COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD, AICP
Planning Director

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012)
2. **Applicant:** Krishnamurti Foundation of America (KFA)
3. **Location:** The 11.06-acre project site is located along McAndrew Road, approximately 1,044 feet north of the intersection of McAndrew Road and Grand Avenue, and approximately 11,614 feet east of the City of Ojai in the unincorporated area of Ventura County.
4. **Assessor's Parcel Nos.:** 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280
5. **Parcel Size:** 11.06 acres
6. **General Plan Designation:** Rural
7. **Ojai Valley Area Plan Designation: Rural Institutional:**
8. **Zoning Designation:** RE 5-ac TKS/DKS (Rural Exclusive, 5 acre minimum lot size, Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone)
9. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife, SRWQCB and Ventura County Local Action Formation Commission (Responsible Agency)
10. **Project Description:** KFA requests a Major Modification to CUP No. 3697 for the continued use and maintenance of the existing facility for a twenty-year period. KFA also requests the following modifications to the existing entitlement:

    Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.[1] Overnight accommodations will continue at the site, thereby

[1] Ventura County's non-coastal (NCZO) Section 8102-0 defines "camp" as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. "Retreat" is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

meeting the definition of a "camp" per Section 8102-0 of the Ventura County NCZO.

CUP Boundary: The current CUP Boundary includes APNs 029-0-033-27 and 029-0-033-28 (3.17 acres). KFA requests the CUP boundary to increase in size from 3.17 acres to 11.12 acres. The expanded CUP boundary would include APNs 029-0-033-240, 029-0-033-250 and 029-0-033-260.

New Structures: KFA requests the construction, use, and maintenance of the following new structures on the project site:

Proposed Structures

Structures	Size (sq. ft.)
Reception/Canteen Building (with Kitchen and Dining Area)	2,193
Solar Array Roof Structure*	3,168
Maintenance Shed	1,800
American Disability Act (ADA) Accessible Public Restroom	180
Shade Structure	400
Storage Building and Water Cooler	120
Three Underground Rainwater Capture Tanks**	75,000 gallons
Two Cottage Structures***	3,070
TOTAL	**10,931 sq. ft.**

Notes:
** The ground-mounted solar array roof structure will be built approximately 17 feet above grade and located adjacent to the maintenance shed.*
*** The rainwater capture tanks are 25,000 gallons each.*
**** The two cottage structures (each structure is 1,535 sq. ft. in size) will provide overnight accommodations for up to 18 resident scholars and 3 staff members.*

The proposed project will be conducted in two phases: (1) Phase I includes the installation of the solar arrays and rainwater capture tanks; and, (2) Phase II includes the construction of the remaining proposed structures, stone work and tree removal / planting.

Conversion of Existing Structures: The Pine Cottage (4,181 sq. ft.) will be converted from a residence to a library and study hall/meeting room. The existing garage/storage building (780 sq. ft.) will be converted to a visitor serving exhibit/display building.

Staff and Work Hours: Five permanent staff will continue to live and work on site. Two employees will continue to work Monday through Friday from 9:00 a.m. to

5:00 p.m. in the archives building.[2] Five new employees are proposed to work on site arriving at 6:30 a.m. and departing at 2:30 p.m.

Overnight Guests: Six overnight guests will continue to be permitted to stay overnight in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: KFA will be open to visitors to study the history and teachings of J. Krishnamurti Monday through Friday, with approximately eight visitors and two archive scholars expected to come to the site. On the weekends, approximately 35 to 45 visitors are expected to use the project site. Weekday and weekend visiting hours are from 10:00 a.m. to 2:30 p.m. The buildings available to the public will be locked before 10:00 a.m. and after 2:30 p.m. Notification of the "open to the public" hours will be posted on the facility's website, including the requirement that the public must leave the site at or before 2:30 p.m. The facility will be closed to the public outside of these hours.

Krishnamurti Archives Resident Scholars: Scholars of the Krishnamurti Archives come to study the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings, and related materials. KFA will sponsor 18 resident scholars who will be temporary residents for a 30-day period. The 18 resident scholars will arrive and depart the KFA property by shuttle from a pre-determined pick-up and drop-off location during non-peak hours[3] on the weekdays or on the weekends; the scholars do not arrive using their personal vehicles.

Programs and Activities: KFA will host programs and events related to the teachings of J. Krishnamurti. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vhara structure, in the grassy area east of the Arya Vhara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure (Attachment 3, Project Plans). The table below includes information on these programs and events that will be in addition to the daytime visitors noted above.

KFA Programs and Events					
	Monday through Friday	**Time**	**Saturday and Sunday**	**Time**	**Frequency**
Midweek Programs*	10 attendees	2:00 p.m. to 7:30 p.m.*			50 events annually

[2] The archives building was built in 1977. A 4,000 sq. ft. addition was constructed in 1997. Two employees have worked in the archives building since 1997 and will continue to as part of the proposed project.

[3] 6:30 am to 9:30 am and 3:30 pm and 6:30 pm in both directions on State Highway 33.

	and on-site staff				
Tuesday Evening Dialogue	20 attendees and on-site staff	7:30 p.m. to 10:00 p.m.			52 events annually
Saturday Evening Dialogue			20 attendees	4:00 p.m. to 6:00 p.m.	52 events annually
Weekend Evening Talks			40 attendees	7:30 p.m. to 10:00 p.m.	12 events annually
TOTAL	30		60		

*Note: * Midweek Programs begin at 2:00 p.m. and end at 7:30 p.m. Midweek Programs are by invite only and are held in the Pine Cottage. This building will be open to the public; however, at 2:30 p.m. the public will be asked to leave.*

One annual conference will be held on site. The conference will occur over a three-day period (Friday through Sunday). Each day's program will begin at 11:00 a.m. and end at 7:30 p.m. A maximum of 40 individuals per day are expected to attend the conference. All conference attendees will remain on site throughout the conference.

The six overnight guests and 18 archive resident scholars may also participate in these programs, events, and the annual conference. Their attendance would be in addition to the numbers noted above.

There are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed (Attachment 4, August 26, 2019, Cragoe Arborist Report). Seventy-five trees will be planted to offset the loss of the four protected oak trees. Approximately 0.81 acres of the existing citrus orchards will be removed to offset the increase in water demand resulting from the proposed project. Approximately 196 drought-tolerant olive trees will be planted to offset the loss of the orchard (Attachment 5, Water Resource Engineering Associates (WREA) Water Usage Memorandum, dated January 24, 2022).

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing on-site wastewater treatment systems (OWTS) (3,000-gallons). The new Retreat/Canteen building, and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot-deep by 4-foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception/Canteen building. All of the OWTS' are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is currently provided by the Senior Canyon Mutual Water District (SCMWD). There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for SCMWD, dated May 23, 2016. A Will Serve Letter was also provided on February 6, 2017 and amended on April 20, 2022, by the SCMWD, which stated that the proposed project would not increase current demand. Rainwater capture tanks are proposed and would supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces will continue to be provided on site to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

1. Item 4A- Biological Resources (Species) and Item 4B- Ecological Communities - Sensitive Plant Communities: The Initial Study concluded that there would be potentially significant impacts to species and sensitive plant communities. Impacts would be reduced to a less than significant level with the implementation of mitigation measures BIO-1 and BIO-2, which require KFA to prepare and implement a Tree Protection Plan and submit annual monitoring reports after initiation of construction activities and until five years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. Mitigation Measure BIO-3 requires KFA to retain a qualified biologist to conduct surveys for the San Bernadino Ringneck snake 30 days prior to initiation of land clearing activities, and on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities.

2. Item 4C- Ecological Communities - Waters and Wetlands: The Initial Study concluded that there would be potentially significant impacts to waters and wetlands. Impacts would be reduced to a less than significant level with the implementation of mitigation measure BIO-4, which requires KFA to retain a landscape architect to prepare a landscape plan that prohibits the planting of non-native invasive plants, and plant native trees, shrubs and grasses that are compatible with the historic nature of the project site.

3. 5B- Agricultural Resources – Land Use Incompatibility: The Initial Study concluded that there would be potentially significant impacts to agricultural land use incompatibility. Impacts would be reduced to a less than significant level with the implementation of mitigation measure AG-1, which requires KFA to install and maintain a vegetative screen and a reinforced 8-foot-high chain link fence with top bar that meets the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee *Agricultural/Urban Buffer Policy*.

4. 8A- Cultural Resources – Archaeological and 36 – Tribal Cultural Resources: The Initial Study concluded that there would be potentially significant impacts to archeological and tribal cultural resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CUL-1 and CUL-2, which require KFA to retain a Native American monitor onsite to oversee all project-related ground disturbance and implement protection measures if archaeological or historical artifacts are uncovered during ground disturbance or construction activities.

5. 8B- Cultural Resources Historic: The Initial Study concluded that there would be potentially significant impacts to historic resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CR-1 through CR-4, which require KFA to implement design features for stonework alterations at the northwest edge of the project site (mitigation measure CR-1), for the garage rehabilitation (mitigation measure CR-2), any exterior repairs or repainting of existing structures Secretary of Interior Standards (SOI) standards for Rehabilitation (mitigation measure CR-3) and provide documentation of the historic buildings and historic cultural landscape that meet the SOI Standards for Architectural documentation at Historic American Buildings Survey (HABS) / Historic American Landscapes Survey (HALS) Level II standards.

The public review period is from May 5, 2022 to June 4, 2022. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Kristina Boero, no later than 5:00 p.m. on June 4, 2022 to the address listed above. Alternatively, you may e-mail your comments to the case planner at kristina.boero@ventura.org.

April 21, 2022

Jennifer Trunk, Manager
Residential Permits Section

Date

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012)

Applicant: Krishnamurti Foundation of America (KFA)

Location: The 11.06-acre project site is located along McAndrew Road, approximately 1,044 feet north of the intersection of McAndrew Road and Grand Avenue, and approximately 11,614 feet east of the City of Ojai in the unincorporated area of Ventura County.

Assessor's Parcel Nos.: 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280

Parcel Size: 11.06 acres

General Plan Designation: Rural

Ojai Valley Area Plan Designation: Rural Institutional:

Zoning Designation: RE 5-ac TKS/DKS (Rural Exclusive, 5 acre minimum lot size, Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone)

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife, SRWQCB and Ventura County Local Action Formation Commission (Responsible Agency)

Project Description: KFA requests a Major Modification to CUP No. 3697 for the continued use and maintenance of the existing facility for a twenty-year period. KFA also requests the following modifications to the existing entitlement:

Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.[1] Overnight accommodations will continue at the site, thereby meeting the definition of a "camp" per Section 8102-0 of the Ventura County NCZO.

[1] Ventura County's non-coastal (NCZO) Section 8102-0 defines "camp" as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. "Retreat" is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

CUP Boundary: The current CUP Boundary includes APNs 029-0-033-27 and 029-0-033-28 (3.17 acres). KFA requests the CUP boundary to increase in size from 3.17 acres to 11.12 acres. The expanded CUP boundary would include APNs 029-0-033-240, 029-0-033-250 and 029-0-033-260.

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Notes:
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	Monday through Friday	**Time**	**Saturday and Sunday**	**Time**	**Frequency**
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The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing on-site wastewater treatment systems (OWTS) (3,000-gallons). The new Retreat/Canteen building, and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot-deep by 4-foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception/Canteen building. All of the OWTS' are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is currently provided by the Senior Canyon Mutual Water District (SCMWD). There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for SCMWD, dated May 23, 2016. A Will Serve Letter was also provided on February 6, 2017 and amended on April 20, 2022, by the SCMWD, which stated that the proposed project would not increase current

demand. Rainwater capture tanks are proposed and would supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces will continue to be provided on site to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

1. Item 4A- Biological Resources (Species) and Item 4B- Ecological Communities - Sensitive Plant Communities: The Initial Study concluded that there would be potentially significant impacts to species and sensitive plant communities. Impacts would be reduced to a less than significant level with the implementation of mitigation measures BIO-1 and BIO-2, which require KFA to prepare and implement a Tree Protection Plan and submit annual monitoring reports after initiation of construction activities and until five years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. Mitigation Measure BIO-3 requires KFA to retain a qualified biologist to conduct land clearing activities, and on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities.

2. Item 4C- Ecological Communities - Waters and Wetlands: The Initial Study concluded that there would be potentially significant impacts to waters and wetlands. Impacts would be reduced to a less than significant level with the implementation of mitigation measure BIO-4, which requires KFA to retain a landscape architect to prepare a landscape plan that prohibits the planting of non-native invasive plants, and plant native trees, shrubs and grasses that are compatible with the historic nature of the project site.

3. 5B- Agricultural Resources – Land Use Incompatibility: The Initial Study concluded that there would be potentially significant impacts to agricultural land use incompatibility. Impacts would be reduced to a less than significant level with the implementation of mitigation measure AG-1, which requires KFA to install and maintain a vegetative screen and a reinforced 8-foot-high chain link fence with top bar that meets the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee *Agricultural/Urban Buffer Policy.*

4. 8A- Cultural Resources – Archaeological and 36- Tribal Cultural Resources: The Initial Study concluded that there would be potentially significant impacts to archeological and tribal cultural resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CUL-1 and CUL-2, which require KFA to retain a Native American monitor onsite to oversee all project-related ground disturbance and implement protection measures if archaeological or historical artifacts are uncovered during ground disturbance or construction activities.

5. 8B- Cultural Resources Historic: The Initial Study concluded that there would be potentially significant impacts to historic resources. Impacts would be reduced to a less than significant level with the implementation of mitigation measures CR-1 through CR-4, which require KFA to implement design features for stonework alterations at the northwest edge of the project site (mitigation measure CR-1), for the garage rehabilitation (mitigation measure CR-2), any exterior repairs or repainting of existing structures pursuant to the Secretary of Interior Standards (SOI) standards for Rehabilitation (mitigation measure CR-3) and provide documentation of the historic buildings and historic cultural landscape that meet the SOI Standards for Architectural documentation at Historic American Buildings Survey (HABS) / Historic American Landscapes Survey (HALS) Level II standards.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star.*

Document Posting Period: May 5, 2022 through June 4, 2022

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at https://vcrma.org/divisions/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management

Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Kristina Boero, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at kristina.boero@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Kristina Boero, Senior Planner
(805) 654-2467

Reviewed for Release to the Public by:

Jennifer Trunk, Manager
Residential Permits Section

Initial Study for Krishnamurti Retreat Camp

Section A – Project Description

1. **Project Case Number:** Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012)

2. **Name of Applicant:** Krishnamurti Foundation of America (KFA)

3. **Project Location and Assessor's Parcel Numbers (APNs) [Attachment 1]:** The 11.06-acre project site is located along McAndrew Road, approximately 1,044 feet north of the intersection of McAndrew Road and Grand Avenue, and approximately 11,614 feet east of the City of Ojai in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APNs) for the parcels that constitute the project site are 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280.

4. **General Plan Land Use Designation and Zoning Designation of the Project Site (Attachment 2):**

   a. **General Plan Land Use Designation:** Rural

   b. **Ojai Valley Area Plan Land Use Designation:** Rural Institutional

   c. **Zoning Designation:** RE 5-ac TKS/DKS (Rural Exclusive, 5 acre minimum lot size, Temporary Rental Unit Overlay Zone/Dark Sky Overlay Zone)

5. **Description of the Environmental Setting:** The project site is developed with the existing KFA adult educational center and religious retreat that has operated on the project site since 1977 and includes the following existing structures:

Building	Square Footage (sq. ft.)
Arya Vhana	3,576
Lawrence Cottage	450
Laundry	410
Pine Cottage – Library/Study	4,191
Pine Cottage Annex	2,477
Administration/Archives	5,055
Yoga Pavilion	1,391
Garage/Storage	780
Total	**18,330**

Vegetation onsite includes orange orchards, coast live oaks (*quercus agrifolia*) pepper trees (*Schinus molle*), Victorian box trees (*Pittosporum undulatum*), Grand Lemon-scented gum (*Corymbia citriodora*), deodar cedar trees (*Cedrus deodara*) and mowed grass.

Residential development is located west, north, and south of the project site on lots ranging from 0.53 to 6.6 acres in size. Existing orange and avocado orchards and open space areas are immediately adjacent to the eastern property line of the project site. Thacher School is located approximately 496 feet north of the project site. Thacher Creek is situated approximately 320 feet east of the project site, and Reeve's Creek is located approximately 3,000 feet north of the project site. Both of these creeks are designated as Ventura County Watershed Protection District (District) jurisdictional redline channels.

6. Project Description (Attachment 3): KFA requests a Major Modification to CUP No. 3697 for the continued use and maintenance of the existing facility for a twenty-year period. KFA also requests the following modifications to the existing entitlement:

Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.[1] Overnight accommodations will continue at the site, thereby meeting the definition of a "camp" per Section 8102-0 of the Ventura County NCZO.

CUP Boundary: The current CUP Boundary includes APNs 029-0-033-27 and 029-0-033-28 (3.17 acres). KFA requests the CUP boundary to increase in size from 3.17 acres to 11.12 acres. The expanded CUP boundary would include APNs 029-0-033-240, 029-0-033-250 and 029-0-033-260.

New Structures: KFA requests the construction, use, and maintenance of the following new structures on the project site:

[1] Ventura County's non-coastal (NCZO) Section 8102-0 defines "camp" as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which are used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. "Retreat" is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

Proposed Structures

Structures	Size (sq. ft.)
Reception/Canteen Building (with Kitchen and Dining Area)	2,193
Solar Array Roof Structure*	3,168
Maintenance Shed	1,800
American Disability Act (ADA) Accessible Public Restroom	180
Shade Structure	400
Storage Building and Water Cooler	120
Three Underground Rainwater Capture Tanks**	75,000 gallons
Two Cottage Structures***	3,070
TOTAL	**10,931 sq. ft.**

Notes:
** The ground-mounted solar array roof structure will be built approximately 17 feet above grade and located adjacent to the maintenance shed.*
*** The rainwater capture tanks are 25,000 gallons each.*
**** The two cottage structures (each structure is 1,535 sq. ft. in size) will provide overnight accommodations for up to 18 resident scholars and 3 staff members.*

The proposed project will be conducted in two phases: (1) Phase I includes the installation of the solar arrays and rainwater capture tanks; and, (2) Phase II includes the construction of the remaining proposed structures, stone work and tree removal / planting.

Conversion of Existing Structures: The Pine Cottage (4,181 sq. ft.) will be converted from a residence to a library and study hall/meeting room. The existing garage/storage building (780 sq. ft.) will be converted to a visitor serving exhibit/display building.

Staff and Work Hours: Five permanent staff will continue to live and work on site. Two employees will continue to work Monday through Friday from 9:00 a.m. to 5:00 p.m. in the archives building.[2] Five new employees are proposed to work on site arriving at 6:30 a.m. and departing at 2:30 p.m.

Overnight Guests: Six overnight guests will continue to be permitted to stay overnight in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: KFA will be open to visitors to study the history and teachings of J. Krishnamurti Monday through Friday, with approximately eight visitors and two archive scholars expected to come to the site. On the weekends, approximately 35 to 45 visitors are expected to use the project site. Weekday and weekend visiting hours are from 10:00 a.m. to 2:30 p.m. The buildings

[2] The archives building was built in 1977. A 4,000 sq. ft. addition was constructed in 1997. Two employees have worked in the archives building since 1997 and will continue to as part of the proposed project.

available to the public will be locked before 10:00 a.m. and after 2:30 p.m. Notification of the "open to the public" hours will be posted on the facility's website, including the requirement that the public must leave the site at or before 2:30 p.m. The facility will be closed to the public outside of these hours.

Krishnamurti Archives Resident Scholars: Scholars of the Krishnamurti Archives come to study the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings, and related materials. KFA will sponsor 18 resident scholars who will be temporary residents for a 30-day period. The 18 resident scholars will arrive and depart the KFA property by shuttle from a pre-determined pick-up and drop-off location during non-peak hours[3] on the weekdays or on the weekends; the scholars do not arrive using their personal vehicles.

Programs and Activities: KFA will host programs and events related to the teachings of J. Krishnamurti. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vhara structure, in the grassy area east of the Arya Vhara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure (Attachment 3, Project Plans). The table below includes information on these programs and events that will be in addition to the daytime visitors noted above.

KFA Programs and Events					
	Monday through Friday	**Time**	**Saturday and Sunday**	**Time**	**Frequency**
Midweek Programs*	10 attendees and on-site staff	2:00 p.m. to 7:30 p.m.*			50 events annually
Tuesday Evening Dialogue	20 attendees and on-site staff	7:30 p.m. to 10:00 p.m.			52 events annually
Saturday Evening Dialogue			20 attendees	4:00 p.m. to 6:00 p.m.	52 events annually
Weekend Evening Talks			40 attendees	7:30 p.m. to 10:00 p.m.	12 events annually
TOTAL	30		60		

*Note: * Midweek Programs begin at 2:00 p.m. and end at 7:30 p.m. Midweek Programs are by invite only and are held in the Pine Cottage. This building will be open to the public; however, at 2:30 p.m. the public will be asked to leave.*

[3] 6:30 am to 9:30 am and 3:30 pm and 6:30 pm in both directions on State Highway 33.

One annual conference will be held on site. The conference will occur over a three-day period (Friday through Sunday). Each day's program will begin at 11:00 a.m. and end at 7:30 p.m. A maximum of 40 individuals per day are expected to attend the conference. All conference attendees will remain on site throughout the conference.

The six overnight guests and 18 archive resident scholars may also participate in these programs, events, and the annual conference. Their attendance would be in addition to the numbers noted above.

There are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed (Attachment 4, August 26, 2019, Cragoe Arborist Report). Seventy-five trees will be planted to offset the loss of the four protected oak trees. Approximately 0.81 acres of the existing citrus orchards will be removed to offset the increase in water demand resulting from the proposed project. Approximately 196 drought-tolerant olive trees will be planted to offset the loss of the orchard (Attachment 5, Water Resource Engineering Associates (WREA) Water Usage Memorandum, dated January 24, 2022).

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing on-site wastewater treatment systems (OWTS) (3,000-gallons). The new Retreat/Canteen building, and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot-deep by 4-foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception/Canteen building. All of the OWTS' are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is currently provided by the Senior Canyon Mutual Water District (SCMWD). There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for SCMWD, dated May 23, 2016. A Will Serve Letter was also provided on February 6, 2017 and amended on April 20, 2022, by the SCMWD, which stated that the proposed project would not increase current demand. Rainwater capture tanks are proposed and would supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces will continue to be provided on site to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends.

7. List of Responsible and Trustee Agencies: California Department of Fish and Wildlife, SRWQCB and Ventura County Local Action Formation Commission (Responsible Agency)

8. Methodology for Evaluating Cumulative Impacts: Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 (Ventura County Unincorporated Area projects) are included in the evaluation of the cumulative impacts of the project, due to their proximity (located within five miles) to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 6 (Pending and Recently Approved Projects Ventura County Unincorporated Area) of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

Table 1 – List of Pending and Approved Projects within 5 miles of the Project Site for the Ventura County Unincorporated Area

Case No.	Use	Status
PL13-0158	Modification to CUP No. 3543 for the continued operation and maintenance of 3 existing oil wells and ancillary equipment.	Approved
PL19-0086	Parcel Map Waiver / Lot Line Adjustment between two lots associated with Assessor Parcel Number 024-0-042-015 (Parcel A and Parcel B).	Approved
PL19-0122	Planned Development (PD) Permit for the conversion of an existing 7,200 sq. ft. agricultural barn to a residential garage (Structure No. 10, Car Barn). The PD permit also includes after-the-fact permitting for the following: (1) three pump house structures (total 317 sq. ft.); (2) the addition of two half-bathrooms to the Equipment Garage (151 sq. ft.); (3) conversion of the carport attached to the Accessory Dwelling Garage into an enclosed garage (300 sq. ft.); (4) tennis court without lighting; (5) demolition of an unpermitted bathroom (155 sq. ft.); (6) installation of two onsite wastewater treatment systems; and (7) authorization of exterior lighting and fencing.	Approved
PL20-0027	CUP for a fitness and wellness camp located on Sulphur Mountain Road that will include the	Pending

	construction of 23 new cabins and allow 32 guests and employees.	
PL20-0086	Privately initiated General Plan Amendment zone change and Ojai Valley Area Plan Amendment to change the land use designations of four separate parcels in the Ojai Valley, from RE- 5 ac, RA-10 ac (Rural Agricultural 10 acre minimum lot size), and Open Space, OS 20-ac (Open Space-20-acre minimum lot size) to OS 20 ac and RR 5-10 ac (Rural Residential 5-10 acre minimum lot size). The project also includes a Tentative Parcel Map to abate a violation of the Subdivision Map Act as three of the four affected parcels were not created in accordance with the requirements of the Subdivision Map Act, and therefore, constitute as illegal lots. Assessor Parcel Numbers associated with the project include: 014-0-100-040, 014-0-100-065, 014-0-100-220, 014-0-100-230, 014-0-100-240	Pending
PL20-0095	CUP to install a new 40-foot-tall wireless communications facility designed as a faux eucalyptus tree. The tree would include 5 feet of branches on top of the tree. Accessory equipment includes: (9) Panel Antennas, (36) RRU Radio Units, (2) Microwave Antennas, (4) Surge Suppressors, (2) Power Cabinets, (4) Purcell Cabinets, (1) GPS Antenna, Utility Cabinets, (3) DC-12_Outdoor, (1) 20 KW DC Generator, and an 8 foot high chain link fence.	Pending
PL20-0096	Lot line adjustment between 2 legal lots with associated Assessor Parcel Numbers 029-0-010-735 and 029-0-010-745.	Approved
PL20-0130	Minor Modification to CUP No. 5113 for continued operation of a wireless communications facility designed as a faux 60-foot monopine with 6 antennas in 3 sectors.	Approved
PL20-0137	CUP for the legalization of an existing wireless telecommunication facility in the form of a 30-foot tower. This land use entitlement is being submitted in order to partially abate code violation CV14-0458.	Approved
PL21-0069	New 10-year Land Conservation Act Contract for Upper Ojai Ranch (Santa Paula Hay and Grain and Ranches).	Pending

PL21-0108	Planned Development Permit to construct a new 2,538 sq. ft. single family residence (partially prefabricated modular, partially site-built) and 1,344 sq. ft. detached garage.	Withdrawn

Section B – Initial Study Checklist and Discussion of Responses[4]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (Ventura County Air pollution Control District; [VCAPCD])								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. Based on information provided by KFA and the California Emissions Estimator Model (CalEEMod) air emissions modeling program (version 2016.3.2), air quality impacts will be below the five pounds per day (lbs./day) threshold for reactive organic compounds (ROC) and oxides of nitrogen (NOx) as described in the Ventura County Air Quality Assessment Guidelines and for parcels within the jurisdiction of the Ojai Valley Area Plan (i.e. 5 pounds per day threshold). Air emission from the proposed project would result in 0.20 lbs./day of ROC and 0.09 lbs./day of NOx. Furthermore, based on information in the project application, the proposed project's operational emissions do not exceed 2 lbs./day for NOx or ROC, and are therefore consistent with the Ventura County Air Quality Management Plan.

