



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 26-44137

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$3,093.75
	# Pages	5
	Document #	2026100005579
	Document Info:	VENTURA COUNTY PLANNING DIVISION
	Filing Type	ND
	State Fee Prev Charged	false
	No Handling Fee	false
Total		\$3,093.75
Tender (Check)		\$3,093.75
Payor	FOREST HOME LLC	
Check Number	0419	
Paid By		

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

5/26/26, 11:25 AM PST QUELLRA
VENTURA



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
56-05262026-093

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY VENTURA COUNTY PLANNING DIVISION	LEAD AGENCY EMAIL KRISTINA.BO@VENTURACOUNTY.GOV	DATE 05/26/2026
COUNTY/STATE AGENCY OF FILING VENTURA		DOCUMENT NUMBER 2026100005579

PROJECT TITLE
MINOR MODIFICATION OF CONDITIONAL USE PERMIT (CUP) NO.3929 (CASE NO.PL21-0019)

PROJECT APPLICANT NAME FOREST HOME LLC -MR. GARY WINGERD	PROJECT APPLICANT EMAIL GARYW@FORESTHOME.ORG	PHONE NUMBER (909) 389-2209
PROJECT APPLICANT ADDRESS 40000 VALLE OF THE FALLS DR	CITY FOREST FALLS	STATE CA
		ZIP CODE 92339

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	\$3,043.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$3,093.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE VENTURA COUNTY CLERK, RAYLENE QUELL, DEPUTY
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Filed in County Clerk's Office
 Michelle Ascencion
 Ventura County Clerk-Recorder

2026100005579

05/26/2026 Pages: 5
 11:25 AM Fees: \$3093.75
 VEN
 DocType: FISH
 QUELLRA

POSTED
 MAY 26 2026

MICHELLE ASCENCION
 Ventura County Clerk and Recorder
 By: _____ Deputy





NOTICE OF DETERMINATION

TO: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

FROM: **County of Ventura**
Resource Management Agency
(RMA), Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Planning and Research
1440 Tenth Street, Room 121
Sacramento, CA 95814

SUBJECT: Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE AND CASE NO.: Minor Modification of Conditional Use Permit (CUP) No. 3929 (Case No. PL21-0019)

APPLICANT: Forest Home, LLC / Mr. Gary Wingerd

APPLICANT ADDRESS: 40000 Valley of the Falls Drive, Forest Falls, CA 92339

STATE CLEARINGHOUSE NO.: NA

CONTACT PERSON: Kristina Boero, Planning Manager

TELEPHONE NO.: (805) 654-2467

PROJECT LOCATION: 655 Burnham Road, in the community of Oak View

PROJECT DESCRIPTION: The applicant requests a Minor Modification to Conditional Use Permit No. 3929 to continue the operation and maintenance of the 83-acre project site as a camp for an unlimited term. No new structures, tree removal, alteration of a protected tree or encroachment is proposed.

The request also includes a variance to NCZO Sections 81017-17(b)(1) and 8107-17(c)(1) to continue the camp's historic overnight population of 252 persons, inclusive of campers, staff and guests, and historic daily population of 1,080 persons, inclusive of campers, staff and guests.

Table No. 2 below includes an inventory of the existing structures and site improvements.

