



September 26, 2022

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Sent via email: [jfriedman@jemstreet.com](mailto:jfriedman@jemstreet.com)

Subject: **Certificate of Appropriateness and Environmental Determination**  
**Address: 1101 Peppertree Lane, Simi Valley, CA 93064**  
**Assessor's Parcel Numbers (APNs): 685-0-051-040, -050, -140, -190, and -210**  
**Case Number: CH22-0022**

To Whom It May Concern,

At the September 26, 2022 hearing, the Ventura County Cultural Heritage Board (CHB) approved the Certificate of Appropriateness (COA) for the following scope of work pursuant to §1371 of Ventura County Cultural Heritage Ordinance No. 4604:

- A request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1371) and environmental review related to a proposed Modification of Conditional Use Permit 1776 (Case No. PL22-0032) at the Brandeis-Bardin Campus of American Jewish University, located at 1101 Peppertree Lane adjacent to the City of Simi Valley and the Santa Susanna Knolls Area. The proposed project includes the demolition of six existing structures and construction of approximately 41,000 square feet (sq. ft.) of new accessible camper housing and bathrooms, replacement of existing administration buildings and staff lounge with a 6,000-square-foot Welcome Center and associated parking area, the addition of an exterior open-air shaded pavilion, and landscaping improvements. (Case No. CH22-0022).

Per CHO Section 1371-4(b), the CHB shall approve a COA if, in the case of construction of a new improvement, addition, building, or structure, or object upon the site, the use and exterior of such construction will not reduce the integrity of the site. At the hearing on this matter, the CHB found the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(b) and approved the COA.

In addition, the CHB was consulted to provide input during the California Environmental Quality Act (CEQA) review process. The CHB's role as a CEQA project reviewer is: (1) to advise and provide comment to the Planning Division (who functions as the Lead Agency) on designated Cultural Heritage Sites or those potentially eligible for designation; (2) where a site is determined to be a historical resource, to assess and advise the Planning Director whether a proposed project would have a substantial change on the significance of such Cultural heritage Sites or potential sites; and, (3) recommend to the Planning Director appropriate action in compliance with the Initial Study Assessment Guidelines (ISAGs). The CHB found that the proposed project would have no impact on a historical resource.

If you have any questions related to cultural heritage review, please do not hesitate to contact me at (805) 654-5042 or via email at [Dillan.Murray@ventura.org](mailto:Dillan.Murray@ventura.org).

Sincerely,



Dillan Murray  
Cultural Heritage Program Planner  
Ventura County Planning Division

c: Case File  
Michael Conger, Case Planner ([Michael.Conger@ventura.org](mailto:Michael.Conger@ventura.org))  
Jon Friedman ([ifriedman@jemstreet.com](mailto:ifriedman@jemstreet.com))