[4] The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the Ventura County Initial Study Assessment Guidelines.

Although the proposed project will not create a significant impact with regard to air quality, KFA will be required to comply with the provisions of applicable VCAPCD Rules and Regulations (2008), in order to minimize fugitive dust and particulate matter that may result from proposed development. These rules include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust)[5]. The proposed project would have less than significant project-specific and cumulative impacts related to air quality.

1b. The proposed project is consistent with the *Ventura County General Plan* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		

[5] http://www.vcapcd.org/Rulebook/Rule4.htm

4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1. through 2A-4. The site overlies the Ojai Valley Basin (Department of Water Resources [DWR] Basin No. 4-002), which is identified as a high-priority basin. However, the basin is not currently classified as overdrafted by the DWR and is not in hydrologic/hydrogeologic continuity with an overdrafted basin.

The site is located within the service area of SCMWD, which obtains its water from three sources: (1) a tunnel well (SWN 05N22W21L01) at the head of Senior Canyon Creek, (2) surface water diversions at the North and West forks of Senior Canyon Creek, and (3) Casitas Municipal Water District (CMWD), which sources water from Lake Casitas. A small percentage (typically less than 1 percent) is extracted from the Mira Monte well (SWN 04N23W15D01S) located in the Upper Ventura River Valley Basin, Upper Ventura River Subbasin (DWR Basin No. 4-003.01) or from CMWD's groundwater wells located on the east (San Antonio Wellfield) and west (Mutual Wellfield) sides of San Antonio Creek in the Ojai Valley Basin.

Current water demand at the site is 11.12 acre-feet per year (AFY). Water usage for the project is estimated to increase by 2.52 AFY, bringing the total usage to 13.64 AFY. The Ojai Valley Area Plan Policy OV-64.2 states that "The County shall require new discretionary development to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply..." WREA provided a January 24, 2022, memorandum (Attachment 5) outlining existing and proposed water usage, including replanting of 75 oak saplings to replace the loss of 4 oak trees, with recommended mitigation measures for no net increase in groundwater demand. The mitigation includes plumbing retrofits, rainwater capture tanks, removal/replacement of the existing citrus orchard and replacement of these trees with 196 drought tolerant olive trees. KFA will retrofit onsite plumbing fixtures. Additionally, KFA has provided site plans for rainwater capture system that will involve the installation of underground rainwater capture tanks. Local seasonal rainfall data from Ventura County Watershed Protection District (VCWPD) Station 059, Ojai Thacher School, was also submitted by KFA that indicates the base period seasonal precipitation average for this station as 21.53 inches. Using the base period seasonal precipitation average, the system is capable of collecting 129,938 gallons (0.40-AF) of rainwater annually, offsetting the increased water usage.

Due to the extreme drought conditions, on January 21, 2022, the Board approved a requirement for an agreement between KFA and SCMWD for new or expanded connection. This agreement specified a pre-development annual baseline volume that would be calculated as the average of the past three years of usage. On April 19, 2022, KFA signed this agreement with SCMWD and on April 20, 2022, SCMWD issued an updated Will Serve Letter to the project site. Therefore, project-specific and cumulative impacts related to groundwater quantity are less than significant.

2A-5. The proposed project is consistent with the *Ventura County General Plan* for Item 2A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1 and 2B-2. Sewage effluent is currently disposed of through three onsite septic tanks. According to septic tank pumping inspection reports (dated February 1, 2017)

submitted by KFA, all septic tanks appear to be in “good working order” with some deterioration of the two smaller 1,000-gallon septic tanks attributed to normal wear and tear. Two, 3,000-gallon septic tanks are proposed to be installed with the proposed project and were evaluated in the OTWS Design Study Report prepared by Advanced Geotechnical Services, Inc., dated November 20, 2016, and April 27, 2018 (Attachment 7). The report concluded that the project site is suitable for the construction of the proposed OWTS systems, provided the recommendations of the report are incorporated in the design related to the capacity of the expansion area and seepage pits.

2B-3. The proposed project will not be located within two miles of the boundary of a former or current test site for rocket engines and is considered to have no impact to groundwater quality.

Project-specific and cumulative impacts related to groundwater quality are considered less than significant.

2B-4. The proposed project is consistent with the *Ventura County General Plan* for Item 2B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		

3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1 and 2C-2. Current water demand at the site is 11.12 AFY. Water usage for the project is estimated to increase by 2.52 AFY, bringing the total usage to 13.64 AFY. Due to the extreme drought conditions, on January 21, 2022, the Board approved a requirement for an agreement between KFA and SCMWD for new or expanded connection. This agreement specified a pre-development annual baseline volume that would be calculated as the average of the past three years of usage. On April 19, 2022, KFA signed this agreement with SCMWD and on April 20, 2022, SCMWD issued an updated Will Serve Letter to the project site. Project-specific and cumulative impacts related to surface water quantity are considered less than significant.

2C-3. The proposed project is consistent with the *Ventura County General Plan* for Item 2C of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan applicable for this area. The proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project will result in soil disturbance of greater than 1 acre and will introduce more than 10,000 sq. ft. of impervious surface. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other National Pollutant Discharge Elimination System (NPDES) Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, KFA will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures during any construction and/or soil disturbance activities for Construction of One Acre and Larger (SW-2 form). Additionally, the proposed construction activities are subject to coverage under the NPDES General Construction Permit (No. CAS000002) to ensure compliance with waste discharge requirements for discharges of stormwater runoff associated with construction activities. With the implementation of these standard conditions of approval, project-specific and cumulative impacts related to surface water quality are less than significant.

2D-3. The proposed project is consistent with the *Ventura County General Plan* for Item 2D of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								

1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 and 3A-2. The project site is not located on or immediately adjacent to land within the Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate CUP. Therefore, extraction of or access to aggregate resources will not be affected. There will not be a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project does not hamper or precludes extraction or access to identified resources. There will not be any project-related or cumulative impacts related to aggregate resources.

3A-3. The proposed project is consistent with the *Ventura County General Plan* for Item 3A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The project site is not located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. The project does not have the potential to hamper or preclude access to petroleum resources. The nearest oil and gas operation (CUP No. 15; operated by Carbon California Company, West Coast Operators and Thompson Oil) is located more than 3,350 feet southeast of the project site. At this distance, the proposed project will not adversely impact the oil and gas operation. There will not be any project-related or cumulative impacts related to petroleum resources.

3B-2. The proposed project is consistent with the *Ventura County General Plan* for Item 3B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								

1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		

Impact Discussion:

4A-1. A site visit was conducted by the Planning Division's staff and the Planning biologist on August 17, 2018, to evaluate onsite biological resources. The survey area included a walkthrough of the entire KFA project site. Additionally, a review of the California Natural Diversity Database (CNDDB), and Planning GIS Biological Resource data layers (RMA GIS, April 2020) was also conducted. The proposed project includes the construction of 10,931 sq. ft. of accessory structures on the project site. Development is proposed in the center of the KFA property, which is a high traffic area. The new Dining Pavilion & kitchen, bookstore, Cottage Retreat, solar array and maintenance shed would be nestled in between existing oak, orange and banyan trees, a cottage garden and two courtyards. A shade structure and the fire suppression water tanks are proposed north of the vegetable garden in an undisturbed area, and the restroom is proposed northwest of the Pine Cottage in a previously disturbed area. Parking improvements are situated on or near existing onsite roads or on land that has no protected trees.

An Arborist Report and Tree Protection Plan, prepared by Cragoe Pest Services, Inc., dated August 26, 2019 (Attachment 4), evaluated the health of all protected trees on the project site. According to the Arborist Report, many of the large trees are approximately 100 years old and found around the older buildings. The property is planted with an aging orange grove, the most abundant tree on the property. Over time, drought conditions have taken their toll on the trees and most of them are in decline. The second most abundant tree is the California Live Oak (*Quercus agrifolia)*, with dozens of individuals. There are a few mature specimens around the existing structures and near the property lines, but most are young and appear to have sprung up on their own, such as Peruvian (California) Peppers.

The Arborist Report indicated that there are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed. Seventy-five trees will be planted to offset the loss of the four protected oak trees.

The Ventura County NCZO Tree Protection Regulations (Section 8107-25 et. seq.) and Tree Protection Guidelines (Sections 8107-25.9 and 8107-25.10) set forth regulations that protect certain species of trees within unincorporated Ventura County. The Tree Protection Guidelines identify mitigation options that are available when tree removal and/or tree encroachment will occur. Options include transplanting trees on or offsite, reforestation, planting new trees, dedication of land in fee or through easements, and financial contributions. Regulations also require a Tree Protection Plan address the condition and protection measures to be implement to preserve all affected trees, within 20 feet of the building site (which includes the fuel modification zone).

To ensure impacts to protected trees are reduced to less than significant, KFA will be required to implement the Tree Protection Plan (Attachment 4) in compliance with the County's Tree Protection Guidelines and Fish and Game Code (Section 1361) (refer to Mitigation Measure BIO-1). The Tree Protection Plan shall include, but is not limited to, construction fencing to delineate the trees and their respective protection areas, prohibiting construction equipment or materials to be stored within tree protection areas, requiring hand trenching in the tree protection zone, putting new utilities beneath roadways, driveways or in designated utility corridors, and arborist monitoring for five years following construction of the proposed project that addresses the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition (refer to Mitigation Measure BIO-2).

4A-2. According to the California Natural Diversity Database (CNDDB), habitat for the San Bernardino ringneck snake (*Diadophis punctatus modestus*[6]) is mapped within 0.3 mile radius of the project site, which includes vegetated areas adjacent to MacAndrew Road and the northwestern portion of the project site. The project site contains habitat that includes coast live oak trees that can support the ringneck snake. No direct impacts to the existing oak trees in the northwestern portion of the project site would occur as a result of the proposed project construction. However, impacts from an increase in construction personnel and temporary construction vehicles traveling to and from the KFA facility along McAndrew Road, the introduction of domestic pets within the McAndrew Road neighborhood surrounding the KFA facility, and existing onsite structures that would be modified as a part of the proposed project within and near the oak trees may provide areas for predatory birds to perch, and would result in potentially significant impacts to the San Bernardino ringneck snake. To ensure impacts to San Bernardino ringneck snake are reduced to a less-than-significant level, KFA will be required to have a qualified biologist conduct preconstruction surveys for special-status wildlife including the San Bernardino ringneck snake, prior to land clearing activities on

[6] Global Rank G5T2T3; State Rank S2. G5 rank is a very low risk of extinction due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats. S2 ranking is a high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

the project site to determine presence or absence of special-status wildlife. If present, KFA shall avoid impacts to special-status wildlife (Refer to Mitigation Measure BIO-3).

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (Sections 3503, 3503.5, 3511, 3513, and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. CDFG Code Section 3513 upholds the MBTA by prohibiting any take or possession of birds designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, CDFG Codes (Sections 3503, 3503.5, 3511, and 3800) further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds. Impacts to birds protected by these regulations would occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The proposed project contains habitat that includes coast live oak trees, pepper trees, Victorian box trees, Grand Lemon-scented gum, and deodar cedar trees that can support nesting birds, including raptors. Birds may nest in these trees typically between February 1 and September 1. The project will result in the encroachment of 72 protected trees and the removal of four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64). Encroachment and removal of these trees, as well as indirect impacts, such as noise, vibration, and human presence during land clearing activities, could cause impacts to nesting birds. The potential encroachment upon these protected trees during the nesting season would result in an impact to nesting birds. To ensure impacts to nesting birds is avoided, KFA will be subject to a standard condition of approval that will require them to conduct land clearing activities outside the bird nesting season (February 1 – September 1), or prior to land clearing activities on the project site, a qualified biologist shall conduct pre-construction surveys within the nesting season to determine presence or absence and if present, to avoid impacts to nesting birds.

With the implementation of Mitigation Measures BIO-1 through MM BIO-3, impacts to special-status species would be considered less than significant.

Mitigation Measures

<u>BIO-1: Tree Protection Plan (TPP)</u>

Purpose: The purpose of this mitigation measure is to: (1) reduce potentially significant impacts from the removal of four protected heritage sized coast live oak trees and the replacement of those threes with the 75 trees; (2) the encroachment of 72 protected trees from proposed development; and, (3) ensure compliance with the County’s Tree Protection Regulations (Section 8107-25 et seq. of the Ventura County NCZO), and Fish and Game Code Section 1361), and Ojai Valley Area Plan Policy OV-36.8.

Requirement: KFA shall prepare a TPP pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010b), which is currently available on-line at:

https://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf

KFA shall conduct all development activities on the project site, pursuant to the requirements set forth in the TPP.

Documentation: KFA shall retain a qualified arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans" and submit the TPP to the Planning Division for review and approval.

Timing: Prior to the issuance of the first Zoning Clearance[7] for construction of the solar panels and rainwater capture tanks, KFA shall submit the TPP to the Planning Division for review and approval. Prior to the start of the construction, KFA must implement the tree protection measures, and submit the TPP report to demonstrate that KFA implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

Monitoring and Reporting: The Planning Division maintains a copy of the approved TPP in the project file. The Planning Division has the authority to inspect the property to ensure that KFA complies with the requirements of the TPP and may implement enforcement actions in accordance with Section 8114-3 of the Ventura County NCZO.

BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations in Section 8107-25 of the Ventura County NCZO and Tree Protection Guidelines, and the Fish and Game Code Section 1361.

Requirement: KFA shall submit annual monitoring reports, prepared by a qualified arborist, after initiation of construction activities and until five years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

[7] KFA has confirmed that the solar panels and the rainwater capture tanks will be constructed first, followed by the rest of the improvements within 3 years from the approval of the proposed project (email correspondence from Lisa Woodburn to Kristina Boero, dated May 24, 2021).

Documentation: KFA shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: KFA shall submit annual arborist reports after initiation of construction activities and until five years after the completion of construction activities. The reports shall be submitted to the Planning Division for review and approval on June 1st of each year for the five-year period after construction.

Monitoring and Reporting: The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. KFA shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

BIO-3: Special Status Wildlife Surveys and Relocation for San Bernardino Ringneck Snake

Purpose: In order to prevent impacts to special status wildlife during construction, land clearing activities shall be regulated.

Requirement: A County-approved biologist with a California Department of Fish and Wildlife Scientific Collecting Permit shall conduct surveys for special-status wildlife, including the San Bernadino Ringneck snake. The first survey shall be conducted 30 days prior to initiation of demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and surveys must continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The County-approved biologist shall relocate special-status wildlife species that are found on-site to suitable undisturbed habitat, at least one mile[8] away from land clearing activities. If the County-approved biologist determines that silt fencing is necessary to prevent special-status wildlife from returning to the construction area or from falling into trenches, etc., KFA shall install silt fencing at the edge of the grading footprint. The County-approved biologist shall oversee the installation of the silt fencing.

Documentation: KFA shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial special-status wildlife survey and a plan for continued surveys and relocation of special-status wildlife in accordance with the requirements set forth in this condition (above). Along with the Survey Report, KFA shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and relocation of wildlife. KFA shall submit to the Planning Division a Mitigation Monitoring Report from a

[8]https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.103801/Diadophis_punctatus_modestus#:~:text=Diadophis%20can%20be%20found%20from,(Evelyn%20and%20Sweet%202012).

County-approved biologist following land clearing activities documenting actions taken to prevent loss of special-status wildlife and results.

Timing: The County-approved biologist shall conduct the special-status wildlife surveys 30 days prior to initiation of land clearing activities, and weekly with the last survey being conducted no more than 3 days prior to the initiation of land clearing activities. The County-approved biologist shall conduct the last survey for special-status wildlife no more than 3 days prior to initiation of land clearing activities. KFA shall provide the Survey Report documenting the results of the first special-status wildlife survey and the signed contract to the Planning Division, prior to issuance of the first Zoning Clearance for construction of the solar panels and rainwater capture tanks. KFA shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with Section 8114-3 of the Ventura County NCZO.

Residual Impacts

With the implementation of the mitigation measures set forth below, project-specific impacts to biological resources, as well as the project's contribution to significant cumulative impacts to special-status plant and animal species, will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X			X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X			X		

Impact Discussion:

4B-1 and 4B-2. There are no federally listed or state listed plant species known to occur on the project site, and none were observed by Planning staff during the August 17, 2018 site visit. Although there would be an increase in noise, use of exterior and interior lighting and an increased human presence resulting from the programs, activities, annual conference, and when KFA is open to the public, impacts to federally listed or state listed plant species would not be significant. KFA will be required to install all new lighting that is shielded downward and does not exceed 850 lumens. KFA Programs and Events will occur indoors and outdoors and are expected to produce some noise from approximately 2:30 p.m. to 10:00 p.m. These programs are currently conducted onsite and would not change. A maximum of 30 participants would be on site each week during the Midweek Programs. A maximum of 60 participants would be on site during Weekend Dialogues and Talks. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vhara structure, in the grassy area east of the Arya Vhara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure (Attachment 3). Noise emitted from these programs, events, and daytime visitors are not expected to significantly impact sensitive plant communities because these programs take place within disturbed areas or at locations that do not include special status plant species.

Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed to accommodate the construction of the cottage retreat and the proposed parking area east of the archives building courtyard. Seventy-five trees will be planted to offset the loss of the four protected oak trees. Implementation of the Tree Protection Plan and Tree Health Monitoring and Reporting (Mitigation Measures BIO-1 and BIO-2) would minimize indirect impacts to oak trees to a less than significant level.

Mitigation Measures / Residual Impact(s)

With the implementation of Mitigation Measure BIO-1 and BIO-2 (noted above in Section 4A), project-specific impacts to sensitive plant communities will be less than significant, and the proposed project's contribution to the cumulative loss of sensitive plant communities will not be cumulatively considerable.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								

1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?			X			X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?			X			X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?			X			X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?			X			X		

Impact Discussion:

4C-1 through 4C-4. Ventura County General Plan Biological Resources Policy COS-1.11 requires discretionary development be sited a minimum of 100 feet from significant wetland habitats. There are no identified wetlands located within 100 feet of the project site (RMA GIS, April 2020).

The project site is situated approximately 320 feet east of Thacher Creek and approximately 3,000 feet north of Reeve's Creek, which are District jurisdictional redline channels. All proposed development will be located on site and more than 500 feet from these drainages. Therefore, these wetlands would not be subject to direct impacts from proposed development or the continued use of the project site as a camp. However, the introduction of invasive landscaping could increase vulnerability of wetland species to exotic weed invasion or local extirpation, which is a potentially significant project-specific and cumulative impact to wetland habitats. However, with the implementation of Mitigation Measure BIO-4 (below), which requires only the use of native plant material in any future landscaping (consistent with Ojai Valley Area Plan Policy OV-36.1), potentially significant, but mitigable, impacts to wetland or riparian communities will be reduced to a less than significant level.

Mitigation Measure

BIO-4: Avoidance of Non-Native Invasive Plants in Landscaping
Purpose: To comply with the County's landscaping requirements.

Requirement: KFA shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and Section 8106-8.2 et sec. of the Ventura County NCZO

Landscaping Objectives: KFA must install and maintain landscaping that serves the following functions:

- Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited with landscaping.
- Ensures compatibility with community character. KFA must install landscaping that visually integrates the development with the character of the surrounding community.
- Retains and treats stormwater. KFA must install landscaping that retains and treats stormwater as required pursuant item 2D of this initial study.
- Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. KFA must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: KFA shall design all landscaping to achieve the following design objectives:

a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the project site.

b. Protection of Solar Access. KFA must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

f. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

g. Use Non-Invasive Plant Species.

h. Landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.

Historical Landscape Design Requirements: KFA shall retain a historic preservation professional to review the conceptual landscaping plans prior to submittal to the Planning Division. The professional shall meet the Professional Qualification Standards contained in the Secretary of Interior (SOI) Standards and Guidelines for Archaeology and Historic Preservation. To ensure compatibility with the historic nature of the project site, new landscape features shall include the following:

i. Native trees, shrubs and grasses shall be utilized that are compatible with the historic nature of the project site;

ii. The perimeter of the central island's parking shall include period-appropriate plantings to maintain the appearance of a planter; and,

iii. Landscaping for the courtyard shall use period-appropriate plantings to maintain the orchard's integrity of setting

Documentation: KFA shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and Section 8106-8.2 et sec. of the Ventura County NCZO. The landscape architect responsible for the work shall stamp the plan. KFA shall provide the final landscaping plans in compliance with the requirement section above. All proposed exterior alterations or modifications shall comply with the SOI Standards and Guidelines for Archaeology and Historic Preservation for landscaping. After landscape installation, KFA shall submit to Planning Division staff a statement from the project landscape architect that KFA installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, KFA must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of

the plant material or irrigation system design or modify the approved plant palate in accordance with Section 8106-8.2.9(b) of the Ventura County NCZO.

Timing: KFA shall submit the landscape plan to the Planning Division for review and approval prior to issuance of the second Zoning Clearance for construction for existing structure improvements and the construction of the new structures. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the Section 8106-8.2 et sec. of the Ventura County NCZO.

Monitoring and Reporting: Landscaping shall be maintained by KFA according to the approved landscape plan and any permit conditions for the life of the permitted land use, in accordance with Section 8106-8.2.8(a) of the Ventura County NCZO. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Residual Impact(s)

With incorporation of the following mitigation measure, project-specific and cumulative impacts to wetlands will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1 and 4D-2. The project site is not located within the coastal zone and does not contain coastal habitats. Therefore, there will not be any project-specific impacts or cumulative impacts related to ESHA.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?		X				X		
2) Isolate habitat?		X				X		
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?		X				X		
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

Impact Discussion:

4E-1 through 4E-4. The project site is not located within a mapped wildlife movement corridor. The nearest mapped wildlife corridor is located approximately 600 feet east of the project site. An existing agricultural orchard and a blue line channel buffer the Sierra Madre-Castaic wildlife corridor from the project site. Proposed construction would not create any project-specific or cumulative impacts related to habitat connectivity as these structures would be setback more than 800 feet from the mapped wildlife corridor. Exterior nighttime lighting may interfere 4702with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction within the nearby wildlife corridor. To ensure that any new exterior lighting does not adversely impact the surrounding areas and is consistent with the exterior lighting requirements of

the Ojai Valley Dark Sky Ordinance (Section 8109-4.7.4of the Ventura County NCZO), KFA will be required to submit a lighting plan. Specifically, KFA must ensure that all new lighting is shielded downward and does not exceed 850 lumens. Upward facing display lights, outdoor spotlights, and laser lights are prohibited, pursuant to Sections 8109-4.7.3 (b) [Prohibited Lighting) and 8109-4.7.4 (a) [Shielding and Direction of Luminaires] of the Ventura County NCZO. Existing lighting does not need to be brought into compliance with the requirements of the Ojai Valley Dark Sky Ordinance. However, all existing lighting must be shielded downward. Although future wildlife permeable perimeter fencing may be installed along the property boundary with a ministerial permit, based on the distance between the mapped wildlife corridor and the project site, potential future fencing would not interfere with the nearby wildlife corridor. However, to ensure that cumulative impacts to the wildlife corridor remain less than significant, the project will be conditioned to require any future fencing be wildlife impermeable and installed pursuant to Sections 8109-4.8.3.6(c)(1) and 8109-4.8.3.7(a) of the Ventura County NCZO.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

4F. The proposed project was reviewed and found to be consistent with Ventura County General Plan Policy COS-1.1, which requires discretionary development which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures. As discussed in Sections 4A through 4E above, four mitigation measures (Mitigation Measures BIO-1 through BIO-4) were developed to reduce potential impacts to biological resources to less than significant. KFA will be required to implement a tree protection and monitoring plan to address impacts to protected trees, conduct pre-constriction surveys for the wildlife special status species, and install non-invasive landscaping.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5A-1. According to the Important Farmland Inventory map (RMA GIS, April 2020), most of the project site is classified as Other Land. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Proposed development would be in areas designated as Other Land. The southeast portion of the project site (APNs 029-0-033-285 and 029-0-033-275) is classified as Unique. Development is not proposed in this area. Approximately 0.81 acres of the existing citrus orchard will be removed as part of the proposed project to offset the increase in groundwater demand. Approximately 196 drought tolerant olive trees will be planted to replace the citrus orchard. The removal of the orchard will not result in the removal of soil beyond 10 acres of Prime / Statewide soil, 15 acres of Unique soil or 20 acres of Local soil. There would be no project-specific or cumulative impacts related to direct or indirect loss of soils.

5A-2. The proposed project does not include a General Plan amendment that will result in the loss of agricultural soils. There will not be any project-specific or cumulative impacts related to agricultural soils.

5A-3. The proposed project is consistent with the *Ventura County General Plan* for Item 5A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?			X				X	
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?			X				X	

Impact Discussion:

5B-1. According to the Ventura County Initial Study Assessment Guidelines, any land use or project that is not Agriculture or Agricultural Operations as defined in the Zoning Ordinance will be evaluated for effects on adjacent classified farmland. Analysis is based on the distance between new non-agricultural structures and uses and any common lot boundary line adjacent to off-site classified farmland.