Table 2 - Existing Structures and Site Improvements

NAME	SIZE (square feet unless otherwise specified)
Ranch House	2,559
Camp Office/Guest Rooms	1,664
Bath House	995
B.B.Q. Area	0.23 acres
Group Picnic Area	NA
Parking "Lot A"	25 spaces
Parking "Lot B"	22 spaces
Parking "Lot C"	14 spaces
Parking "Lot F"	12 spaces
Parking "Lot G"	166 spaces
Fellowship Hall	6,338
Group Tents	230
Camp Recreation/Store	1575
Sports Skate Park and Shade Sails	0.65 acres
Two (2) Gazebos	200; 234
Three (3) Pump Houses for equipment and irrigation storage, R-Rooms	501; 681; 681
Storage	191
Live Oak Glenn	0.36 acres
Live Oak Creek	NA
Barn And Storage	2,437
Staircase	NA
Pool Complex	0.66 acres
Amphitheatre (Stage and Bleachers W/Shade Canvas)	2,700
Parking Accessible	6 spaces
Deck Under 30 Inches High	320
Garage And Maintenance	721
Storage Tent	230
Stairs/Decks at Staff Housing	375
Meeting Room	1,433
Parking "Lot D"	42 spaces
Cabins	1,144
Five (5) Manufactured Home Sites (employee housing)	742, 742; 1,196; 1,196 715
Power Shed And RV Dump	37
Power Shed	109
Server Shed (I.T. Equip.)	68
Storage Shed	60
Power Shed	101
Elec. Panel/Transf.	NA

NAME	SIZE (square feet unless otherwise specified)
Deck Under 30" High	178
Play Structure	712
Deck Under 30" High	400
Sitting Area & Fire Pit	NA
Shade Roof Over Bench	40
Climbing Wall	NA
Two (2) Zip Line Towers	10; 21
Zip Line Launch	28
Zip Line Poles	NA
Tree House (to be removed)	313
Deck Under 30" High	157
Power Shed	100

Forest Homes operates the camp year-round which includes youth summer, winter, fall, gap year programs and retreats for all ages. Third party events do not take place at the camp. Campers arrive and depart the site via bus or private vehicle. Buses arrive and depart the site from the lower parking area adjacent to Burnham Road. Busses are prohibited from parking or remaining idle on Burnham Road. Camper and guest overnight stays are limited to 30 consecutive days.

Employees

No new employees are proposed. Currently there are three (3) permanent staff and eight (8) seasonal staff, which is subject to fluctuation, but will not exceed the 252 overnight and 1,080 daily campers, staff and guests which the applicant has requested as part of the proposed variance. There are five existing manufactured homes located in the southeastern portion of the property, which are occupied by staff and their families. These home sites were previously permitted as part the applicant's 1998 Modification. Three of the manufactured homes will be replaced due to their deteriorating condition (one has already been replaced). The replacement manufactured homes will be of the same size and in the same home site location as previously permitted. HCD-approved permits for these manufactured homes will be required prior to issuance of the Zoning Clearance for use inauguration of this permit.

Outdoor Amplified Sound

The camp will continue to utilize a portable amplification system and microphone in the amphitheater during scheduled programs. All sound amplification devices used outdoors for both day and nighttime use are devices owned and controlled by the camp. The speakers will be positioned in the amphitheater, so they are not directed towards the northern property line.

Security and Earthquake/Disaster Procedures

Adult supervision of youth campers is provided throughout the year. The applicant will continue to maintain a handbook, which includes procedures for the staff to follow to

protect the campers and on-site personnel in the event of a disaster. Security personnel shall be provided by applicant staff as needed.

Access, Water and Wastewater Services

Access to the project site is provided by two onsite driveways adjacent to Burnham Road. Wastewater service will continue to be provided by the Ojai Valley Sanitation District and domestic water service will continue to be provided by the Ventura River Water District.

Discretionary Tree Permit

The proposed project includes the removal of a tree house constructed within a protected oak tree. The project is conditioned to comply with the County Tree Protection Regulations as described in the Permit Conditions of Approval (Exhibit 3, Condition Nos. 24 and 25).

This is to advise that on May 7, 2026, the County of Ventura, as the Lead Agency, approved the above-described project and has made the following determination regarding the project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration Addendum was prepared and adopted for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were not made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was not adopted.

The Mitigated Negative Declaration, Addendum and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

DATE FILED: May 26, 2026

Prepared by: Kristina Boero

Approved by:



Kristina Boero, Manager
Planning Programs Section