.01 ac X 0.5 = 23.5 (24 persons) | Delta: + 628 campers, staff and guests |
| NCZO Maximum Overnight: 452 | |

Site Photos

Upper Entrance Driveway



**Lower Entrance Parking Area
with Landscape Screening**

Site Photos



Amphitheater



Fellowship Hall



California Environmental Quality Act (CEQA)



- Mitigated Negative Declaration (MND) Addendum [Section 15164(b)] of the CEQA Guidelines.
- 1998 MND prepared for the camp.
- Mitigation Measures:

| Issue Area | Mitigation Measure |
|--|--|
| General Plan and Ojai Valley Area Plan | <ul style="list-style-type: none">• Landscape screening• Prohibited grading or disturbance under the dripline of protected oak trees |
| Transportation | <ul style="list-style-type: none">• Increase of 5 ADT |
| Solid Waste | <ul style="list-style-type: none">• Waste management plan development for the construction or demolition phase of the project that maximize waste prevention |

- Mitigation Measures were completed prior to submittal of proposed project