The KFA project site is bordered on the east and south by offsite agricultural operations (APN 030-0-010-080) on classified “Unique” farmland. In order to minimize potential conflicts between the agricultural and non-agricultural uses, the Ventura County Initial Study Assessment Guidelines Item 5B states that any ongoing non-agricultural uses without a vegetative screen must be setback 300 feet from an offsite agricultural use, or setback 150 feet with a vegetative screen. The offsite agriculture is less than 150 feet from the KFA project boundary and KFA proposed and existing uses and is considered a potentially significant impact. The Ventura County Agricultural Commissioner’s Office determined that the impact could be reduced to a less than significant level with the installation and maintenance of a vegetative screen that meets the physical characteristic requirements of the Ventura County Agricultural / Urban Buffer Policy along the eastern and southern portions of the project site (Refer to mitigation measure AG-1, below). Although the proposed use does not qualify for a waiver or deviation under the criteria as set forth in the Ventura County Initial Study Guidelines Section 5B, KFA may request from the Ventura County Agricultural Policy Advisory Committee (APAC) a deviation or waiver from the requirements of the Agricultural/Urban Buffer

Policy prior to the issuance of the first Zoning Clearance for construction. If APAC approves the waiver / deviation, the vegetative screening would not be required, and potentially significant impacts would be reduced to a less than significant level. KFA will also be subject to a standard condition of approval that will require KFA to prepare and provide a Notification and Response Plan that informs visitors to the site that normal off-site farming operations may cause nuisances, such as dust or noise, and that the use of fertilizers and/or chemical pest controls may occur in the vicinity of the project site. With the implementation of this standard condition of approval and mitigation measure, potentially significant project-specific and cumulative impacts related to agricultural land use incompatibility will be less than significant.

5B-2. The proposed project is consistent with the *Ventura County General Plan* for Item 5b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation Measure

AG-1: Vegetative Screen
Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the KFA facility, KFA must maintain a vegetative screen along the eastern and southern property boundary.

Requirement: KFA shall install and maintain a vegetative screen meeting the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee *Agricultural/Urban Buffer Policy*. KFA shall retain a licensed landscape architect to prepare a landscape plan that complies with the requirements of this condition, the state Model Water Efficiency Landscape Ordinance (MWELO), Section 8106-8.2.2 of the Ventura County NCZO, and the Ventura County Agricultural/Urban Buffer Policy.

Landscape Objectives: KFA must install and maintain a landscape buffer and vegetative screening that serves the following functions:

a. Provides additional separation between the KFA facility and the agricultural operations;

b. Assists in minimizing fugitive dust from traveling onto or off the project site; and,

c. Assists in minimizing fugitive pesticide spray from traveling onto the project site from the adjacent agricultural fields.

Landscape Design: KFA shall install and maintain a 150-foot-long vegetative screen along the eastern and southern portions of the project site. In addition, a reinforced 8-foot-chain link fence with top bar is required to be installed on site, that meets the minimum standards for vegetative screening as specified in the Agricultural

Commissioner's Agricultural/Urban Buffer Policy standards and the general landscaping and water conservation requirements of Section 81.6-8.2 et seq. of the Ventura County NCZO. The vegetative screen shall consist of:

a. Two staggered rows of trees and shrubs characterized by foliage that extends from the base of the plant to the crown;

b. Native non-invasive trees and shrubs that are vigorous, drought tolerant and at least six feet in height at the time of installation;

c. Plants that have 50% to 70% porosity;

d. Plant height that varies to capture pesticide drift within four feet of ground applications. A mature height of 15 feet or more is required for trees;

e. Adequate coverage, including two staggered rows located five feet apart, 10 feet on center; and,

Documentation: KFA shall submit three sets of a landscape plans to the Planning Division for review and approval, in consultation with the Agricultural Commissioner's Office. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above). The landscape architect responsible for the work shall stamp the plan. The landscape plans shall be submitted to the Building and Safety Division for plan check and issuance of a Building Permit prior to installation. After landscape installation, KFA shall submit to Planning Division staff a statement from the project landscape architect that KFA installed all landscaping as shown on the approved landscape plan. Any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design shall be approved by the Planning Director in consultation with the Agricultural Commissioner's Office.

Timing: KFA shall submit the landscape plan to the Planning Division for review and approval, in consultation with the Agricultural Commissioner's Office, prior to issuance of a first Zoning Clearance for construction. After the issuance of the first Zoning Clearance for construction, KFA shall submit the landscape plans to the Building and Safety Division for plan check review and issuance of a Building Permit for the proposed landscaping. All landscaping shall be installed prior to the issuance of the Certificate of Occupancy. Any requested deviations / waivers of the screening requirement must be approved by the Planning Division and the Agricultural Commissioner's Office prior to the first Zoning Clearance for construction.

Monitoring: Landscaping monitoring activities shall occur according to the requirements set forth in Section 8106-8.2.8 of the Ventura County NCZO. The

Planning Division maintains the landscape plans and statement by the landscape architect in the Project file. The Planning Division and the Agricultural Commissioner's Office have the authority to conduct site inspections consistent with the requirements of Section 8114-3 of the Ventura County NCZO to ensure that KFA installs and maintains the landscaping in accordance with the approved landscape plan, the requirements of this condition, the landscape regulations of the Ventura County NCZO, MWELO, and the Agricultural/Urban Buffer Policy. The Agricultural Commissioner's Office will notify the Planning Division of any reports of KFA's failure to comply with this condition.

Residual Impact(s)

With the implementation of Mitigation Measure AG-1, project-specific impacts to agricultural land use incompatibility will be less than significant, and the proposed project's contribution to the cumulative loss of agricultural resources will not be cumulatively considerable.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a and 6b. The proposed development is located about 2.3 miles northeast of Highway 150, an eligible scenic highway. Agricultural production (orange and avocado orchards) is located to the east and south followed by areas of open space. Residential uses are located to the west and north of the project site. McAndrew Road acts as a buffer between the residential uses to the east.

The retreat has been operating on site since 1977. Buildings and structures have been constructed to blend in with the natural environment using earth tone colors. The proposed structures will not be seen from McAndrew Road. To ensure proposed development is compatible with the existing facility and blends in with the natural environment and character of the community, the proposed project will be conditioned to incorporate natural materials, earth tones colors, and non-reflective paints and glass. Proposed development is limited to 35 feet in height in accordance with Section 8106-7.4 of the Ventura County NCZO. The proposed accessory structures range in height between 18 feet, 6 inches (Cottage Retreat) and 8 feet, 6 inches (Maintenance shed / Bookstore).

Access to the project site is made available by two existing paved driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces, provide onsite parking for staff and visitors. The parking areas are located in the northwest corner of the project site, in the southern portion of the project site east of the proposed garage/maintenance storage structure, and south of the proposed cottage retreat structure. The parking areas are not visible from MacAndrew Road as they are screened by existing mature vegetation planted along the western property line adjacent to McAndrew Road. The closest parking area to McAndrew Road is setback more than 450 feet from this road.

Given these circumstances, impacts related to visual resources will be less than significant.

5c. The proposed project is consistent with the *Ventura County General Plan* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								

a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a and 7b. As stated in the Geotechnical Engineering Investigation Study, prepared by Advanced Geotechnical Services Inc., dated April 27, 2018 (Attachment 8), the proposed project site is underlain with surficial sediments (Qog) consisting of cobble builder fan gravel deposits (older alluvium). In accordance with to the Ventura County Initial Study Assessment Guidelines, these deposits do not have a strong likelihood of containing paleontological resources.

Proposed development will result in ground disturbance. Although proposed development is unlikely to result in impacts to paleontological resources, during ground disturbance activities, KFA will be subject to a standard condition of approval that in the event that paleontological resources are encountered, grading shall cease, and KFA shall obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site. KFA shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming construction activities and implement the agreed upon recommendations. With the implementation of this standard condition of approval, project-specific and cumulative impacts related to paleontological resources will be less than significant.

7c. The proposed project is consistent with the *Ventura County General Plan* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources – Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?			X			X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?			X			X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?			X			X		

Impact Discussion:

8A-1. According to RMA GIS (April 2020), the project site has an archeological determination of “sensitive likely to contain archeological resources”.

In accordance with Public Resources Code Section 21080.3.1 et seq., the County of Ventura Planning Division sent a formal request (May 10, 2021) to representatives of the responsible California Native American tribe for the South Coast. On May 12, 2021, Ms. Julie Tumamait-Stenslie, Chair of the Barbareno-Ventureno Band of Mission Indians, conducted a consultation with Kristina Boero, Case Planner. As the project site has an archeological determination of “sensitive likely to contain archeological resources”, Chair Tumamait-Stenslie determined that there would be potentially significant but mitigable impacts to cultural resources. Impacts would be reduced to a less than significant level KFA obtaining a qualified Native American who would be required onsite to monitor any subsurface grading, trenching, or construction activities related to the proposed project and implement protection measures if archaeological or historical artifacts are uncovered during ground disturbance or construction activities. (Refer to Mitigation Measures CUL-1 and CUL-2 below).

With the implementation of Mitigation Measure CUL-1 and CUL-2, potentially significant, but mitigable, impacts related to archaeological resources will be reduced to a less-than-significant level.

8a-3. The proposed project is consistent with the *Ventura County General Plan* for Item 8a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation Measures

CUL-1: Archaeological Resources
Purpose: To avoid significant impacts to archaeological resources that may exist on the subject property.

Requirement: KFA shall retain a Native American Monitor to monitor all project-related ground disturbance (including demolition of foundations and tree removal, grading, and trenching activities) on the Project site. The Native American monitor shall monitor the Project site during all ground disturbance, subsurface grading, and trenching.

Documentation: KFA shall submit one copy of a signed contract (financial information redacted) with a Native American monitor responsible for conducting archaeological monitoring for the project site along with a statement of qualifications. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Native American Monitor shall submit a letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of the Zoning Clearance for construction of the solar panels and rainwater capture tanks, KFA shall submit the required contracts and statements of qualifications to the Planning Division for review and approval. The Native American monitor shall monitor the Project site during ground disturbance (including demolition of foundations and tree removal, subsurface grading, and trenching). The Native American monitor shall submit reports weekly to the Planning Division during all ground disturbance, subsurface grading, and trenching activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

CUL-2: Archaeological Resources Discovered During Grading
Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: KFA shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, KFA shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Notify the Planning Director in writing, within three days of the discovery;

   (3) The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

   (5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, KFA shall:

   (6) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Immediately notify the County Coroner and the Planning Director;

   (3) If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone with 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;

   (4) Upon the discovery of Native American remains, KFA shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until KFA has discussed and conferred with the most likely descendants regarding the descendants' preferences and all reasonable options for treatment and disposition of remains, in accordance with Public Resources Code section 5097.98.

   (5) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

   (6) Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, KFA shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that KFA has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of the Zoning Clearance for construction of the solar panels and rainwater capture tanks, KFA shall submit a copy of the grading plans for the entire proposed project which shall include the above required notation. If any archaeological remains are uncovered during ground disturbance or construction activities, KFA shall provide the written notification to the Planning Director within three days of the discovery. KFA shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: KFA shall provide the archaeological report to the Planning Division to be made part of the Project file. KFA shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that KFA implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

Residual Impact(s)

With the implementation of Mitigation Measures CUL-1 and CUL-2, set forth below, significant project-specific or cumulative impacts related to the demolition or material alteration of the physical characteristics of an archaeological resource would be reduced to a less-than-significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								

1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?			X			X		
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?			X			X		
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?			X			X		
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?			X			X		

Impact Discussion:

8B-1 through 8B-4. The southern portion of the KFA property (APNs 029-0-033-240 and -280) was first documented in the 1985 County of Ventura Cultural Heritage Survey Phase III - Ojai as the KFA's Elizabeth Smith Residence and the Pine Cottage. At the time of the survey, the property was assigned a National Register Status Code of 3D, indicating that the site and the Elizabeth Smith Residence (also known as Arya Vihara) appeared eligible for listing on the National Register of Historic Places (NRHP) as contributors to an historic district (southern portion of the existing KFA property). Additionally, the Pine Cottage was assigned a National Register Status Code of 3, indicating that the building appeared eligible for individual listing on the National Register of Historic Places (NRHP). On December 12, 2000, the Ventura County Board of Supervisors designated the entire project site as a Site of Merit.

Post/Hazeltine Associates prepared a Historic Resources Report (dated April 27, 2017) for the proposed project (Attachment 9). The report concluded that while the entire

property has a potential association with Jiddu Krishnamurti, a noted philosopher from the mid-twentieth century, construction and other alterations to the property made after his death have reduced the design and visual integrity of the southern portion of the property to the point that it no longer makes a substantial contribution to a potential historic district's setting.

On July 10, 2017, the project was reviewed by the Ventura County Cultural Heritage Board (CHB). The CHB found the following: (1) the KFA property contains a potential historic district within the southern portion of the project site; (2) the existing Lawrence Cottage and the garage/laundry building near Arya Vihara were contributors to the potential district; and, (3) the KFA project, as proposed, would create some loss of integrity to the Site of Merit and the potential historic district due to the relocation of Lawrence Cottage and the demolition of the garage. In response to the CHP comments, KFA revised their project by retaining the garage and proposing the construction of an accessible ADA restroom. An updated Historic Resources Report dated December 21, 2017 (Attachment 9) was submitted to reflect changes to the project description.

On February 26, 2018, the CHB reviewed the revised project and requested that KFA provide additional details of the garage rehabilitation, and that KFA consider an alternative location for the ADA accessible restroom, so that it would be less prominent. On September 3, 2018, Post/Hazeltine Associates prepared an addendum to their December 2017 Historic Resources Report (Attachment 9) that includes additional details of the renovations to the garage and relocating the ADA restroom northwest of the Pine Cottage.

On September 10, 2018, the CHB reviewed the modified project and concluded that the project meets the SOI Standards for Rehabilitation (S01 Standards), provided that mitigation measures be placed on the proposed project to ensure that the proposed development and rehabilitation of the structures within the district would not compromise the design integrity of the eligible historic district. KFA will be required to design the project in compliance with the SOI Standards by retaining a historic preservation professional to review the proposed plans for compliance with SOI Standards related to: (1) stonework alterations at the northwest edge of the site; (2) garage rehabilitation; (3) landscaping (refer to mitigation measure BIO-4); and, (4) exterior repairs to existing buildings. KFA will also be required to submit a visual record of the existing historic district buildings and documentation of the historic cultural landscape, historic vistas, setting circulation elements, and landscape to Historic American Buildings Survey (HABS) standards (refer to Mitigation measures CR-1 through CR-4 below). On April 6, 2022, KFA informed the Planning Division that they would not be pursuing the designation of the site as a historical district as part of this proposed modification request[9]. With the implementation of these mitigation measures,

[9] KFA can submit a separate formal request to Cultural Heritage Board to designate the project site as an historical district at any time in the future.

potentially significant impacts related to cultural resources will be reduced to a less-than-significant level.

Mitigation Measures

CR-1: Stonework Alterations at the Northwest Edge of the Project Site
Purpose: To reduce the proposed project's potential impacts to the design integrity of the historic site of merit and streetscape along McAndrew Road.

Requirement: The following design features shall be implemented as part of the proposed project:

- To the maximum extent feasible maintain the overall form of the ovoid bed structure surrounded by its stone boundary.

- If new stones are required at the northwest edge of the project site, they shall match the existing in material, form and appearance.

KFA shall retain a historic preservation professional to review the proposed plans prior to submittal. The professional shall meet the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation and confirmed through the submittal of HABS Documentation as noted in mitigation measure CR-4 below.

Documentation: KFA shall provide the final construction plans for all stonework alterations at the northwest edge of the site in compliance with the design features noted in the requirement section above. All proposed exterior alterations or modifications to the stonework shall comply with the SOI Standards and Guidelines for Archaeology and Historic Preservation.

Timing: Prior to the issuance of the second Zoning Clearance for the construction, KFA shall submit plans for review and approval.

Monitoring and Reporting: The final approved plans shall be retained by the Planning Division in the case file.

CR-2: Garage Rehabilitation
Purpose: To reduce the proposed project's potential impacts to the design integrity of the historic site of merit for the existing garage (structure 8 on the February 17, 2021 project plans).

Requirement: The following design features shall be implemented as part of the proposed project:

- Exterior alterations shall be modest in scale and contextual with the building's architecture, materials, and surroundings.

- The final plans shall be reviewed by a County-approved historian and submitted to the CHB for their review.

KFA shall retain a historic preservation professional to review the proposed plans prior to submittal. The professional shall meet the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation and confirmed through the submittal of HABS Documentation as noted in mitigation measure CR-4 below.

Documentation: KFA shall provide the final construction plans for the interpretive center in compliance with the design features noted in the requirement section above. All proposed exterior alterations or modifications shall comply with the SOI Standards.

Timing: Prior to the issuance of the Zoning Clearance for construction, KFA shall submit plans for review and approval.

Monitoring and Reporting: The final approved plans shall be retained by the Planning Division in the case file.

CR-3: Exterior Repairs to Existing Buildings
Purpose: To reduce potential impacts to the integrity of the historic site of merit and maintain the historic integrity of the project site.

Requirement: Any exterior repairs or repainting that could damage the integrity of the historic site (such as sandblasting) shall be avoided. Should damage occur, KFA shall follow the guidance in the SOI Standards for Rehabilitation.

Documentation: KFA shall provide a scope of work detailing any exterior repairs or repainting to the Cultural Heritage Board Planner.

Timing: KFA shall provide a scope of work detailing any exterior repairs or repainting to the Cultural Heritage Board Planner 30 days prior to commencement of work.

Monitoring and Reporting: The approved scope of work shall be retained by the Planning Division in the case file.

CR-4: HABS Documentation
Purpose: To reduce the proposed project's potential impacts to historic resources.

Requirement: KFA shall provide a comprehensive report that includes photographic documentation and a written history and description of the historic buildings and historic

cultural landscape that meet the SOI Standards for Architectural documentation at HABS / Historic American Landscapes Survey (HALS) Level II. The documentation plan shall be developed and reviewed by a county-approved architectural historian meeting the Professional Qualification Standards contained in the SOI Standards and Guidelines for Archaeology and Historic Preservation. The professional shall have demonstrable experience applying the SOI Standards for the Treatment of Historic Property, in particular the Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings, to ensure conformance with the standards of HABS / HALS level documentation.

Documentation: The comprehensive report shall provide a visual record of the existing historic buildings, and the documentation of the historic cultural landscape, historic vistas, setting circulation elements, and landscape to HALS Level II standards. The master negatives, archival prints and HABS and HALS reports shall be donated to the Library of Congress (LOC) through the HABS/HALS donation program. Two sets of archival prints and report (no negatives) will be donated to the Ojai Museum and Museum of Ventura County. KFA shall provide one set of views in PDF digital format to CHB Staff.

Timing: The comprehensive report shall be submitted prior to the issuance of the second Zoning Clearance for construction.

Monitoring and Reporting: Provide to Planning Division Staff a letter from the libraries acknowledging receipt of donation. A copy of the HABS documentation will also be on file with the Ventura County CHB.

Residual Impact(s)

With the implementation of the mitigation measures set forth below, project-specific impacts to cultural resources, as well as the project's contribution to significant cumulative impacts to historic resources, will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								

a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a and 9b. The project site is located more than 10 miles north of the Pacific Ocean. Therefore, the proposed project will not cause a direct or indirect adverse physical change to a coastal beach or sand dune. Thus, there will not be any project-specific or cumulative impacts related to coastal beaches and sand dunes.

9c. The proposed project is consistent with the applicable the *Ventura County General Plan* for Item 9 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							

b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

10a and 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Policy Haz-4.1. No habitable structures would be proposed within 50 feet of a mapped trace of an active fault. The proposed project will not have any project-specific or cumulative impact related to potential fault rupture hazard.

10c. The proposed project is consistent with the *Ventura County General Plan* for Item 10 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts of ground shaking hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geotechnical Engineering Study, prepared by Advanced Geotechnical Services, dated April 27, 2018 (Attachment 8), provides the structural seismic design criteria for the proposed project. The requirements of the building code will reduce project-specific and cumulative impacts from the effects of ground shaking to less than significant.

11b. The proposed project is consistent with the *Ventura County General Plan* for Item 11 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of liquefaction hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

12a. The project site is not located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura.[10] This map is used as the basis for delineating the potential liquefaction hazards within the County. In addition, the Geotechnical Engineering Study (Attachment 8) concludes the subject site is not considered susceptible to liquefaction related hazards (page 5). There will not be any project-specific or cumulative impacts related to liquefaction.

12b. The proposed project is consistent with the *Ventura County General Plan* for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of seiche and tsunami hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

[10] https://www.conservation.ca.gov/cgs/maps-data

13a and 13b. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review (RMA GIS, April 2020) and is not subject to seiche hazard. The project site is also not mapped within a tsunami inundation zone based on the Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009.[11] There will not be any project-specific or cumulative impact from potential seiche and tsunami hazards.

13c. The proposed project is consistent with the *Ventura County General Plan* for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of landslide/mudslide hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

[11] Tsunami Inundation Map for Emergency Planning for the State of California County of Ventura, dated February 15, 2009.
https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_Oxnard_Quad_Ventura.pdf

14a. The project site is not located in a mapped landslide, is not located within a hillside area, and is not located in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 2699.6. The proposed project does not include any excavations into a hillside. There will not be any project-specific or cumulative impacts related to landslide/mudslide hazards.

14b. The proposed project is consistent with the *Ventura County General* for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of expansive soils hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

15a. The Expansion Index test contained in the Geotechnical Engineering Study (Attachment 8) indicates the near surface soils for the site possess low expansion (EI = 6 12, Plates A 4, 5). The proposed development will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction, that requires mitigation of potential adverse effects of

expansive soils. There will not be any project-specific or cumulative impacts related to expansive soils.

15b. The proposed project is consistent with the *Ventura County General Plan* for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of subsidence hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not located within the probable subsidence hazard zone as delineated on the United States Geological Survey Areas of Land Subsidence in California Map (December 7, 2018).[12] As the proposed project does not include any new oil, gas, or groundwater withdrawal and the proposed project is not located within a probable subsidence hazard zone, there will not be any project-specific or cumulative impacts related to subsidence.

16b. The proposed project is consistent with the *Ventura County General Plan* for Item 16 of the *Ventura County Initial Study Assessment Guidelines*.

[12] United States Geological Survey Areas of Land Subsidence in California Map, dated December 7, 2018, accessed at https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): 2007 Ventura County Building Code Ordinance No.4369 Ventura County Land Development Manual Ventura County Subdivision Ordinance Ventura County Coastal Zoning Ordinance Ventura County Non-Coastal Zoning Ordinance Ventura County Standard Land Development Specifications Ventura County Road Standards Ventura County Watershed Protection District Hydrology Manual County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 Ventura County Municipal Storm Water NPDES Permit State General Construction Permit State General Industrial Permit National Pollutant Discharge Elimination System (NPDES)?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1. The additional impervious area due to construction at the site would be approximately 10,000 sq. ft. (0.23 acres) of the total 480,000 sq. ft. (11 acres) project site. Any increase in runoff from the proposed project will either be detained by a designed onsite detention basin or captured for reuse by rainwater capture tanks in accordance with the Preliminary Drainage Letter, provided by Jensen Design and Survey, dated July 9, 2018 (Attachment 10), and constructed according to current codes

and standards. Therefore, project-specific and cumulative impacts related to flood hazards is less than significant.

17A-2. The proposed project is consistent with the *Ventura County General Plan* for Item 17a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1 thru 17B-4. The project site is in a location identified by the Federal Emergency

Management Agency (FEMA) as an area of minimal flood hazard (Zone X unshaded) as evidenced on FEMA Map Panel 06111C0585F, effective date September 26, 2014. The project site is also located outside of the 100-year and 500-year floodplain, as noted on the RMA GIS data layers (April 2020). Given the location of the property outside of severe flood hazard zones, project-specific and cumulative impacts related to flood hazards will be less than significant.

17B-5. The proposed project is consistent with the *Ventura County General Plan* for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a. The project site is located in a Very High Fire Hazard Area that is under the jurisdiction of the California Department of Forestry and Fire Protection (Cal Fire) [RMA GIS, April 2020). The proposed project will comply with all applicable Federal and State regulations, the requirements of the Ventura County Building Code (2019), and the Ventura County Fire Code[13] (2019), which require the clearance of brush and vegetation annually within 100 feet of all structures and 10 feet on either side of an onsite access road.

The proposed project, along with other projects included in the analysis of cumulative impacts, would increase the density of development within the area, thereby resulting in

[13] Ventura County Fire Code Section W105.1 https://vcfd.org/wp-content/uploads/2020/02/Ordinance-31-Adopted-Version.pdf

an incremental increase in the number of buildings, structures, and residents who will be exposed to fire hazards. However, proposed development will be required to be designed in conformance with the 2019 International Fire Code as adopted and amended by the Ventura County Fire Protection District (VCFPD), the current Ordinance for Fire Hazard Abatement, as well as the construction standards established in the adopted Building Code. Compliance with VCFPD fire protection regulations would ensure that project-specific and cumulative impacts relating to fire hazards would be less than significant.

18b. The proposed project is consistent with the *Ventura County General Plan* for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a and 19b. The project site is located outside of a County Airport Sphere of Influence (RMA GIS, April 2020). The Santa Paula Airport is located approximately 16.6 miles southeast of the project site. The proposed project will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed development is not expected to adversely impact the operational activities of a County airport as proposed

development is limited to 35 feet in height in accordance with Section 8106-7.4 of the Ventura County NCZO. The proposed accessory structures range in height between 18 feet, 6 inches (Cottage Retreat) and 8 feet, 6 inches (Maintenance shed / Bookstore)[14]. Based on these development standards, there would not be any project-specific or cumulative impact on aviation hazards.

19c. The proposed project is consistent with the *Ventura County General Plan* for Item 19 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. Although the proposed project will not involve the use of hazardous materials, which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency (CUPA), hazardous materials typically associated with construction activities may be utilized. The improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact. There will not be any project-specific or cumulative impacts related to hazardous materials.

[14] Section 8106-7.4 of the Ventura County NCZO allows the height of accessory structures to reach 35 feet in height if the accessory structure is setback 20 feet from all property lines.

20A-2. The proposed project is consistent with the *Ventura County General Plan f*or Item 20A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1. The proposed project will not involve the use of hazardous wastes. Thus, there will not be any project-specific or cumulative impacts related to hazardous wastes.

20b-2. The proposed project is consistent with the *Ventura County General Plan* for Item 20B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?		X				X		
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

21a. To determine whether a project will result in a significant noise impact, the *Ventura County Initial Study Assessment Guidelines* set forth standards to determine whether the proposed use is a "Noise Sensitive Use" or a "Noise Generator." Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The operation of the proposed camp is considered a noise generating use. In order for a project to be a noise generator, the *Ventura County Initial Study Assessment Guidelines* state that the project must not generate noise at the nearest noise sensitive use/residential district that exceeds:

- 55 dB(A) between 6:00 a.m. and 7:00 p.m.,
- 50 dB(A) between 7:00 p.m. and 10:00 p.m., or
- 45 dB(A) between 10:00 p.m. and 6:00 a.m.

Residential uses are located west and north of the project site. McAndrew Road is adjacent to the western boundary of the project site and acts as a buffer to the residential uses west of the project site. Activities associated with the KFA retreat may impact residential uses north and west of the project site (nearest offsite sensitive receptor).

KFA Programs and Events will occur indoors and outdoors and are expected to produce some noise from approximately 2:30 p.m. to 10:00 p.m. Noise associated with these activities are limited to group discussions and instruction. No amplified music or use of a portable public address system will be utilized on site at any time including during any of the proposed programs or the annual conference. A maximum of 30 participants would be on site each week during the Midweek Programs. A maximum of 60 participants would be on site during Weekend Dialogues and Talks. The midweek programs and evening dialogues would include small groups of 12 to 15 people gathering on site in the following areas: at the northwest parking area, in the grassy areas between the northwest parking area and the Arya Vhara structure, in the grassy area east of the Arya Vhara structure, in the grove west of restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure (Attachment 3). Weekday and weekend daytime visitor hours are from 10:00 a.m. to 2:30 p.m. On average 10 weekday daytime visitors and 45 weekend daytime visitors have visited the site. Outdoor activities take place approximately 1,000 feet from the western and northern property lines. The annual conference would occur within the Pine Cottage. Trees located along McAndrew Road provide a buffer that would attenuate noise levels of participants and visitors.

To resolve noise complaints that may arise during programs and the annual conference, the project will be conditioned to require that KFA provide to the Planning Division a written plan of how the camp will address noise complaints. The plan will include, but

will not be limited to the following: 1) verification that all residents within 2,000 feet of the CUP boundary have received written correspondence identifying how the camp intends to resolve noise complaints, the contact information of more than one camp employee, and phone numbers where the complainant can call in; and, 2) the camp shall maintain an Events Report that includes a brief description of the event, the date and time noise complaints were received, and how they were resolved. The Events Report shall be submitted to the Planning Division upon request.

The project site is located adjacent to McAndrew Road and approximately one mile north of Highway 150. Noise generated from vehicular traffic on McAndrew Road is mainly generated by residential uses and Thatcher School. The project site is located outside of the Community Noise Equivalent Level (CNEL) 65 dB(A) noise contour for Highway 150 as indicated in Table 7.1 of the Ventura County General Plan. The project site is not located near any railroads or within the flight path of air traffic from Santa Paula Airport. Proposed development would not be subject to noise levels from traffic along a roadway that meets or exceeds the CNEL 65dB(A) noise contour. To ensure the proposed project does not exceed exterior noise level thresholds specified in Ventura County General Policies HAZ-9.2.1, HAZ-9.2.5, and the Ventura County Initial Study Assessment Guidelines item 21, KFA will be required to limit site preparation and construction activity for the proposed project to the 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. Construction equipment maintenance shall be limited to the same hours.

21b and 21e. The proposed project will result in the development of 10,931 sq. ft. of accessory structures on the KFA property. Pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities may temporarily exceed the threshold criteria defined in the Transit Noise and Vibration Impact Assessment (Ventura County Initial Study Assessment Guidelines, page 119). Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving. In addition, to ensure that development of the proposed project complies with the requirements of the Ventura County General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a), the proposed project will be subject to a construction noise condition noted above.

21c. The proposed project does not involve the creation of a vibration generating transit use. Therefore, the proposed project will not have a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the Ventura County Initial Study Assessment Guidelines (Section 21).

21d. The proposed project will not involve the use of heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Ventura County Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3). The proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses. Thus, project-specific and cumulative impacts related to noise and vibration are considered less than significant.

21f. The proposed project is consistent with the *Ventura County General Plan* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

22a. Existing and proposed structures would be located more than 150 feet east of McAndrew Road, a public road, and would be screened by existing dense vegetation located along the property's frontage. As a result, the proposed project will not be visible or create a new source of glare or discomfort to motorists traveling along McAndrew Road. KFA programs and the annual conference occur throughout various areas on site and would also not be visible from McAndrew Road. In addition, KFA will be required to submit a Lighting Plan (refer to Section 4E of this initial study) to ensure exterior lighting is directed downward and does not spillover to adjoining properties or open space

areas. As such, neither the project site or proposed events and programs will be visible to motorists traveling along any road of the County Regional Road Network. Project-specific and cumulative impacts related to daytime glare are less than significant.

22b. The proposed project is consistent with the *Ventura County General Plan* for Item 22 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an OWTS. An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. This potential impact from the proposed project can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tanks must be pumped by a Ventura County EHD permitted pumper truck and wastes must be disposed of in an approved manner.

The proposed camp use and the construction and operation of a new commercial food facility (dining commons) are subject to permitting by the EHD Community Services Section. Prior to any proposed construction, KFA will be required to obtain approval from EHD for the design, construction, and operation of a food facility in compliance with applicable state and local requirements. Compliance will reduce the public health impacts to a less than significant level. Project-specific and cumulative impacts related to public health are less than significant.

23b. The proposed project is consistent with the *Ventura County General Plan* for Item 23 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. Neither VCAPCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County's discretionary land use permitting authority. The County has, however, routinely applied a 10,000 metric tons of carbon dioxide equivalent per year (MTCO2e/yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15064.4(a)(2). Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate. VCAPCD supports the application of this numeric threshold as stated in the GHG Threshold Report VCAPCD published in 2011 at the request of the VCAPCD Board, which concludes "Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast Air Quality Management District (AQMD) and the Southern California Association of Governments region." The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO2e/yr for commercial and residential projects.

The estimated operational GHG emissions from the proposed project were calculated at 70.7 MTCO2e/yr (operation plus construction amortized over the life of project, estimated at 20 years). The emissions calculated are less than the recommended GHG significance threshold being considered for discretionary projects and the South Coast AQMD GHG threshold for residential and commercial projects. Project-specific and cumulative impacts related to GHG emissions are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (Plng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. The project site is situated in a residential, open space and agricultural area that includes open space and agriculture uses to the east and south of the site and residential uses to the west and north of the project site. Parcels located south and east of the site are currently in agricultural production with orange and avocado orchards. The nearest off-site residential use abuts the northern property line of the project site. Residential uses are also located on the eastern side of McAndrew Road, which buffers these residential uses from the project site.

The retreat has been operating on site since 1977. The project site is currently developed as an adult educational center and religious retreat and includes approximately 18,330 sq. ft. of existing structures. Approximately 10,931 sq. ft. of additional accessory structures are proposed to be built on site. All of the lots associated with the proposed project will encompass 11.12 acres and have a zoning designation of RE-20 ac. The maximum building coverage of the RE-20 ac zone is 25 percent. With the addition of the proposed project, total building coverage will be 0.06 percent.

Existing buildings and structures have been constructed to blend in with the natural environment using earth tone colors. The architecture of the proposed reception/canteen building and two cottages is characteristic of a small house or cottage of the 1940's Modernist style. The proposed maintenance shed, storage building, and ADA bathroom are also of simple design that will be in character with the existing structures and surrounding open space. The character of the adjoining community will not be substantially altered with the proposed project. To ensure proposed development is compatible with the existing facility and blends in with the natural environment and character of the community, the proposed project will be conditioned to require the incorporation of natural materials, earth tones colors, and non-reflective paints and glass. As discussed in Section 8b above, the character of the proposed structures and any alterations to existing structures must be designed in compliance with the SOI Standards by retaining a historic preservation professional for compliance with SOI Standards.

The entire project site is located within the Ojai Valley Dark Sky Ordinance Overlay Zone, which regulates exterior lighting within the Ojai Valley. To ensure that any new exterior lighting does not adversely impact the surrounding areas and is consistent with the exterior lighting requirements of the Ojai Valley Dark Sky Ordinance Overlay Zone (Section 8109-4.7.4 of the Ventura County NCZO), KFA will be required to submit a lighting plan. Specifically, KFA must ensure that all new exterior lighting is shielded downward and does not exceed 850 lumens. Upward facing display lights, outdoor spotlights, and laser lights are prohibited, pursuant to Sections 8109-4.7.3 (b) [Prohibited Lighting) and 8109-4.7.4 (a) [Shielding and Direction of Luminaires] of the Ventura County NCZO. Existing lighting does not need to be brought into compliance with the requirements of the Ojai Valley Dark Sky Ordinance. However, all existing lighting must be shielded downward.

Access to the site is made available by two existing paved driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces are provided on site to accommodate staff and visitors for all proposed programs and the annual conference. The parking areas are not visible from MacAndrew Road. The closest parking area to McAndrew Road is setback more than 450 feet from this road and screened by existing mature vegetation planted along the western property line adjacent to McAndrew Road.

No amplified music or use of a portable public address system will be utilized on site at any time including during any of the proposed programs or the annual conference. In order to resolve noise complaints that may arise during programs and the annual conference, the project will be conditioned to require that KFA provide to the Planning Division a written plan of how the camp will address noise complaints. The plan will include, but will not be limited, to the following: 1). verification that all residents within 2,000 feet of the CUP boundary have received written correspondence identifying how the camp intends to resolve noise complaints, the contact information of more than one camp employee, and phone numbers where the complainant can call in; and, 2) the

camp shall maintain an Events Report that includes a brief description of the event, the date and time noise complaints were received, and how they were resolved. The Events Report shall be submitted to the Planning Division upon request. Based on this discussion, project-specific and cumulative impacts related to community character are less than significant.

25b. The proposed project is consistent with the *Ventura County General Plan f*or Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?		X				X		
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units. Therefore, the proposed project will not create a project-specific impact, and will not make a

cumulatively considerable contribution to a significant cumulative impact, related to the elimination of existing housing.

26b. As stated in the Ventura County Initial Study Assessment Guidelines (p. 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less-than-significant project-specific impact, and does not qualify as a cumulatively considerable contribution to a significant cumulative impact, related to the demand for new housing, because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, project-specific and cumulative impacts related to the demand for construction worker housing are less than significant.

26c. A total of 12 employees work on site. The number of permanent employees (7) will not change as a result of the proposed project. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, project-specific and cumulative impacts related to the demand for housing for employees associated with an employment-generating use is less than significant.

26d. The proposed project is consistent with the *Ventura County General Plan* for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The May 3, 2021, traffic study prepared by Associated Traffic Engineers (Attachment 11) evaluated trip generation for the proposed project and concluded that

the existing baseline operation generates 37 average daily trips (ADT), and the proposed project would add 96 ADT. None of these trips would create any new weekday am or pm peak hour trips[15] on State Route (SR) 33. To ensure that no peak hour trips are generated, the proposed project will be conditioned to require employees to begin work before 6:30 a.m. and end at 2:30 p.m. Daytime visitors will be permitted onsite between 10:00 a.m. and 2:30 p.m. This information will be posted on KFA's website to notify the public of these hours of operation. All Midweek programs will occur between 7:30 p.m. and 10:00 p.m. (Tuesday Evening Dialogue) and 2:00 p.m. and 7:30 p.m. (Midweek Events). Attendees will be required to register to attend the Tuesday Evening Dialogue and Midweek Events and participants are prohibited from arriving or departing these midweek events outside of these designated program hours. Resident Scholars are required to arrive and depart in shuttle vans from a pre-determined pick-up and drop-off location after 7:00 p.m. on weekdays. KFA will be required to keep a log of shuttle drop-off and pick-up times as well.

Senate Bill 743 requires that a project's potential traffic impacts under the California Environmental Quality Act (CEQA) be evaluated based on a new metric that assesses a project's change in "Vehicle Miles Traveled" (VMT), rather than the Level of Service metrics used in the past. VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The County of Ventura has adopted VMT thresholds of significance that are consistent with the guidelines published by the State of California. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT or would be inconsistent with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact.

The proposed project will generate 96 additional ADT on the local public roads and the Regional Road Network. Thus, project-specific and cumulative impacts related to level of service and VMT are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

[15] Am Peak hours are 6:30 am to 9:30 am in both directions and pm Peak hours are 3:30 pm and 6:30 pm in both directions.

27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The proposed project will create the potential for new development that will generate additional traffic on the local public roads and the Regional Road Network. The level of new traffic that would be generated by the proposed project will not adversely affect the safety and design of roads or intersections within the Regional or Local Road Network. Thus, project-specific and cumulative impacts related to the safety and design of roads or intersections within the Regional or Local Road Network will be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(3)-a. No new private roads are proposed for this project. KFA will be subject to a standard condition of approval that will require minimum paved width of 25 feet for all onsite driveways and a minimum paved driveway width of 20 feet for onsite one way traffic, in accordance with Public Road Standards. Project-specific and cumulative impacts related to the safety and design of private access will be less than significant.

27a(3)-b. The proposed project is consistent with the *Ventura County General Plan* for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a. Public roads serving the project comply with the County Public Road Standards and/or VCFPD Fire Apparatus Access Road Guidelines. Therefore, project-specific and cumulative impacts related to tactical access are considered less than significant.

27a(4)-b. The proposed project is consistent with the *Ventura County General Plan* for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1 and 27b-2. The project, as proposed, will not generate significant pedestrians or bicycle traffic. McAndrew Road is two lane country road that does not have sidewalk, curb, gutter or designated bike lanes. Protected highway crossings or pedestrian and bicycle facilities are not required. Therefore, project-specific and cumulative impacts related to pedestrian/bicycle facilities are considered less than significant.

27b-3. The proposed project is consistent with the *Ventura County General Plan* for Item 27b-3 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27c-1. There are no transit stops within 0.5 miles of the project site (RMA GIS, April 2020). The nearest transit stop is operated by the City of Ojai (City Trolley Service) and located more than 5 miles west of the project site on East Ojai Avenue at Gridley Road. The proposed project will not interfere with existing bus routes. Private vehicles will park on site during midweek programs, daytime visiting hours, the annual conference and Saturday dialogues. Daytime visitors will arrive by private vehicle, and the Resident Scholars will arrive and depart by shuttle van. As a result, there will not be a net increase in demand for bus transit facilities. Project-specific and cumulative impacts related to bus transit facilities/services is less than significant.

27c-2. The proposed project is consistent with the *Ventura County General Plan* for Item 27c-2 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation – Railroads								
Will the proposed project:								

1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27d-1. The nearest railroad line is the Southern Pacific line, which is located more than 10 miles southeast of the project site. The proposed project will not interfere with existing railroad facilities or operation. There will not be any project-specific or cumulative impacts related to railroad facilities or operations.

27d-2. The proposed project is consistent with the *Ventura County General Plan* for Item 27d of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The nearest airport is the Santa Paula airport, located approximately 16.6 miles southeast of the project site. The project site is not located within the sphere of influence of a county airport, nor does the project have the potential to generate complaints or concerns regarding airport operation. The proposed accessory structures range in height between 18 feet, 6 inches (Cottage Retreat) and 8 feet, 6 inches (Maintenance shed / Bookstore), which is below the maximum height of 35 feet allowed by Sections 8106-1.1 and 8106-7.4 of the Ventura County NCZO. There will not be any project-specific or cumulative impacts related to interference with airports.

27e-3. The proposed project is consistent with the *Ventura County General Plan* for Item 27e-3 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The project site is located more than 10 miles north from the nearest harbor facility, which is Ventura Harbor. Based on this distance, the proposed project will not adversely impact or increase the demand for commercial boat traffic and/or adjacent commercial boat facilities. There will not be any project-specific or cumulative impacts related to existing harbor facilities or operations.

27f-2. The proposed project is consistent with the *Ventura County General Plan* for Item 27f of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation – Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. There are no oil and gas facilities, nor any major or minor pipelines located on or in the vicinity of the project site (RMA GIS, April 2020). The nearest major pipeline is located approximately 3 miles southeast of the project site. At this distance, the proposed project will not compromise or interfere with the operation of an existing pipeline. There, will not be any project-specific or cumulative impacts related to pipelines.

27g-2. The proposed project is consistent with the *Ventura County General Plan* for Item 27g of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								

1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided via an existing connection to SCMWD. Connection and capacity to serve existing and proposed water usage was verified in letter from SCMWD, dated January 21, 2022. There will not be any project-specific or cumulative impacts related to the water supply quality.

28a-2. The proposed project is consistent with the *Ventura County General Plan* for Item 28a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1 and 28b-2. As discussed in Item 2A above, the site is located within the service area of SCMWD. Current water demand at the site is 11.12 acre-feet per year (AFY). Water usage for the project is estimated to increase by 2.52 AFY, bringing the total usage to 13.64 AFY. Due to the extreme drought conditions, on January 21, 2022, the Board approved a requirement for an agreement between KFA and SCMWD for new or expanded connection. This agreement specified a pre-development annual baseline volume that would be calculated as the average of the past three years of usage. On April 19, 2022, KFA signed this agreement with SCMWD and on April 20, 2022, SCMWD issued an updated Will Serve Letter to the project site. Therefore, project-specific and cumulative impacts related to water supply quantity are less than significant.

In accordance with Ojai Valley Area Plan Policy OV-64.2, KFA has proposed to offset the 2.52 AFY of water demand with the installation of rainwater capture tanks. Seasonal rainfall data from VCWPD Station 059 at the Thacher School identified the base period seasonal precipitation average for the station as 21.53 inches. Using the base period seasonal precipitation average, the system is capable of collecting 129,938 gallons (0.40-AF) of rainwater annually, supplementing and offsetting the increased water usage. To further offset the additional 2.52 AFY water demand, KFA will be required to install plumbing retrofits onsite, along with the rainwater capture tanks and removal/replacement of existing citrus orchard. Project-specific and cumulative impacts related to water supply quantity is less than significant.

28b-3. The proposed project is consistent with the *Ventura County General Plan* for Item 28B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?		X				X		

2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28c-1. The SCMWD Will Serve Letter, dated January 21, 2022, confirmed that the water demand required for fire flow can be met (approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration). KFA will be required to verify that the water purveyor can provide the required volume and duration at the project site. Project-specific and cumulative impacts related to fire flow are considered less than significant.

28c-2. The proposed project is consistent with the *Ventura County General Plan* for Item 28C of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29a-1. The proposed camp operation will utilize four existing OWTS, which all have leach line dispersal fields. Septic tank pumping reports (February 1, 2017) were provided for each of the four existing OWTS which confirmed that the systems appear to be in good working order. However, the tank and baffle walls on the Pine Cottage, Pine Cottage Annex, and Archive/Administration building have some deterioration. All the OWTS' are under the permitting authority of the SRWQCB. An OWTS that is failing

must adhere to state and local OWTS regulations including inspections, reporting, monitoring and proper maintenance of tanks and disposal fields.

The OWTS system design report dated November 22, 2016 (Attachment 7), shows the addition of four new structures will require the installation of new OWTS. These structures include two guest cottages and a canteen/reception area, which will utilize separate tanks (two, 2,500-gallon and one, 2,000-gallon) with a common seepage pit dispersal system, a yoga pavilion with a 1,000-gallon tank with leach lines, and a guest room at the Pine Cottage with a 1,000-gallon tank with leach line. Feasibility for these new OWTS' has been demonstrated; however, prior to the installation of the new septic system, KFA will be required to provide geotechnical report system design calculations to EHD Liquid Waste Program staff for review and approval in order to demonstrate compliance with local building codes, and historic geological data for the area.

The wastewater discharges from the existing and proposed OWTS' are regulated by the SRWQCB. Verified Waste Discharge Requirements (WDR 100039613) for the site are valid and active according to County records. KFA will be required to notify the SRWQCB of any change to the site, including the addition of new OWTS', and obtain an updated WDR for the property. Conformance with the County Building Code Ordinance, State OWTS policy, WDR requirements, and EHD guidelines, as well as proper routine maintenance of septic systems, will maintain any project-specific and cumulative impacts related to individual sewage disposal systems at a less than significant level.

29a-2. The proposed project is consistent with the *Ventura County General Plan* for Item 29A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			

2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. The proposed project will utilize multiple OWTS' and will not require connection to a sewage collection facility. The proposed project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2. The proposed project is consistent with the *Ventura County General Plan* for Item 29B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, Ventura County has at least 15 years of disposal capacity available for waste generated by County projects. Because the County currently exceeds the minimum disposal capacity required by the state PRC, Ventura County Ordinance Code (VCOC) VCOC Division 4, Chapter 7, Article 3 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage,

recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The Integrated Waste Management Division's construction and demolition waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final zoning clearance for use inauguration, consistent with Ventura County General Plan Policies PSF-5.3, PFS-5.9 and HAZ-5.2. In addition, the proposed project will be consistent with the Ojai Valley Area Plan Policy OV-27.1 that encourages practices that reduce the volume of waste disposed of in landfills, as KFA will include onsite recycling facilities / areas. Thus, project-specific and cumulative impacts related to solid waste disposal capacity are considered less than significant.

29c-2. The proposed project is consistent with the *Ventura County General Plan* for Item 29C of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not include a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

29d-2. The proposed project is consistent with the *Ventura County General Plan* for Item 29d of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

30a. Extension of utilities to the new structures would not result in the disruption or re-routing of an existing facility. Development of the accessory structures will require an expansion of the utility facilities to provide services in compliance with building energy efficiency standards of the California Energy Code (Title 24). The proposed development creates a new dining and kitchen structure, two new cottages, installation of a new solar array and public restroom and storage structure on the project site and as such, the demand on utility services would not be significant. Therefore, project-specific and cumulative impacts related to utilities would be less than significant.

30c. The proposed project is consistent with the *Ventura County General Plan* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The project site is situated approximately 320 feet east of Thacher Creek, and approximately 3,000 feet north of Reeve's Creek, which are Ventura County Watershed Protection District jurisdictional redline channels. No direct connections to these channels are proposed. Impacts from increased impervious area and stormwater drainage design will be required to be designed so that runoff from the project site will not be released greater than the undeveloped flow rate and would not cause an adverse impact downstream in peak, velocity or duration, in accordance with Appendix J of the Ventura County Building Code. With the implementation of these project design requirements, project-specific and cumulative impacts related to flood control facilities and watercourses are considered less than significant.

31a-2. The proposed project is consistent with the *Ventura County General Plan* for Item 31a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 31b-4. Approximately 10,000 sq. ft. (0.23 acres) of new impervious area will result from the proposed project, with about 2 percent in impervious surface from the existing conditions. Proposed construction will be completed according to current codes and standards requiring no increase in runoff. In addition, stormwater quality controls will be constructed to reduce the possibility of sediment and debris materials flowing into existing channels.

Runoff is by sheetflow conditions along existing grades and will not drain or discharge directly into a channel and will not affect the capacity or create a potential for overflow. The Preliminary Drainage Letter, prepared by Jensen Design and Survey, dated July 9, 2018 (Attachment 10), concludes the development runoff will be returned to the pre-development runoff level and any increase in runoff from the proposed project will either be detained by a designed onsite detention basin or captured for reuse by rainwater

capture tanks and constructed according to current codes and standards. No increase in effects on Areas of Special Flood Hazard will occur that exceeds the pre-project condition. Project-specific and cumulative impacts related to flood control facilities / watercourses is considered less than significant.

31b-5. The proposed project is consistent with the *Ventura County General Plan* for Item 31b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a. The proposed project does not have the potential to increase the demand for law enforcement or emergency services. A maximum of 60 attendees are permitted to attend the Saturday Evening Dialogue and Weekend Evening Talks, which occur weekly for a two-hour duration and 12 times per year for a 2.5 hour duration, respectively. This includes the resident scholars and six overnight guests. A maximum of 40 individuals per day are expected to attend the annual conference, which occurs yearly over a three-day period. The consumption of alcohol and the use of amplified music or public address systems are not proposed as part of the project. In addition, Fire Station No. 21, addressed at 1201 Ojai Avenue in Ojai, is located 3.2 miles southwest of the project site. As a result, additional law enforcement personnel and services are not required. The proposed project will not have any project-specific or cumulative impacts related to a law enforcement/emergency services.

32b. The proposed project is consistent with the *Ventura County General Plan* for Item 32 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1. The project site is located approximately 3.2 miles northwest of the nearest fire station, Station No. 21. The distance and response time is adequate, and no new fire stations or personnel are required as a result of the proposed project. There will not be any project-specific or cumulative impacts related to fire protection services distance and response time.

33a-3. The proposed project is consistent with the *Ventura County General Plan* for Item 33a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1 and 33b-2. As noted in item 33a above, the proposed project is located approximately 3.2 miles northwest of Fire Station No. 21. Based on this distance from an existing fire station, the need for additional fire personnel is not required. There will not be any project-specific or cumulative impacts related to fire protection services personnel, equipment, and facilities.

33b-3. The proposed project is consistent with the *Ventura County General Plan* for Item 33b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education – Schools								
Will the proposed project:								

1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The project site is located within an area that is served by the Ojai Unified School District. The nearest schools are San Antonio Elementary School approximately 1.5 miles southwest of the project site, and Monica Ros School located about 1.2 miles southwest of the project site. The proposed project is not expected to adversely impact the operation of these schools as all components of the proposed project will occur on site. There will not be any project-specific or cumulative impacts related to existing school facilities.

34a-2. The proposed project is consistent with the *Ventura County General Plan* for Item 34a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							

4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1. The closest library is the Ojai Library, addressed as 111 East Ojai Avenue in Ojai, which is located approximately 4.5 miles southwest of the project site. The proposed project does not have the potential to create project-specific impacts which would interfere with the use of the library and would not increase in the demand for library services that would result in a significant demand on library resources, thereby warranting the need for the construction of new library facilities. There will not be any project-specific or cumulative impacts related to library services.

34b-5. The proposed project is consistent with the *Ventura County General Plan* for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		

b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a through 35c. The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are no parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed project site. The Los Padres National Forest is located approximately 560 feet north of the project site. Horn Canyon Trail and the U.S. Forest Service Trail System are located approximately 1,518 feet and 1,351 feet northeast of the project site, respectively. At these distances, and the fact that all activities authorized under the proposed project will occur on site, the proposed project will not have an adverse effect on the development, maintenance, or use of public trails. Therefore, project-specific and cumulative impacts related to trails is considered less than significant.

35d. The proposed project is consistent with the *Ventura County General Plan* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
36. Tribal Cultural Resources								

Would the project:								
a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.			X			X		
b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or			X			X		
c) A resource determined by the Lead Agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.			X			X		

Impact Discussion:

36a through 36c. As stated in item 8 a above, the project site has an archeological determination of "sensitive likely to contain archeological resources". On May 12, 2021, Planning Division staff consulted with Native American Tribal Consultant Ms. Tumamait-Stenslie who determined that there would be potentially significant but mitigable impacts to cultural resources. Impacts would be reduced to a less than significant level by the applicant obtaining a Native American would be required onsite to monitor any subsurface grading, trenching, or construction activities related to the proposed project (Refer to mitigation measures CUL-1 and CUL-2, above).

The entire project site was designated as a Site of Merit by the Ventura County Board of Supervisors on December 12, 2000. The applicant will be required to implement mitigation measures that will ensure that the historical integrity of the project site will remain and not be adversely impacted by the proposed development. These mitigation measures include implementation of design features for stonework alterations at the northwest edge of the project site (mitigation measure CR-1), for the garage

rehabilitation (mitigation measure CR-2) conducting exterior repairs or repainting pursuant to the SOI standards for Rehabilitation (mitigation measure CR-3) and provide documentation of the historic buildings and historic cultural landscape that meet the SOI Standards for Architectural documentation at HABS / HALS Level II.

Mitigation/Residual Impact(s)

With the implementation of the mitigation measures set forth below, project-specific impacts to cultural resources, as well as the project's contribution to significant cumulative impacts to historic resources, will be less than significant

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
37. Energy								
Would the project:								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X				X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X				X		

Impact Discussion:

37a and 37b. The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All commercial on-road and off-road diesel vehicles used during the construction phase are subject to the idling limits required by applicable California State laws and VCAPCD Rules and Regulations. The proposed structures will be designed to comply with Title 24 energy conservation requirements. All new windows would be dual glazed. All lighting fixtures would include LED elements and occupancy sensor switches. All appliances (washer, dryer, microwave, cooktop) would be Energy Star certified.

The policies and programs of the Ventura County General Plan do not compel privately-initiated discretionary development to comply with specific renewable energy or energy efficiency standards or requirements. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Project-specific and cumulative impacts related to energy resources is less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
38. Wildfire								
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X				X		
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

Impact Discussion:

38a through 38d. The project site is within a Very High Fire Hazard Severity Zone under the jurisdiction of the California Department of Forestry and Fire Protection (Cal Fire). Fire Station No. 21 is located 3.2 miles southwest of the project site. As a result, additional law enforcement personnel and services are not required. KFA will be subject to a standard condition of approval that will require compliance with the requirements of the current Ventura County Building Code and the Ventura County Fire Code, which require fuel modification adjacent to a structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush will be required to be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. In addition, KFA is required to verify that adequate fire flow is available at the proposed project site, that onsite access roads meet VCFPD standards, and that automatic fire sprinkler system(s) must be installed in all new structures as required by the VCFPD. With the implementation of these standard conditions of approval, project-specific and cumulative impacts related to fire hazards is less than significant. Furthermore, the VCFPD determined that the proposed project would not cause adverse fire-related impacts and that it would be consistent with the applicable General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency—Land Development Services analyzed the proposed project and determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding.

Mitigation/Residual Impact(s)

None.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	**No**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B, Item 4 of the Initial Study, with the imposition of the recommended mitigation measures BIO-1 through BIO-4, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

2. The project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, with the imposition of the recommended mitigation measures, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

4. As stated in Section B, the proposed project will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

[ ]	I find the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** should be prepared.
[X]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A **Mitigated Negative Declaration** should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an **Environmental Impact Report** (EIR) is required.*
[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Kristina Boero, Senior Planner — 4/25/2022 (Date)

Attachments:

Attachment 1 Aerial Map

Attachment 2 General Plan, Area Plan and Zoning Map

Attachment 3 Project Plans and Outdoor Program and Event Areas

Attachment 4 Arborist Report and Tree Protection Plan, prepared by Cragoe Pest Services, Inc., dated August 26, 2019

Attachment 5 WREA Water Usage Memorandum, dated January 24, 2022

Attachment 6 Pending and Recently Approved Projects List

Attachment 7	Onsite Wastewater Treatment System (OWTS) Design Study Report, prepared by Advanced Geotechnical Services, Inc. and dated November 20, 2016 and revised April 27, 2018
Attachment 8	Geotechnical Engineering Study, prepared by Advanced Geotechnical Services, Inc., dated April 27, 2018
Attachment 9	Post Hazeltine Revised Historic Resources Reports, dated April 27, 2017, December 21, 2017 and Addendum Letter, dated September 3, 2018
Attachment 10	Preliminary Hydrology / Drainage Letter, prepared by Jensen Design and Survey, dated July 9, 2018
Attachment 11	Associated Traffic Engineers Traffic Study, dated May 3, 2021
Attachment 12	Works Cited



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-24-2022

RMAgis

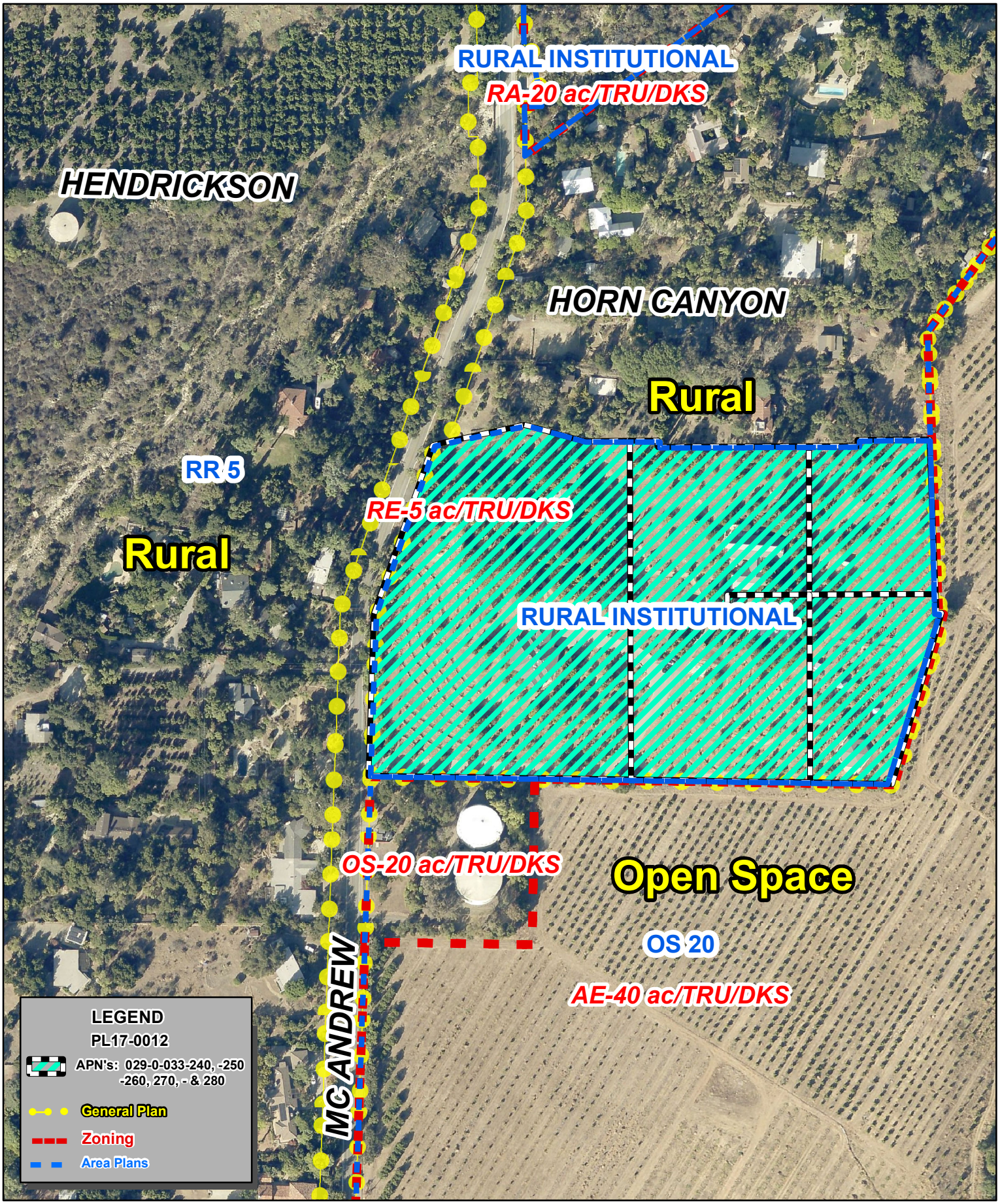
County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 1 - Aerial Map

0 50 100 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

N

RH



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 2 - General Plan, Area Plan and Zoning Map

0 50 100 Feet

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RH

Krishnamurti Education Center
CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Sluijter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - RI (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone - Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (35'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres*
	** Gross area less area of access easement in northwest corner of property.*
Setbacks	
Front:	20 feet from property line
Side:	5 feet
Rear:	15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures

(#ID) Structure	*Year Built / Status**	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(01) Arya Vihara	1910 / remain	OA / SA	+/- 2807	+/- 3576 (2 stories)	+/- 1475
(02) Lawrence Cottage	before 1945 / remain	SA	+/- 450	+/- 450	0
(03) Laundry	after 1945/ remain	accessory	+/- 410	+/- 410	0
(04) Pine Cottage - Library/Study	1917 / remain	study	+/- 4191	+/- 4191	0
(05) Pine Cottage Annex	1946 / remain	OA	+/- 1588	+/- 2477 (2 stories)	+/- 1214
(06) Administration/Archives	1998 / remain	office	+/- 5055	+/- 5055	0
(07) Yoga Pavilion	2014 / remain	study	+/- 1391	+/- 1391	0
(08) Interpretive Center (converted garage)	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
Total Existing Building Area to Remain			**16,662**	**18,330**	**2689**

Proposed Structures

(#ID) Structure	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(A+B) Dining, Kitchen, Reception Building	visitor / assembly	2193	2193	0
(C1) Cottage (6 rooms)	OA / SA	1048	1535 (2 stories)	1320
(C2) Cottage (6 rooms)	OA / SA	1048	1535 (2 stories)	1320
(D) Solar Array	accessory	3168	3168	0
(E) Maintenance Shed (below solar array)	accessory	1800 (excl. from total)	1800	0
(G) Restroom Enclosure	restroom	180	180	0
(H) Shade Structure	accessory	400	400	0
(M) Pavilion Storage Shed	accessory	120	120	0
Total New Building Area		**8157**	**10,931**	**2640**
Total Building Coverage (%) ****		**24,829 (5.12 %)**		
Total Gross Floor Area (all structures)			**29,261 sq.ft.**	
Total Accessory Area			**4098 sq.ft.**	
Total Overnight Accommodation (OA) Area"				**5329 sq.ft.**
Total Non-OA 'Camp' Gross Area""			**18,034 sq.ft.**	

** Year built per historian report.*

*** Use per VCZO Sec. 8105-5. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accomodations for permanent staff (SA areas excluded from OA limits).*

**** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.*

**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.

" Overnight accommodation (OA) area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.

"" Non-OA Camp Gross Area = Roofed Structures used for Camp Activities = Gross Floor Area less OA areas and less 'accessory' areas.

Parking*

North Entry - Uncovered	12 (incl. 1 HC)
South Entry - Uncovered	36 (incl. 2 HC)
Maintenance Garage - Uncovered	2
Total	**50 (incl. 3 HC)**

** Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All existing stalls removed and replaced with new stall locations.*

Site Coverage Statistics

	Area (SF)
Total Parking Area (all Pervious)	11,322 (2.34 % of total site area)
Total Impervious Surface Area	30,157.5 (roads) + 24,829 (structure) = 54,986 (11.3 % of total site area)
Total Pervious Surface Area*	429,410.2 (88.6% of total site area)
Total Open/Agricultural Area**	400,082.2 (82.6% of total site)

* Total Site Area less Impervious Area

** Total Site Area less Parking and Impervious Areas (roads, buildings, etc.)

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 3 Project Plans and Outdoor Program and Event Areas

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accomodations for guests of the property.

Sheet Index

general

A0.0 Title Sheet

architectural & landscape

A1.0 Architectural and Landscape Site Plan

A2.0 Proposed Buildings - Plans & Elevations

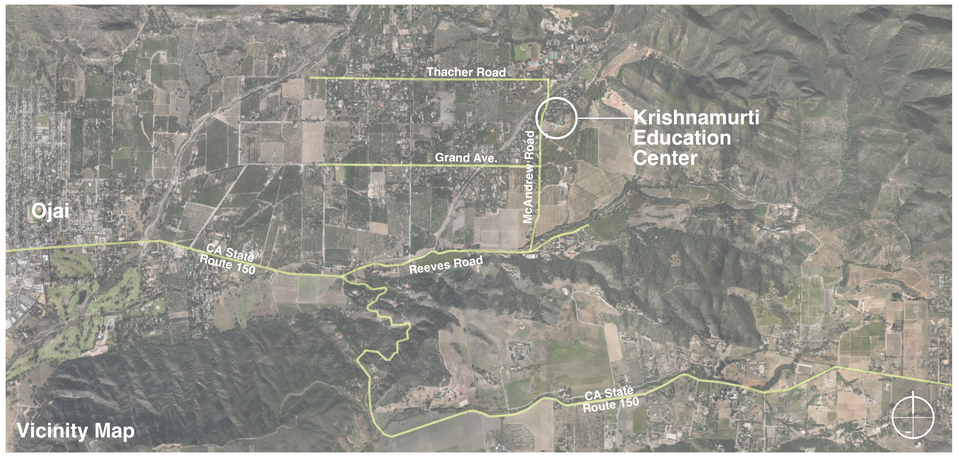
A3.0 Proposed Buildings - Plans & Elevations

A3.1 Proposed Buildings - Plans & Elevations

A6.0 Parking Exhibits

civil

C1 Preliminary Grading Plan



Vicinity Map



Existing Site Aerial (1)

feet 0 25 50 100 scale: 1" = 50'-0"

Blackbird Architects Inc.

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Santa Barbara CA
93101 USA

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www.bbird.com

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biologist

Sarah Termondt
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P.O. Box 1539
Ojai, CA 93023
t 805.646.9006
f 805.646.3870

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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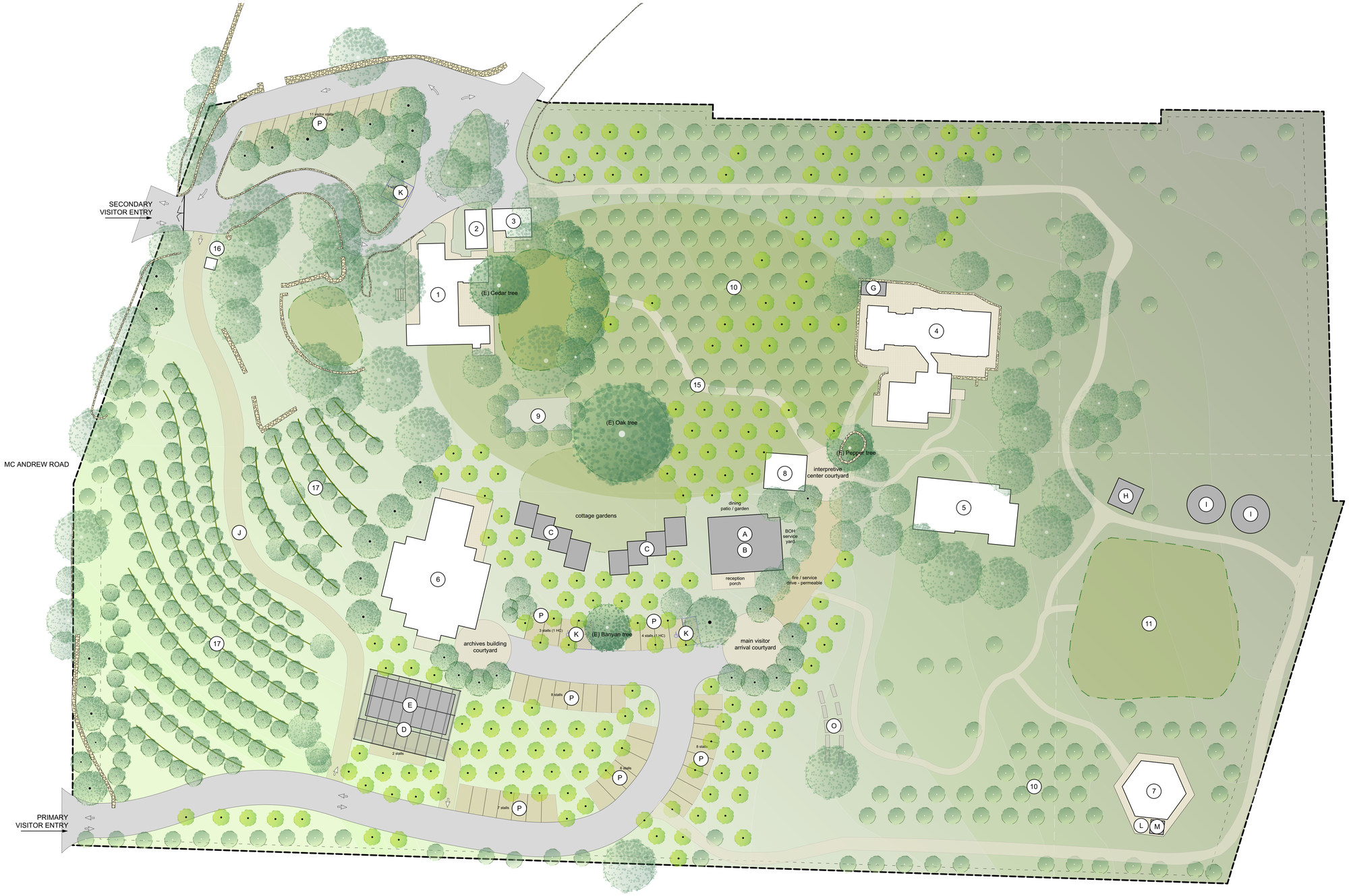
NOT FOR CONSTRUCTION

Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0

CUP Update 02.17.21



LANDSCAPE NOTES

VCFD fuel modication zones and definitions

zone 1: 0-30 feet buildings, structures, etc.

Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all 'ladder fuels' (low-level vegetation that allows the fire to spread from the ground to the tree canopy)

zone 1: 30-100 feet buildings, structures, etc.

This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Shrubs or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

proposed trees

Quantity: 32 (excluding new citrus trees)

Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species

Size/Mitigation Requirements: Total cross-sectional area at breast height of all proposed trees must equal (at a minimum) the mitigation total square inches indicated in the arborist report at the time that mitigation is required.

It is recommended that larger DBH trees be planted along entry drives or other high visibility areas.

Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual relief/integration of parking elements and to provide shade and improved aesthetics of driveable/parking areas.

proposed plant palette for erosion control and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

permeable parking TYP. - material palette

stalls: decomposed granite

EXISTING BUILDING / SITE FEATURE KEY NOTE

01 Arya Vihara - Guest House
02 Lawrence Cottage
03 Laundry
04 Pine Cottage - Library / Study Center
05 Pine Cottage Annex - Guest House
06 Administration / Archives
07 Yoga Pavilion
08 Interpretive Center (converted garage)
09 Badminton Court
10 Citrus Tree Grove
11 Vegetable and Flower Garden
12 Rear Lawn
13 Front Lawn
15 Walking Path
16 Trash Enclosure
17 Olive Tree Orchard and Swales

PROPOSED BUILDING / SITE FEATURE KEY NOTE

A Dining Pavilion + Kitchen
B Visitor Arrival/Bookstore
C Cottage Retreat (12 residential units total)
D Solar Array
E Maintenance Storage/Garage + Book Storage (below solar array)
G Restroom Enclosure
H Shade Structure
I Fire Suppression Water Tanks
J Gravel Service Road
K Accessible Parking Stall
L Yoga Pavilion Water Cooler
M Yoga Pavilion Storage Shed
O Outlook Seating
P Parking

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

property boundary
setback
internal lot lines
easement
permeable parking/drive (DG)
permeable hardscape (DG or paver) (patio, plaza, deck)
asphalt paved drive
(E) existing building to remain
(N) proposed structure
(E) site stone wall
(E) existing tree
(N) proposed tree

Proposed Site Plan 1
feet 0 1 3 6
5 0 0
scale: 1" = 30'-0"

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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
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c/o Jacob Sluijter, Executive Director

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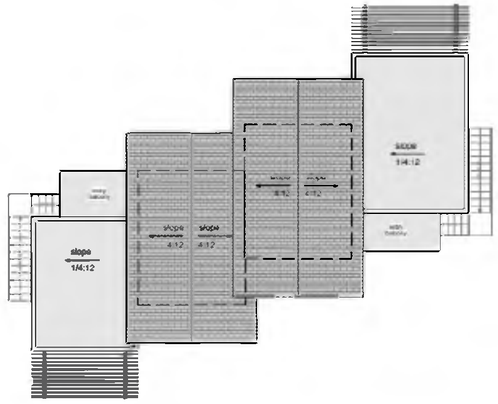
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Site Plan

Proposed Site Plan
Architectural & Landscape

A1.0

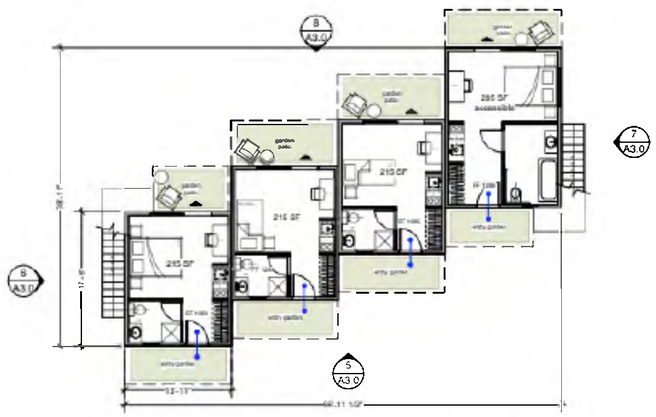
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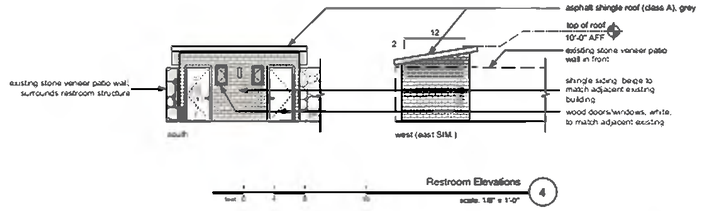
TYP. Cottage - Roof Plan 8



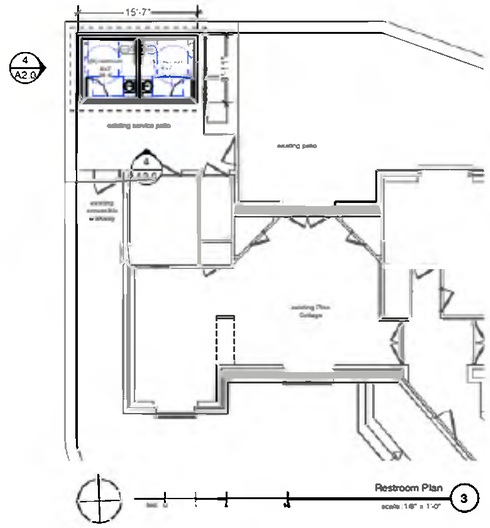
TYP. Cottage - Upper Level Plan 7



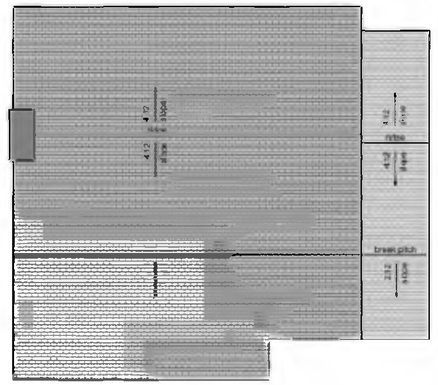
TYP. Cottage - Lower Level Plan 6



Restroom Elevations 4



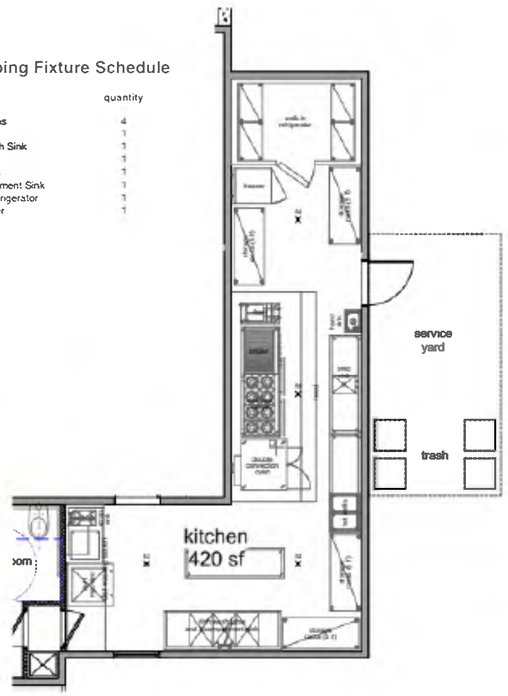
Restroom Plan 3


break pitch

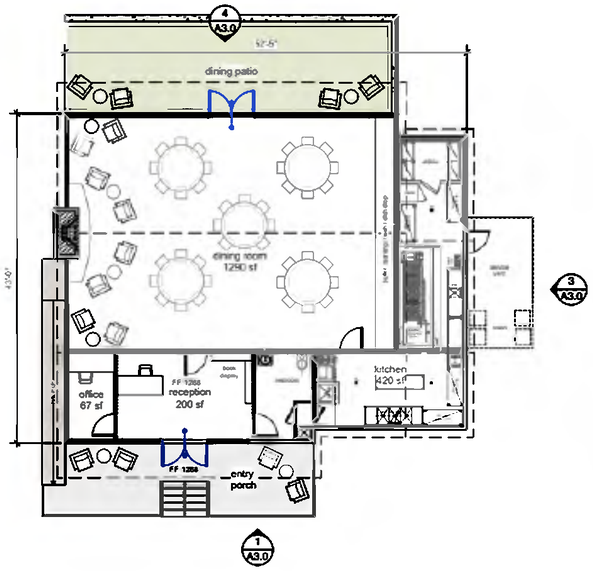
Canteen - Roof Plan 2

Plumbing Fixture Schedule

fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-In refrigerator	1
Dishwasher	1



Concept Kitchen Detail Plan 5



Canteen - Floor Plan 1

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Proposed Bdg. Plans

Canteen + Kitchen
Reception + Book Store
TYP. Cottage
Restrooms @ Pine Cottage

A2.0

CUP Update 08.26.19



TYP. Cottage - North Elevation 8



Canteen - North Elevation 4



TYP. Cottage - East Elevation 7



Canteen - East Elevation 3



TYP. Cottage - West Elevation 6



Canteen - West Elevation 2



TYP. Cottage - South Elevation 5



Canteen - South Elevation 1

LEGEND: EXTERIOR ELEVATIONS

existing grade

proposed grade

LEGEND: EXTERIOR FINISHES

walls: light colored board and batten or metal siding
roofs: grey, asphalt shingle
guard rails: PTD. wood picket, PTD. wood cap
doors and windows: metal clad wood, light colored
stone: Ojai sandstone

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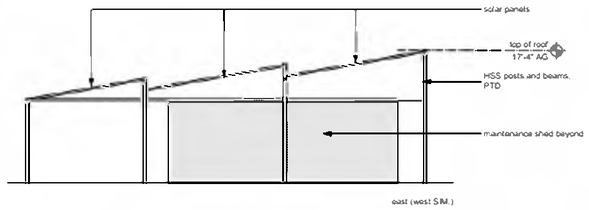
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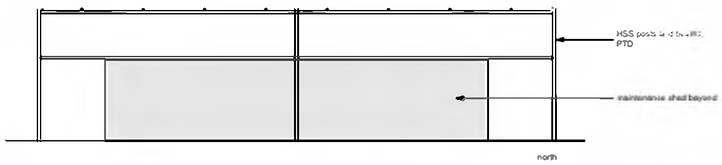
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Proposed Bdg. Elev.

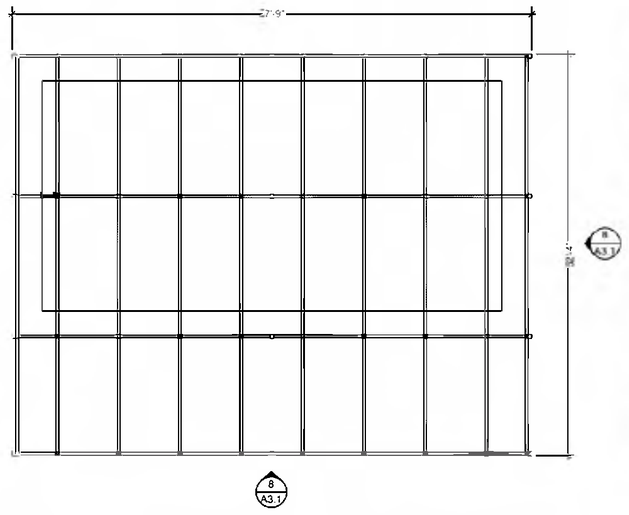
Canteen + Kitchen
Reception + Bookstore
TYP. Cottage

A3.0

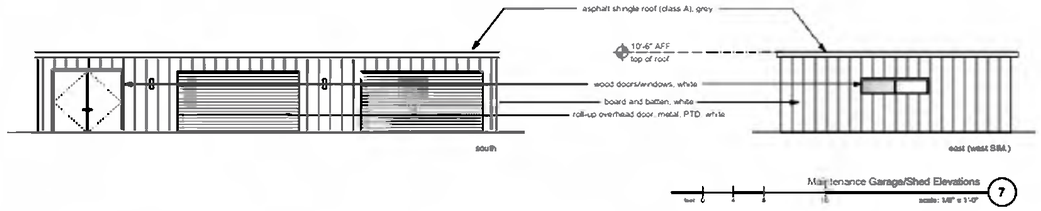




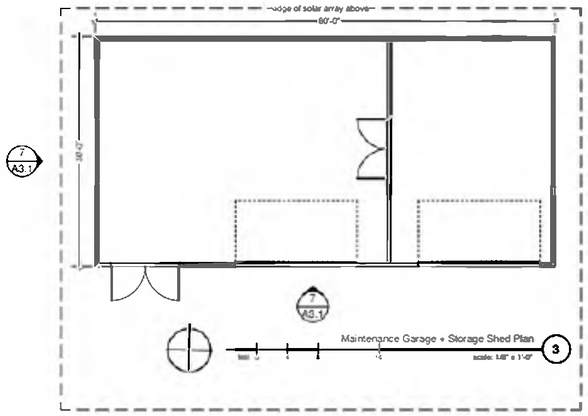
Solar Array Elevations 8



Solar Array Plan 4



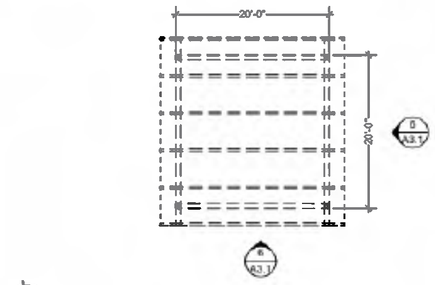
Maintenance Garage/Shed Elevations 7



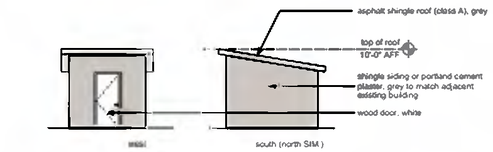
Maintenance Garage + Storage Shed Plan 3



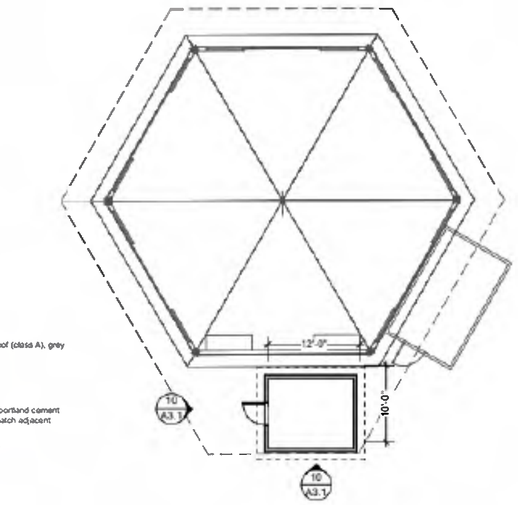
Shade Structure Elevations 6



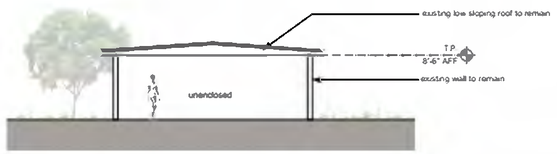
Shade Structure Plan 2



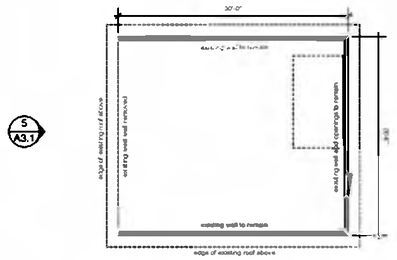
Pavilion Storage Shed Elevations 10



Pavilion Storage Shed Plan 9



Intrepretive Structure - West Elevation 1



Intrepretive Structure Plan 1

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NOT FOR CONSTRUCTION

Misc. Proposed Bdg.

Plans
Elevations

A3.1

CUP Update 08.26.19



36 parking stalls (includes 2 HC)

South Entry Parking Area - Stall Diagram 2



12 parking stalls (includes 1 HC)

North Entry Parking Area - Stall Diagram 1

LANDSCAPE NOTES

proposed plant palette for erosion control and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

permeable parking TYP. - material palette

stalls: decomposed granite

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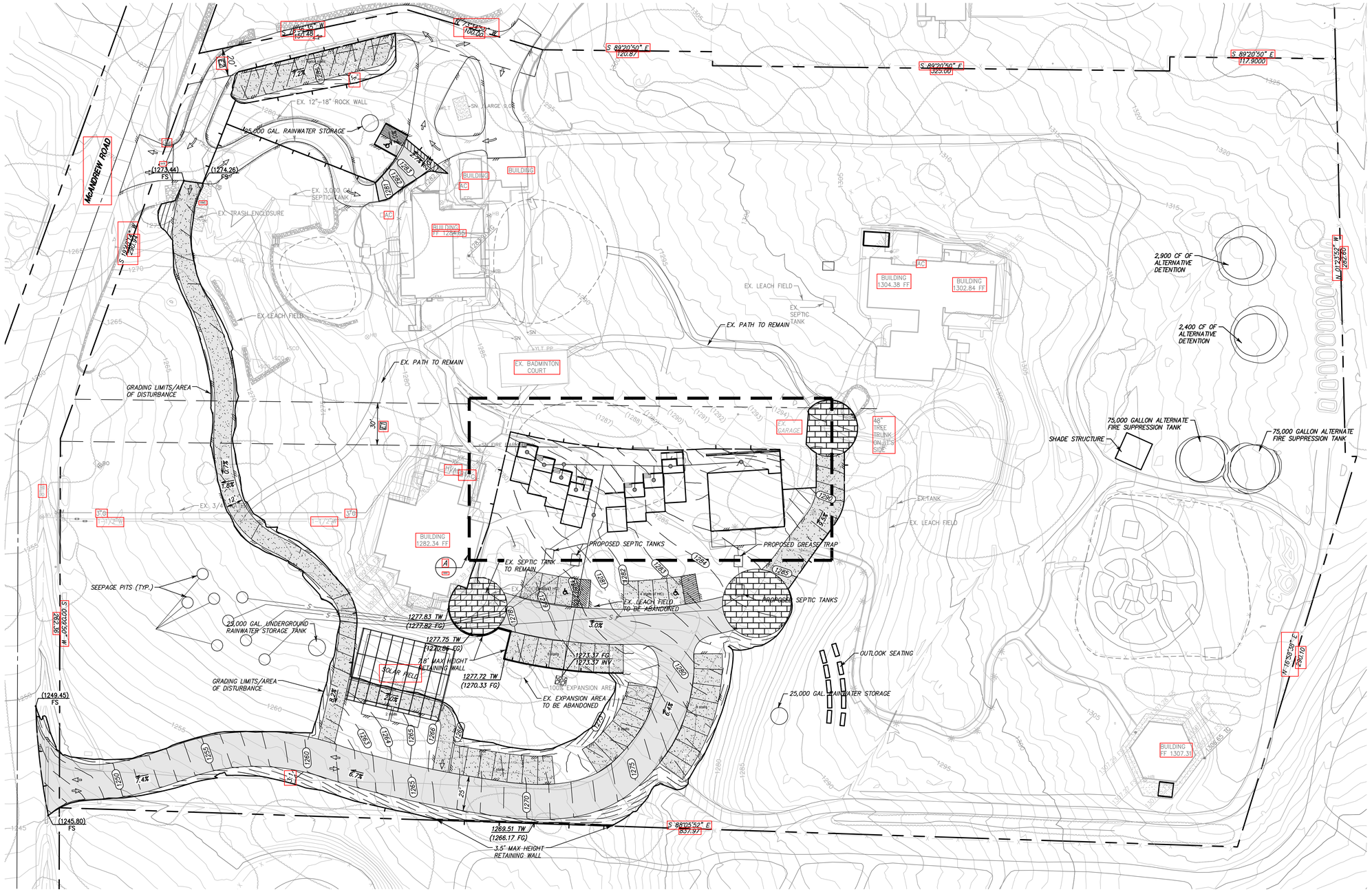
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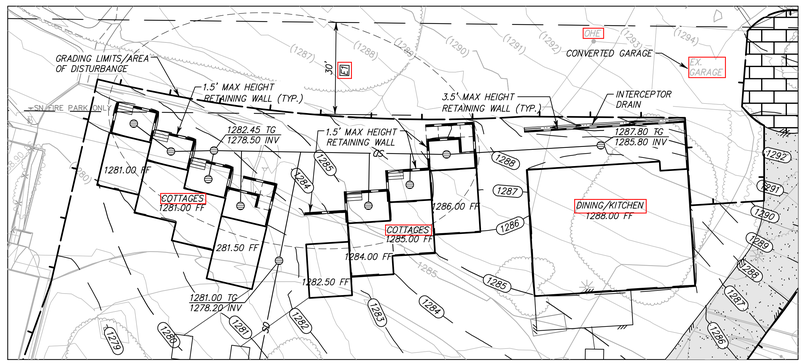
Parking Exhibits

Parking Diagrams

A6.0

CUP Update 08.26.19





LEGEND

PROPOSED	EXISTING	ABBREVIATIONS
SD STORM DRAIN	STORM DRAIN	FS FINISH SURFACE
SURFACE DRAIN	W WATER	FG FINISH GRADE
W WATER	S SEWER	INV INVERT
S SEWER	G GAS	TG TOP OF GRATE
FLOWLINE	T TELEPHONE	SW SIDEWALK
EASEMENT LINE	WATER VALVE	EX EXISTING
RETAINING WALL	FIRE HYDRANT	FL FLOW LINE
FIRE HYDRANT	STREET LIGHT	PVT PRIVATE
AC PAVEMENT		
GRANITE OR GRAVEL PAVEMENT		
PERMEABLE PAVERS		

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SCALE: 1"=30' | J.N.: KPA15632
DATE: 8/21/2019 | DWG. NAME: 5632_PGP.dwg

PRELIM. GRADING PLAN
FOR
KRISHNAMURTI FOUNDATION
1070 McANDREW ROAD
OJAI AREA OF VENTURA COUNTY
COUNTY OF VENTURA — STATE OF CALIFORNIA

SHEET 1 OF 1

= Location of Midweek Programs and Dialogues



Arborist Report

February 15, 2017
Revised April 18, 2017
Revised April 30, 2018
Revised August 26, 2019

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1098 McAndrew Road
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Prepared by:
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805-446-7003
Email: info@cragoe.net
David L. A. Cragoe
ISA Certified Arborist #WE-7161A
ESA Board Certified Entomologist #B3229

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 4 - Arborist Report and Tree Protection Plan, prepared by Cragoe Pest Services, Inc., dated August 26, 2019

Contents

Arborist Report 4
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Arborist Report

I. Introduction

Trees in Ventura County are governed by the Ventura County Tree Protection Ordinance (VCTPO). Many species of which are protected by this law to elevate the quality of life in the County. As such, when work involving protected species requires a permit, a report is needed to insure the safety of the trees by setting up parameters by which the work is to be done.

The Krishnamurti Foundation of America would like to add a Dining Pavilion & Kitchen (A), a Visitor Arrival/Bookstore (B), a Cottage Retreat (C), a Solar Array (D), Maintenance Storage/Garage + Book Storage (E), a Restroom Enclosure (G), a Shade Structure (H), Fire Suppression Water Tanks (I), Gravel Service Road (J), Accessible Parking Stall (K), a Yoga Pavilion Water Cooler (L), Yoga Pavilion Storage Shed (M), Outlook Seating (O), and Parking (P). The project will affect some of the trees in the path of construction. Of the 72 protected trees in the immediate vicinity of the proposed improvements, 18 are considered Heritage trees due to their size (at least 90” circumference or, for multi-trunked, 2 limbs with a combined 72” circumference). Four trees will need to be removed for the project to take place. Three of the 72 protected trees are off-property.

The County has adopted Tree Protection Regulations as specified in Section 8107-25 of the Code of Ordinances which states that if the construction requires a County-defined “Heritage” tree to be felled, or when construction work involves removal, alteration or encroachment into the tree protection zone of 6 or more protected trees or four or more oaks or sycamores, a Discretionary Tree Permit is to be filed. Due to the need to remove four protected oak trees and encroach into the protected zones (TPZ) of many other protected trees, a Discretionary Tree Permit will be required for this project. This type of permit requires an Arborist Report be submitted by a qualified arborist to provide a technical evaluation of the trees involved.

Krishnamurti Foundation of America has hired David Cragoe, ISA Certified Arborist #WE-7161A to provide an Arborist Report to address the requirements of the permit. His contact information can be found on the title page of this report.

II. Background

The new Dining Pavilion & Kitchen and Cottage Retreat will be located in the center of the property. Most of the new construction will be done on vacant land. Road and parking improvements are situated on or near existing roads or on land that has no major trees or improvements. Care has been taken to locate the buildings as to cause the least disruption to the natural surroundings. Consequently, only four protected trees are slated for removal. However, the activity will require that many of the remaining protected trees be guarded from the potentially harmful effects of the construction.

III. Site Observations

The lot is gently sloping toward the southwest with mature plants and trees throughout the site. Many of the large trees are approximately 100 or so years old and found around the older buildings, indicating the age of the buildings as they were likely planted around the time of the original construction.

The property is in an aging navel orange grove, the most abundant tree on the property. However, time and the drought have taken their toll on the trees as most of them are in decline. The second most abundant tree is the California Live Oak, *Quercus agrifolia*, with dozens of individuals. There are a few mature specimens around the houses and near the borders, but most are young and appear to have sprung up on their own. In fact, one person (Jacob Sluijter) informed me that they allowed the pepper and oak seedlings to continue wherever they sprouted due to the fear that the orange trees would soon die out with the drought water limitations, leaving the place barren, with no shade or screening. There are a few notable Peruvian (California) Peppers which comprise most of the Heritage tree numbers. Other non-natives include quite a few Victorian box trees and some grand lemon-scented gum and deodar cedar trees grouped around building 1 and badminton court (9). For a property this large, it is somewhat lacking in plant diversity, but perhaps not surprisingly so, given its origins as a monoculture orchard.

One common defect noted throughout the property's trees is that most of them have buried trunks. That is, either debris, mulch or soil has accumulated or been placed at the trunks to the extent that the root flare is buried and no longer visible. This condition will most certainly have a deleterious effect on the trees if not corrected.

All the protected trees have been numbered and field tagged with the tag located on the North side of each tree at breast height. The numbering begins on the center North side of the property and proceeds generally clockwise around the site.

IV. Tree Condition and Impact Tables

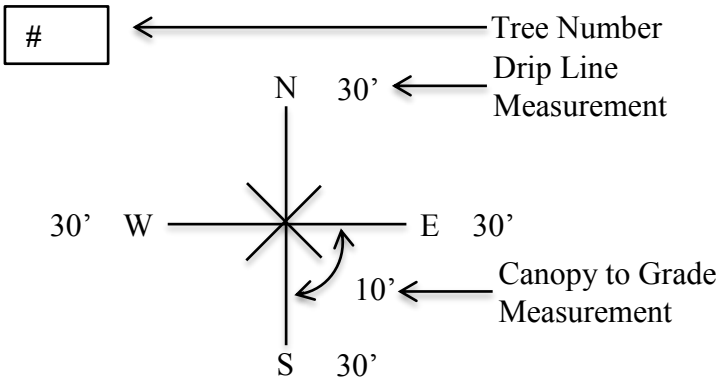
The tables on the following pages include all the protected trees located within the construction zone. They help determine the relative health of the trees and what qualifies them as protected or not based on their species and measurements. The dripline measurements page covers the trees from the spreadsheet of the previous page. The Individual Tree Analysis in the subsequent section will deal with the protected trees and the impacts the new construction will have on them.

Tree Condition and Impacts Table: Trees 7-12

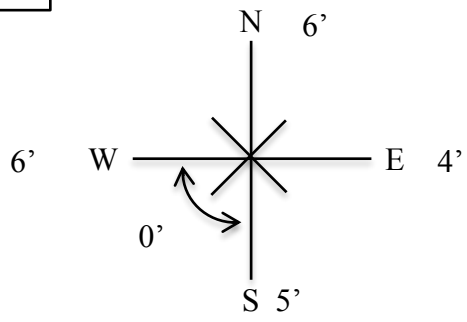
SPECIMEN DATA	TREE NUMBER	7	Species: California Live Oak, *Q. agrifolia*	8	Species: California Live Oak, *Q. agrifolia*	9	Species: California Live Oak, *Q. agrifolia*	10	Species: California Live Oak, *Q. agrifolia*	11	Species: California Live Oak, *Q. agrifolia*	12	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	4		2		2		2		2		3	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		N		N	
	TRUNK DIAMETER	6		4		5		7		3.5		6	
	TREE HEIGHT	9		10		11		12		9		11	
	CANOPY SPREAD	11		8		13		10		7		12	
	LEANING	N		N		N		Y		Y		N	
	LOW BRANCHES	Y		Y		Y		Y		N		Y	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	Y		Y		Y		Y		Y		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		Y		Y		Y		Y		Y	
	Trunk Damage	N		N		N		N		N		N	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		N		N		N		N	
	Weak Structure	N	COMMENTS:	N	COMMENTS: Necrotic leaf spot	N	COMMENTS: Necrotic leaf spot	N	COMMENTS: Dead palm & rocks at base, leaf spot	N	COMMENTS:	N	COMMENTS: Necrotic leaf spot, small leaves
	Branch Cavities	N		N		N		N		Y		N	
	Weak Crotches	N		N		N		Y		Y		N	
	Twig-Branch Dieback	N		N		N		Y		N		Y	
	Sparse Foliage	N		Y		Y		Y		N		Y	
	Chlorotic	N		N		N		N		N		Y	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		Y		Y		Y		N		Y	
	Deadwood	N		N		N		N		N		N	
	Insects-Mites Present	N		N		N		N		N		N	
	Disease Present	N		Y		Y		Y		N		Y	
	Stress	N		Y		Y		Y		Y		Y	
	Poor Form	Y		N		N		N		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		C		C		D		B		C	
	HEALTH A-F	A		C		B		D		C		C	
	AESTHETICS A-F	B		B		B		C		B		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	Y		N		N		N		N		N	
	DEADWOOD	N		N		N		N		N		N	
	WATER-FERTILIZE	N		N		N		Y		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		Y		Y		Y		Y	
	TPZ ENCROACH	Y		Y		Y		Y		N		N	
	PROTECTIVE FENCING	Y		Y		Y		N		Y		Y	
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 7-12

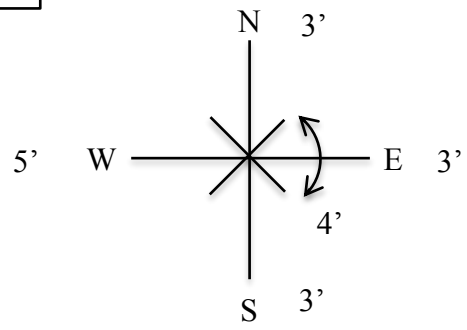
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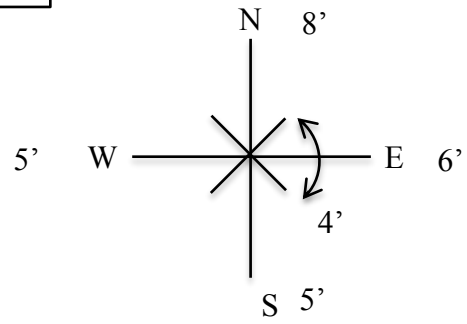
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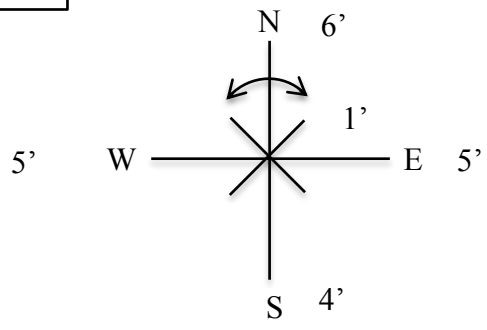
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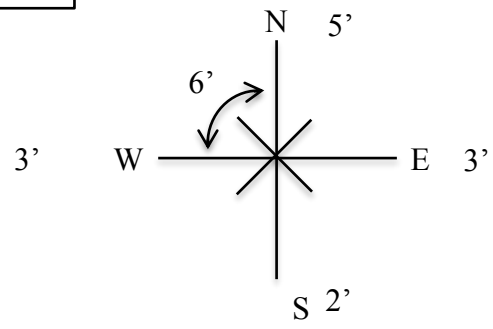
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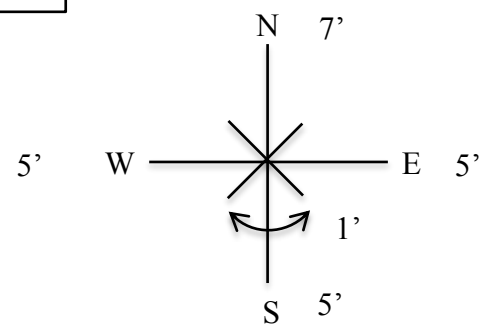
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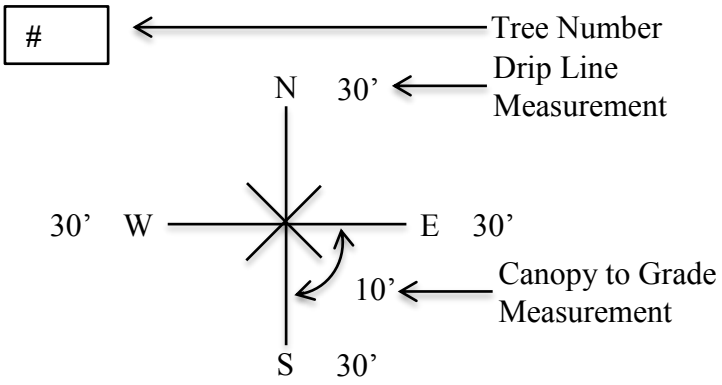


Tree Condition and Impacts Table: Trees 13-18

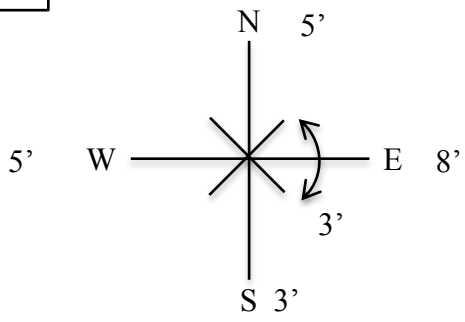
SPECIMEN DATA	TREE NUMBER	13	Species: California Live Oak, *Q. agrifolia*	14	Species: California Live Oak, *Q. agrifolia*	15	Species: California Live Oak, *Q. agrifolia*	16	Species: California Live Oak, *Q. agrifolia*	17	Species: California Live Oak, *Q. agrifolia*	18	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	2		4		2		1		1		1	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		N		N	
	TRUNK DIAMETER	4.5		8.5		3.5		17		13		3	
	TREE HEIGHT	11		12		12		38		34		10	
	CANOPY SPREAD	13		11		6.5		32		32		15	
	LEANING	N		N		N		Y		N		Y	
	LOW BRANCHES	Y		Y		N		Y		N		Y	
	TERRAIN Flat-Slope	F		S		S		F		F		F	
	CROWDED	N		N		N		Y		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	N		Y		Y		Y		Y		Y	
	Trunk Damage	N		Y		Y		Y		N		N	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		Y		N		N		Y	
	Weak Structure	N		N		N		N		N		N	
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	N		N		N		N		N		N	
	Sparse Foliage	Y		Y		Y		N		N		N	
	Chlorotic	Y		Y		Y		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		Y		Y		N	
	Insects-Mites Present	N		N		N		N		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		Y		Y		N		N		N	
	Poor Form	Y		N		N		N		N		Y	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		C		B		B		B		A	
	HEALTH A-F	C		B		C		B		B		B	
	AESTHETICS A-F	B		C		C		B		B		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	?		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		Y		Y		N	
	WATER-FERTILIZE	Y		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	N		N		Y		Y		Y		Y	
	TPZ ENCROACH	Y		N		N		N		N		N	
	PROTECTIVE FENCING	Y		Y		Y		Y		Y		Y	
	OTHER	-	COMMENTS: May need to be relocated.	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:

Drip Line and Canopy to Grade Measurements: Trees 13-18

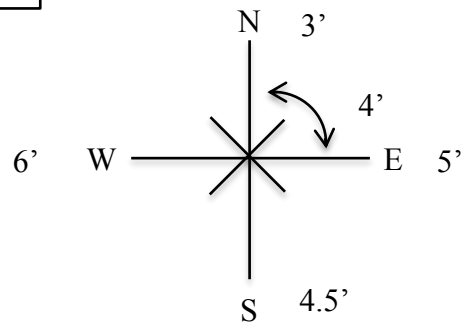
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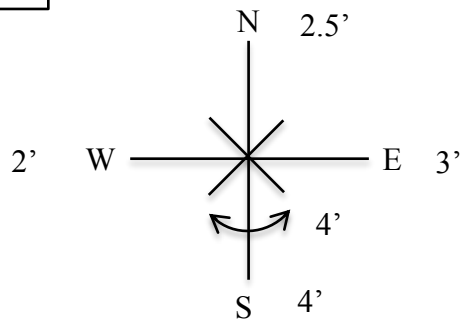
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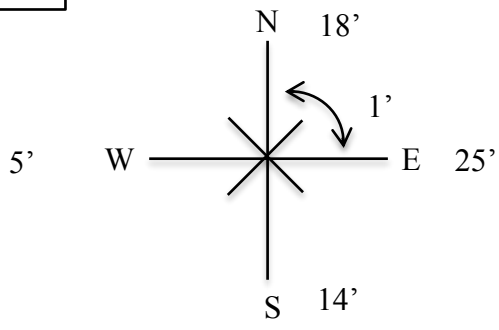
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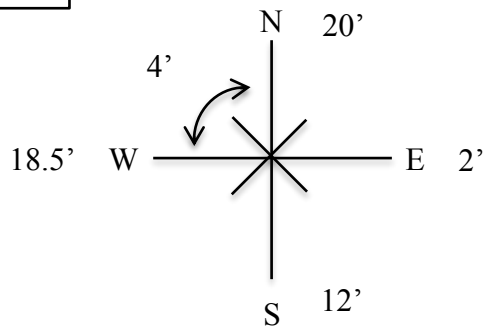
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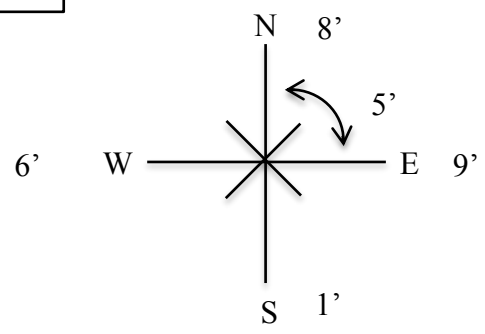
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#17



#18

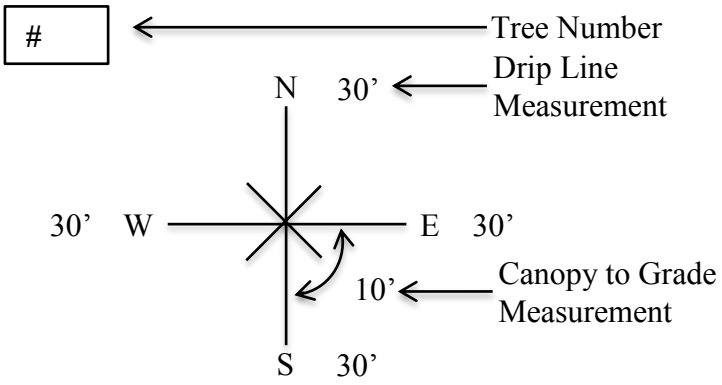


Tree Condition and Impacts Table: Trees 19-24

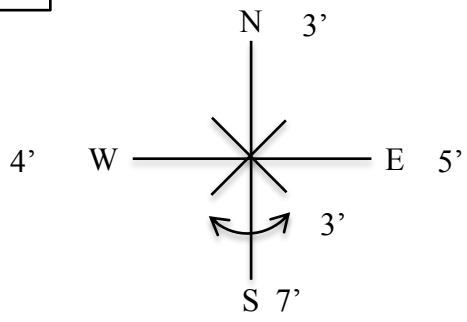
SPECIMEN DATA	TREE NUMBER	19	Species: California Live Oak, *Q. agrifolia*	20	Species: California Live Oak, *Q. agrifolia*	21	Species: California Live Oak, *Q. agrifolia*	22	Species: California Live Oak, *Q. agrifolia*	23	Species: California Live Oak, *Q. agrifolia*	24	Species: California Pepper, *Schinus molle*
	NO. TRUNKS	1		1		1		1		1		3	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		N		Y	
	TRUNK DIAMETER	4.5		5		25		6		4.5		34	
	TREE HEIGHT	12		19		26.5		23.5		28		22.5	
	CANOPY SPREAD	10		15		39		15.5		11		33	
	LEANING	N		Y		N		Y		Y		N	
	LOW BRANCHES	Y		Y		Y		Y		Y		Y	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	N		N		Y		Y		Y		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	N		N		N		Y		Y		N	
	Trunk Damage	Y		N		Y		N		N		N	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		N		N		N		N	
	Weak Structure	N	COMMENTS: Bark shredded on west side trunk.	Y	COMMENTS: Several large branches removed at base but healing over.	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:	N	COMMENTS:
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	N		N		N		N		N		N	
	Sparse Foliage	N		N		N		Y		Y		N	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		N		N		N	
	Insects-Mites Present	N		N		Y		N		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	N		N		N		N		N		N	
	Poor Form	N		N		N		N		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		B		B		B		C		A	
	HEALTH A-F	B		B		B		B		B		A	
	AESTHETICS A-F	B		C		B		C		C		B	
MITIGATIONS	REMOVE TREE	Y		N		Y		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		N		N		N	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	N		N		N		Y		Y		N	
	TPZ ENCROACH	N		N		N		Y		Y		Y	
	PROTECTIVE FENCING	N/A		Y		N/A		Y		Y		Y	
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 19-24

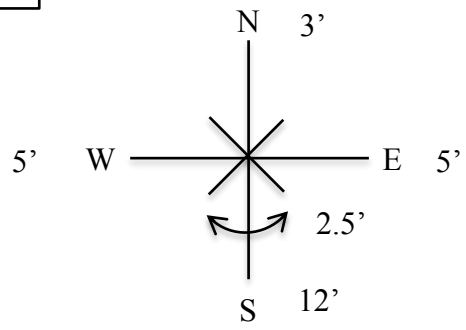
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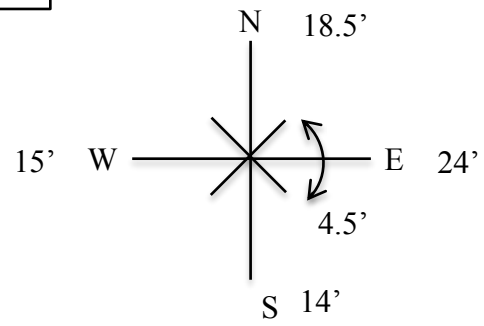
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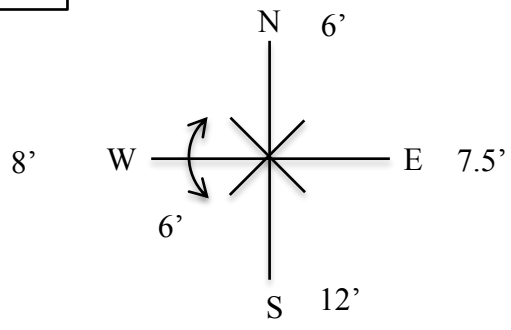
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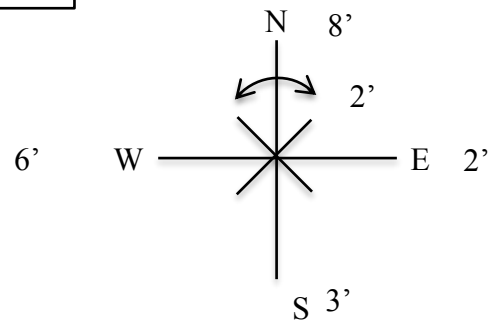
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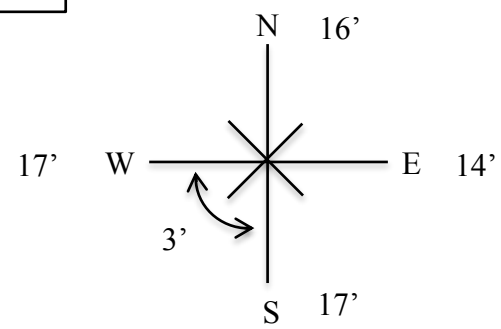
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#24

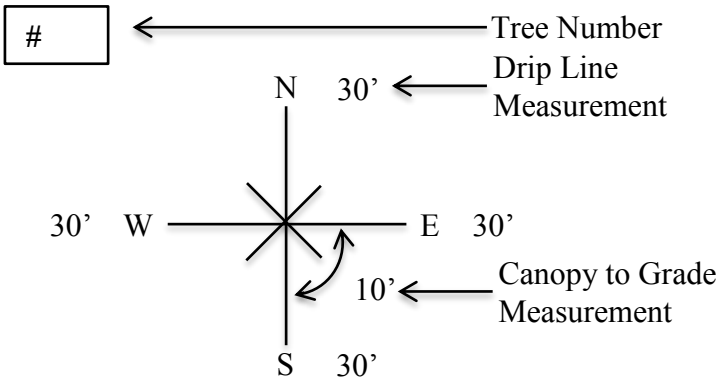


Tree Condition and Impacts Table: Trees 25-30

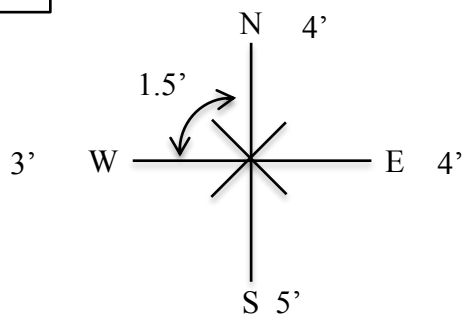
SPECIMEN DATA	TREE NUMBER	25	Species: California Live Oak, *Q. agrifolia*	26	Species: California Live Oak, *Q. agrifolia*	27	Species: California Live Oak, *Q. agrifolia*	28	Species: California Live Oak, *Q. agrifolia*	29	Species: California Pepper, *S. molle*	30	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	1		2		2		3		3		1	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		Y		N	
	TRUNK DIAMETER	3		4		4.5		14		56		11	
	TREE HEIGHT	10		10		10		32		29		44	
	CANOPY SPREAD	9		10		10		20		38		21	
	LEANING	N		N		N		Y		N		Y	
	LOW BRANCHES	Y		Y		Y		Y		Y		N	
	TERRAIN Flat-Slope	F		F		F		S		S		S	
	CROWDED	N		N		N		Y		N		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		Y		Y		N		Y		Y	
	Trunk Damage	N		N		N		Y		Y		N	
	Trunk Cavity	N		N		N		N		Y		N	
	Exudations	N		N		N		N		N		N	
	Weak Structure	N		N		N		N		N		N	
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	N		N		N		N		Y		N	
	Twig-Branch Dieback	N		N		N		N		N		Y	
	Sparse Foliage	N		N		Y		N		N		Y	
	Chlorotic	N		N		Y		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		N		Y		N	
	Insects-Mites Present	N		N		N		N		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	N		N		Y		N		N		Y	
	Poor Form	N		N		N		Y		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		A		C		B		B		C	
	HEALTH A-F	B		B		B		C		C		B	
	AESTHETICS A-F	C		B		B		B		A		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		N		Y		N	
	WATER-FERTILIZE	N		N		Y		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		Y		N		Y		Y	
	TPZ ENCROACH	N		N		N		N		N		N	
	PROTECTIVE FENCING	Y		Y		Y		Y		Y		Y	
	OTHER	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS: Large wound on east side of trunk extending 10'up from base.	-	COMMENTS:	-	COMMENTS:

Drip Line and Canopy to Grade Measurements: Trees 25-30

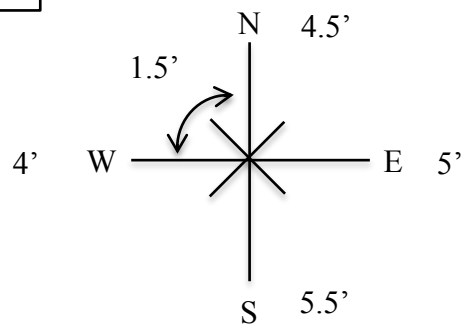
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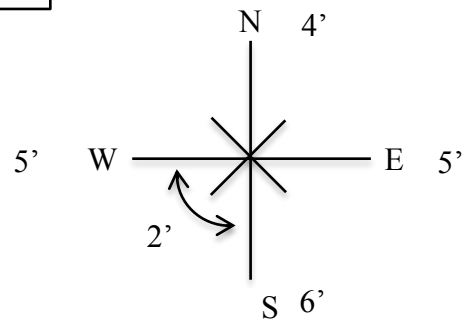
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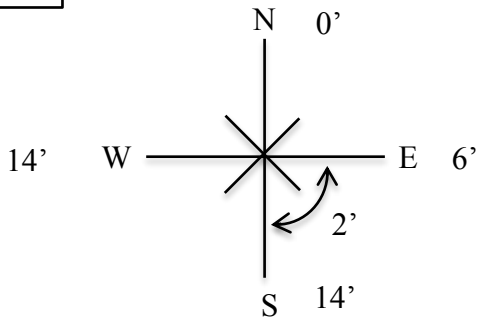
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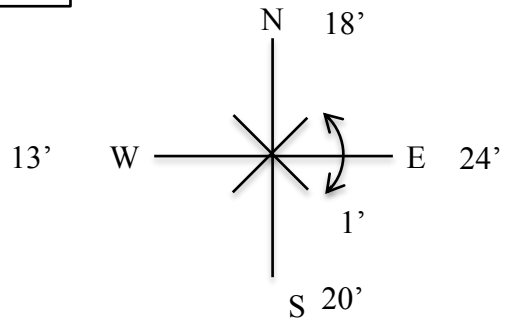
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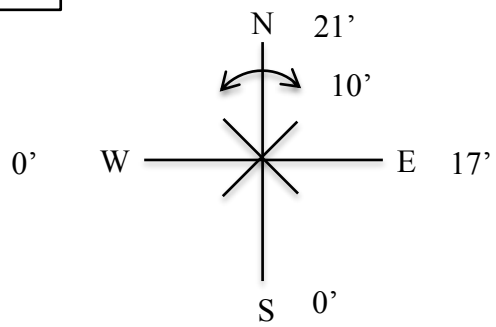
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#29



#30

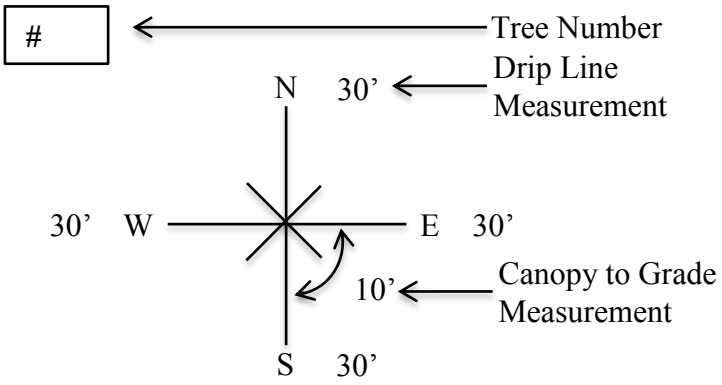


Tree Condition and Impacts Table: Trees 31-36

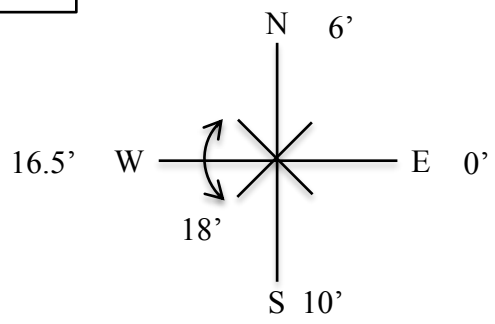
SPECIMEN DATA	TREE NUMBER	31	Species: California Live Oak, *Q. agrifolia*	32	Species: California Pepper, *S. molle*	33	Species: California Pepper, *S. molle*	34	Species: California Live Oak, *Q. agrifolia*	35	Species: California Live Oak, *Q. agrifolia*	36	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	1		2		4		1		1		2	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		Y		Y		N		N		N	
	TRUNK DIAMETER	10		61		73		8.5		9		5	
	TREE HEIGHT	31		34		42		27		27		11	
	CANOPY SPREAD	16.5		73		66		14		19		10	
	LEANING	Y		N		N		Y		Y		N	
	LOW BRANCHES	N		N		Y		N		Y		Y	
	TERRAIN Flat-Slope	S		F		F		S		S		F	
	CROWDED	Y		N		N		Y		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		Y		N		N		N		N	
	Trunk Buried/ Debris	Y		Y		Y		Y		Y		Y	
	Trunk Damage	Y		N		N		N		N		N	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		Y		N		N		N	
	Weak Structure	N		N		N		Y		N		N	
	Branch Cavities	N		Y		N		N		N		N	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	N		Y		N		N		N		N	
	Sparse Foliage	N		Y		Y		Y		Y		N	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		Y		Y		N		N		N	
	Insects-Mites Present	N		N		N		N		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	N		N		N		N		N		N	
	Poor Form	Y		N		N		Y		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		C		C		C		C		B	
	HEALTH A-F	B		B		B		B		B		A	
	AESTHETICS A-F	C		A		A		C		C		B	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		Y		Y		N		N		N	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		Y		Y		Y		Y	
	TPZ ENCROACH	N		Y		Y		N		N		N	
	PROTECTIVE FENCING	Y		Y		Y		Y		Y		Y	
	OTHER	-	COMMENTS: Lower trunk hit by car in past – 2'gash.	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:

Drip Line and Canopy to Grade Measurements: Trees 31-36

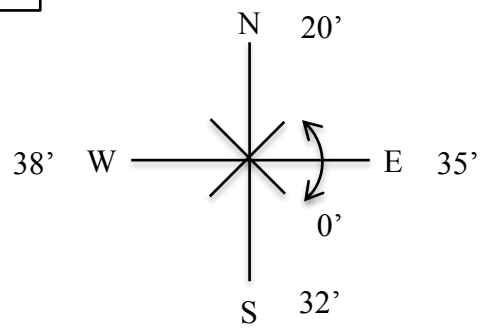
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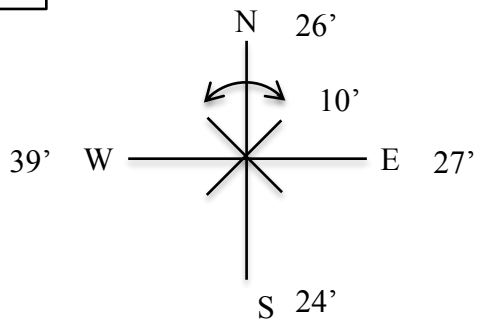
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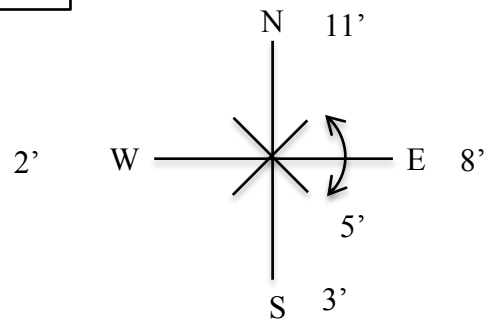
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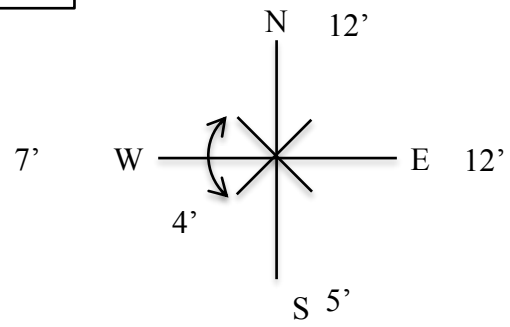
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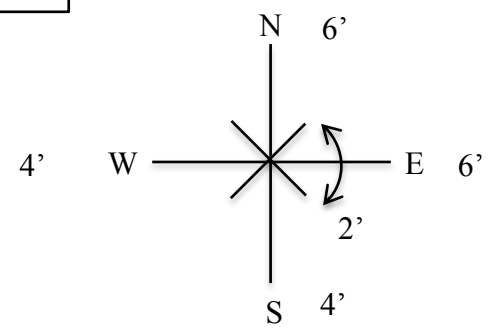
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#35



#36

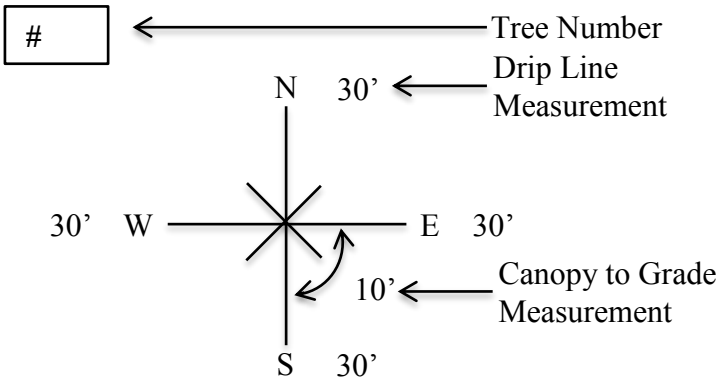


Tree Condition and Impacts Table: Trees 37-42

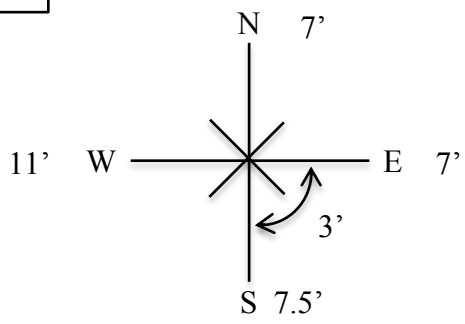
SPECIMEN DATA	TREE NUMBER	37	Species: California Live Oak, *Q. agrifolia*	38	Species: Victorian Box, *Pittosporum undulatam*	39	Species: Victorian Box, *P. undulatam*	40	Species: California Pepper, *S. molle*	41	Species: California Pepper, *S. molle*	42	Species: California Pepper, *S. molle*
	NO. TRUNKS	1		6		4		1		3		2	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		Y		Y		Y		Y		Y	
	TRUNK DIAMETER	9		52		38		49		51		37	
	TREE HEIGHT	57		37.5		41		58		41.5		28.5	
	CANOPY SPREAD	18		54		39.5		50		54		46.5	
	LEANING	N		N		N		N		Y		N	
	LOW BRANCHES	N		N		N		N		N		Y	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	Y		Y		Y		Y		N		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		Y	
	Exposed Roots	N		N		N		N		N		Y	
	Girdling Roots	N		N		Y		N		N		N	
	Trunk Buried/ Debris	Y		Y		Y		Y		Y		Y	
	Trunk Damage	N		N		N		N		Y		Y	
	Trunk Cavity	N		N		N		Y		N		Y	
	Exudations	N		N		N		N		Y		N	
	Weak Structure	N	COMMENTS: Extremely crowded between 2 Canary Island Pines. Hard to even see tree.	N	COMMENTS:	N	COMMENTS: Ground squirrels burrowing at base.	N	COMMENTS: Several large limbs have been removed but are healing over.	Y	COMMENTS: Tree leaning heavily southward. Several large limbs removed near base may introduce rot. Exudate on south side of trunk.	N	COMMENTS:
	Branch Cavities	N		Y		N		Y		N		N	
	Weak Crotches	Y		N		N		N		Y		N	
	Twig-Branch Dieback	N		N		N		N		Y		Y	
	Sparse Foliage	Y		N		N		Y		Y		Y	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		Y		Y		Y		Y		Y	
	Insects-Mites Present	N		N		N		N		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		N		N		N		Y		N	
	Poor Form	Y		N		N		N		Y		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		Y		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		A		B		C		C		B	
	HEALTH A-F	C		A		A		B		C		C	
	AESTHETICS A-F	C		A		A		A		B		B	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		Y		Y		Y		Y		Y	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		Y		Y		Y		Y	
	TPZ ENCROACH	N		Y		Y		Y		Y		Y	
	PROTECTIVE FENCING	Y		Y		Y		Y		Y		Y	
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 37-42

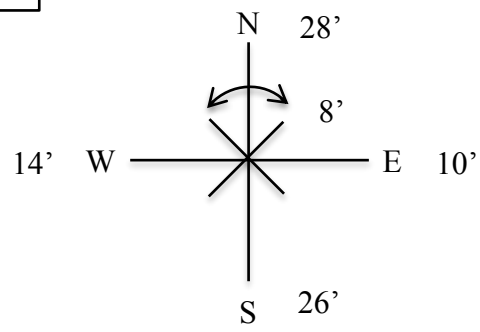
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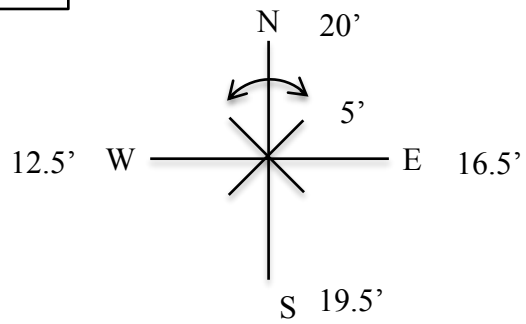
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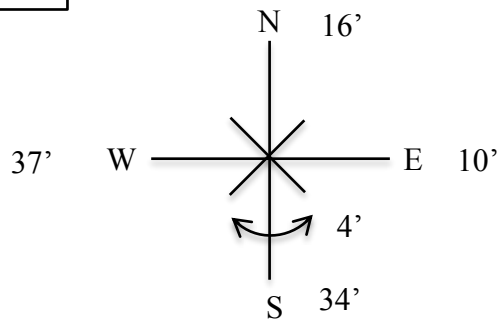
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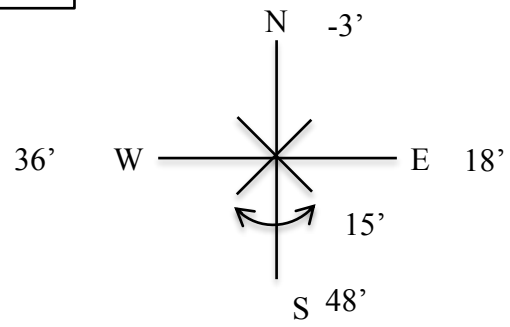
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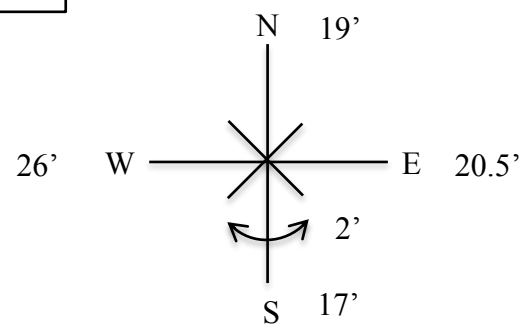
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#31



#42

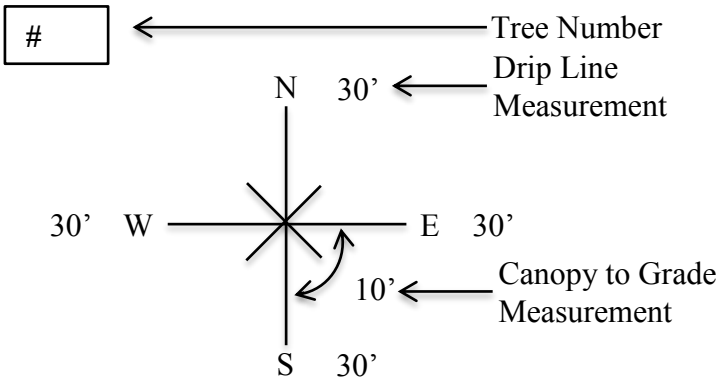


Tree Condition and Impacts Table: Trees 43-47

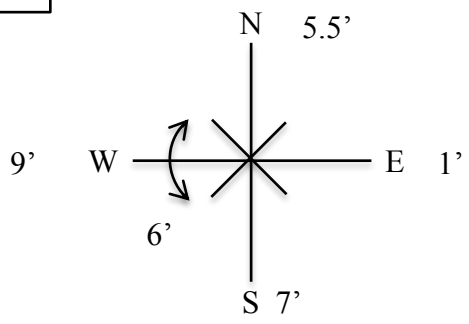
SPECIMEN DATA	TREE NUMBER	43	Species: California Live Oak, *Q. agrifolia*	44	Species: California Pepper, *S. molle*	45	Species: California Live Oak, *Q. agrifolia*	46	Species: California Live Oak, *Q. agrifolia*	47	Species: California Pepper, *S. molle*
	NO. TRUNKS	1		1		2		1		1	
	PROTECTED	Y		Y		Y		Y		Y	
	HERITAGE	N		Y		N		N		Y	
	TRUNK DIAMETER	4		33		13.5		4		37	
	TREE HEIGHT	18.5		34.5		33.5		13.5		39	
	CANOPY SPREAD	12.5		50.5		28		11.5		33.5	
	LEANING	N		N		Y		N		Y	
	LOW BRANCHES	N		Y		N		Y		N	
	TERRAIN Flat-Slope	F		F		F		F		F	
	CROWDED	Y		Y		Y		N		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N	
	Exposed Roots	N		N		N		N		N	
	Girdling Roots	N		N		N		N		N	
	Trunk Buried/ Debris	Y		Y		N		Y		Y	
	Trunk Damage	N		Y		N		Y		Y	
	Trunk Cavity	N		N		N		N		Y	
	Exudations	N		Y		N		N		Y	
	Weak Structure	Y	COMMENTS: Crowded between 2 California Peppers.	N	COMMENTS: Burls on trunk, some exuding sap. Large branch on N side weakly attached about 15'up.	N	COMMENTS: Wall will hamper growth. Heavy dieback at top. Lots of new growth, however.	Y	COMMENTS: Heavy damage on S side of trunk encompassing 50% of circumference. Heavy suckering at base to compensate. Recommend leaving suckers to allow 1-2 to take over.	N	COMMENTS: Large branch removed on E side of trunk not healed over. Sap sucker damage on N trunk. Major limbs removed on S side – tree disfigured.
	Branch Cavities	N		Y		N		N		N	
	Weak Crotches	N		Y		N		N		N	
	Twig-Branch Dieback	Y		Y		Y		N		N	
	Sparse Foliage	Y		Y		Y		N		Y	
	Chlorotic	N		N		N		N		N	
	Wilt	N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N	
	Deadwood	Y		Y		Y		N		Y	
	Insects-Mites Present	N		N		N		N		N	
	Disease Present	N		N		N		N		N	
	Stress	Y		N		Y		Y		Y	
	Poor Form	Y		N		Y		Y		Y	
	Obstructions	N		N		Y		N		N	
	Potential Hazard	N		Y		N		N		N	
	Dead Tree	N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		C		B		A		B	
	HEALTH A-F	C		C		D		C		B	
	AESTHETICS A-F	C		B		C		B		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		Y	
	RELOCATE TREE	N		N		N		N		N	
	PRUNE	N		N		N		N		N	
	DEADWOOD	Y		Y		Y		N		N	
	WATER-FERTILIZE	N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		N		Y		N	
	TPZ ENCROACH	Y		Y		Y		Y		N/A	
	PROTECTIVE FENCING	Y		Y		Y		Y		N/A	
	OTHER	-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 43-47

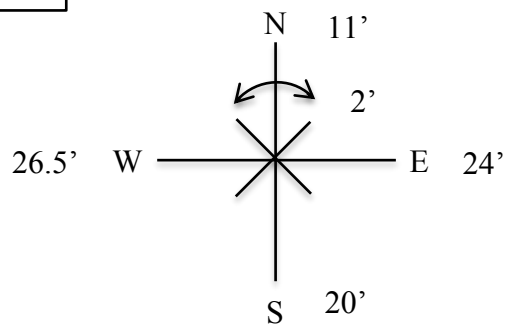
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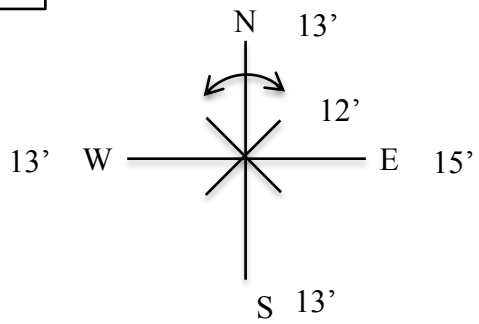
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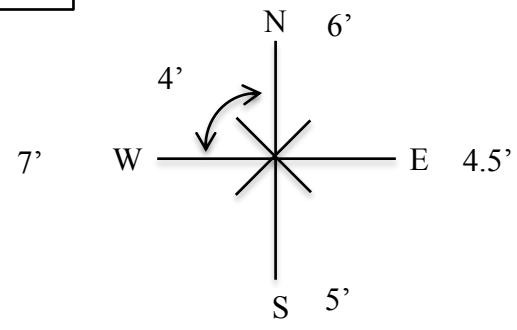
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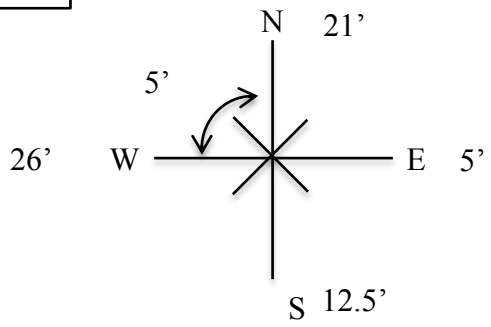
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#46



#47

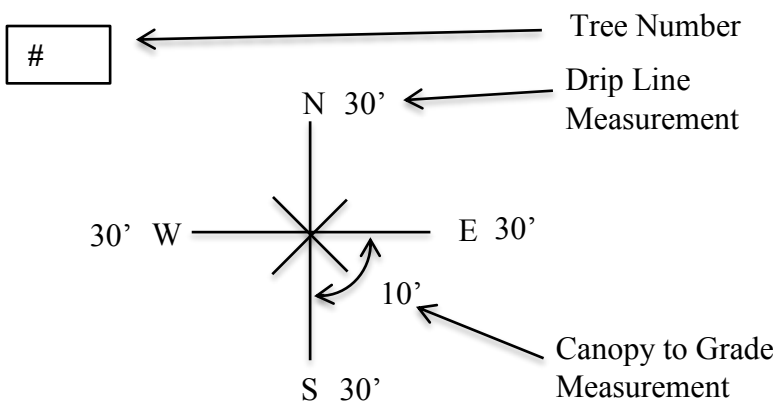


Tree Condition and Impacts Table: Trees 52-53

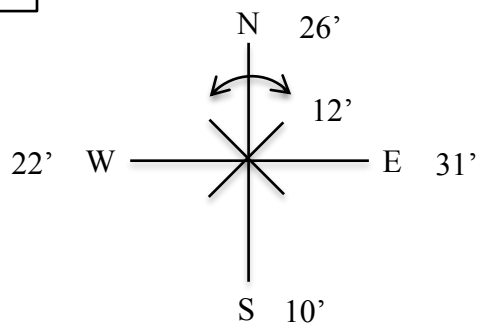
SPECIMEN DATA	TREE NUMBER	52	Species: Deodar cedar, *C. deodara*	53	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	1		1	
	PROTECTED	N		Y	
	HERITAGE	Y		N	
	TRUNK DIAMETER	28.75		26	
	TREE HEIGHT	75		42	
	CANOPY SPREAD	53		56	
	LEANING	N		Y	
	LOW BRANCHES	N		N	
	TERRAIN Flat-Slope	F		F	
	CROWDED	Y		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N	
	Exposed Roots	N		N	
	Girdling Roots	N		N	
	Trunk Buried/ Debris	Y		N	
	Trunk Damage	N		N	
	Trunk Cavity	N		N	
	Exudations	N		N	
	Weak Structure	N	COMMENTS: Trunk is slightly buried. Sapsucker damage seen higher up.	N	COMMENTS: Structural pruning recommended to reduce weight from the lean.
	Branch Cavities	N		N	
	Weak Crotches	N		N	
	Twig-Branch Dieback	N		Y	
	Sparse Foliage	N		Y	
	Chlorotic	N		N	
	Wilt	N		N	
	Abnormal Foliage	N		N	
	Deadwood	Y		Y	
	Insects-Mites Present	N		N	
	Disease Present	N		N	
	Stress	N		N	
	Poor Form	N		N	
	Obstructions	N		N	
	Potential Hazard	N		N	
	Dead Tree	N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		C	
	HEALTH A-F	B		B	
	AESTHETICS A-F	A		A	
MITIGATIONS	REMOVE TREE	N		N	
	RELOCATE TREE	N		N	
	PRUNE	N		Y	
	DEADWOOD	Y		Y	
	WATER-FERTILIZE	N		N	
	INSECT-DISEASE TREAT	N		N	
	REMOVE BASAL SOIL/DEBRIS	Y		N	
	TPZ ENCROACH	Y		N	
	PROTECTIVE FENCING	Y		Y	
	OTHER	-		-	

Drip Line and Canopy to Grade Measurements: Trees 52-53

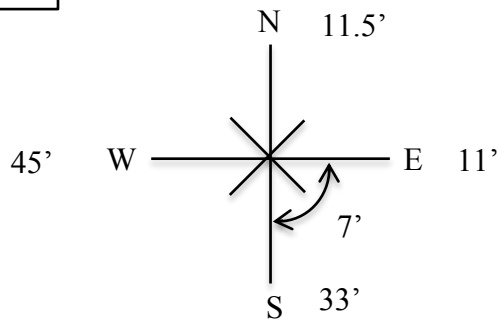
LEGEND:



#52



#53

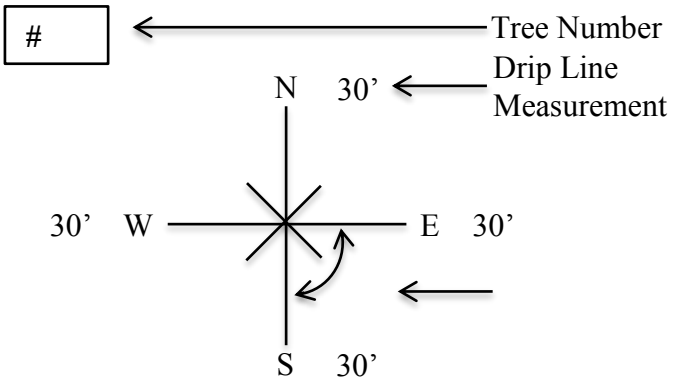


Tree Condition and Impacts Table: Tree 54-59

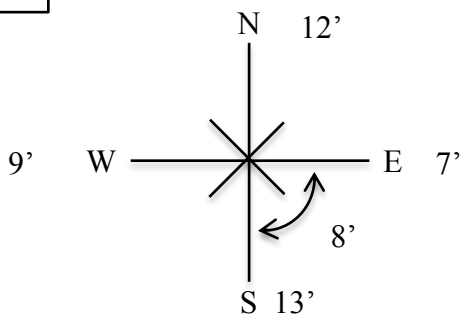
SPECIMEN DATA	TREE NUMBER	54	Species: Victorian Box, *Pittosporum undulatam*	55	Species: Victorian Box, *P. undulatam*	56	Species: Victorian Box, *P. undulatam*	57	Species: California Live Oak, *Q. agrifolia*	58	Species: California Live Oak, *Q. agrifolia*	59	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	7		3		3		1		2		1	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	Y		Y		Y		N		Y		N	
	TRUNK DIAMETER	36.5		33.5		40		7.5		87		8	
	TREE HEIGHT	31		39		40		14		38		22	
	CANOPY SPREAD	25		30		39		15		59		19	
	LEANING	N		N		N		Y		N		Y	
	LOW BRANCHES	N		Y		N		Y		N		Y	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	Y		Y		N		Y		N		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		Y		N	
	Trunk Buried/ Debris	Y		Y		N		Y		Y		Y	
	Trunk Damage	Y		Y		N		N		N		N	
	Trunk Cavity	Y		N		N		N		N		N	
	Exudations	N		N		N		N		N		N	
	Weak Structure	Y	COMMENTS: Termite damage in several trunks.	Y	COMMENTS: Several trunks have rubbed together at 12'up, weakening bother and breaking one (see photo).	N	COMMENTS: Several crossing branches have broken due to stress.	Y	COMMENTS:	N	COMMENTS: Trunk buried on NW side.	N	COMMENTS: Tree getting gangly in appearance – needs pruning.
	Branch Cavities	Y		N		Y		N		N		N	
	Weak Crotches	N		Y		N		Y		N		Y	
	Twig-Branch Dieback	Y		Y		Y		N		Y		N	
	Sparse Foliage	Y		N		N		N		Y		N	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	Y		Y		Y		N		Y		N	
	Insects-Mites Present	Y		N		Y		N		Y		N	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		N		N		N		N		N	
	Poor Form	Y		Y		N		Y		N		N	
	Obstructions	Y		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		B		B		B		C		B	
	HEALTH A-F	C		C		C		B		C		B	
	AESTHETICS A-F	B		C		B		C		A		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE												
	PRUNE	Y		Y		Y		Y		N		Y	
	DEADWOOD	Y		Y		Y		N		Y		N	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		Y		N	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		N		Y		Y		Y	
	TPZ ENCROACH												
	PROTECTIVE FENCING												
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 54-59

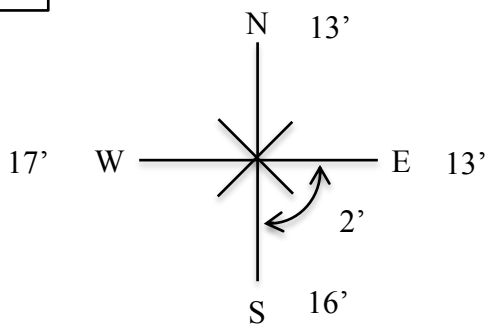
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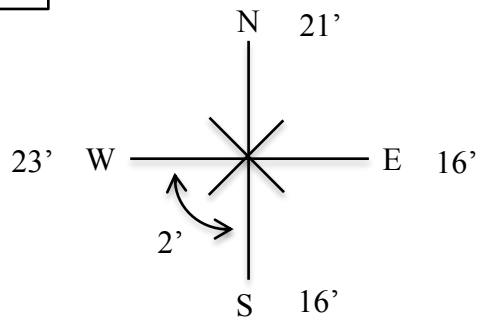
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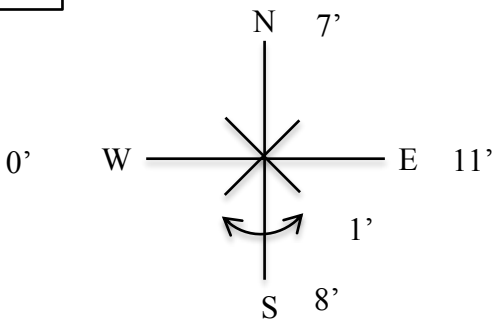
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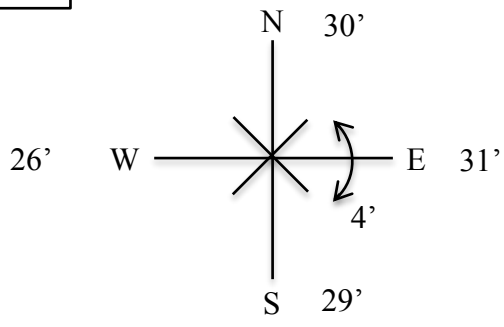
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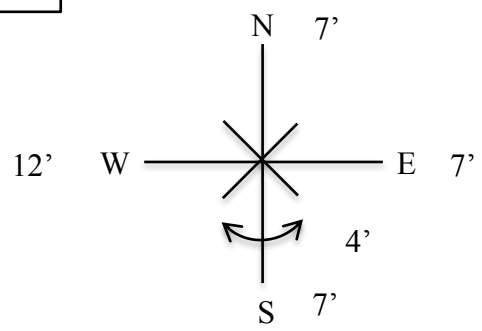
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#58



#59

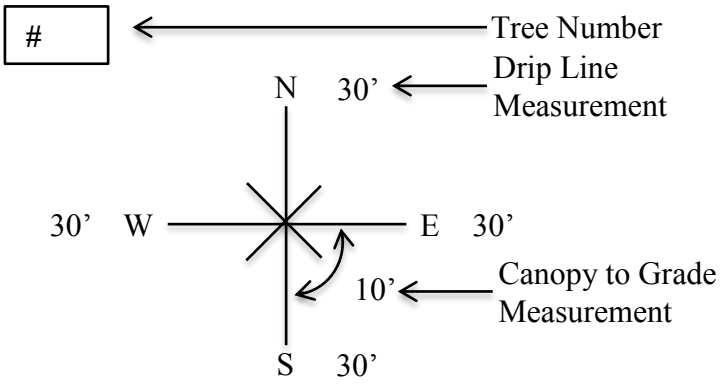


Tree Condition and Impacts Table: Tree 60-65

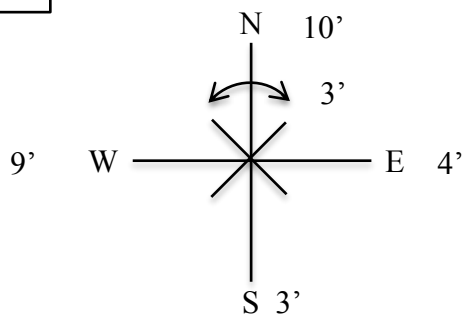
SPECIMEN DATA	TREE NUMBER	60	Species: California Live Oak, *Q. agrifolia*	61	Species: California Live Oak, *Q. agrifolia*	62	Species: California Live Oak, *Q. agrifolia*	63	Species: California Live Oak, *Q. agrifolia*	64	Species: California Live Oak, *Q. agrifolia*	65	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	2		2		1		2		1		1	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		N		N	
	TRUNK DIAMETER	4		8.5		4		6.5		3.5		4	
	TREE HEIGHT	12		28		18		18		17		13	
	CANOPY SPREAD	13		17		14		14		14		13	
	LEANING	Y		Slight		Slight		Slight		Y		N	
	LOW BRANCHES	Y		Y		Y		Y		Y		Y	
	TERRAIN Flat-Slope	F		F		F		S		S		F	
	CROWDED	Y		Y		Y		Y		Y		N	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		Y		Y		Y		Y		Y	
	Trunk Damage	N		N		N		N		N		Y	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		N		N		N		Y	
	Weak Structure	N		N		N		N		N		N	
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	N		N		N		N		N		N	
	Twig-Branch Dieback	N		N		N		N		N		N	
	Sparse Foliage	N		N		N		N		N		N	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		N		N		N	
	Insects-Mites Present	N		N		N		N		N		Y	
	Disease Present	N		N		N		N		N		N	
	Stress	N		N		N		Y		N		N	
	Poor Form	Y		N		Y		Y		N		Y	
	Obstructions	N		N		N		N		Y		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		B		B		C		B		B	
	HEALTH A-F	C		B		B		B		B		C	
	AESTHETICS A-F	C		C		C		C		C		B	
MITIGATIONS	REMOVE TREE	N		N		N		Y		Y		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		N		N		N		N	
	DEADWOOD	N		N		N		N		N		N	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		N		N		Y	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		Y		N		N		Y	
	TPZ ENCROACH	Y		Y		Y		N		N		Y	
	PROTECTIVE FENCING	Y		Y		Y		N/A		N/A		Y	
	OTHER	-	COMMENTS:	-	COMMENTS:	-	COMMENTS:	-	COMMENTS: Stress From overcrowding.	-	COMMENTS: Not well shaped.	-	COMMENTS: Insect damage at base of trunk. Nicely shaped tree.

Drip Line and Canopy to Grade Measurements: Trees 60-65

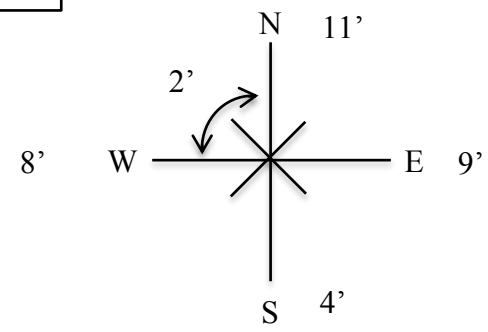
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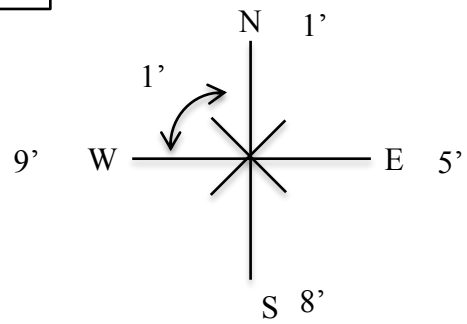
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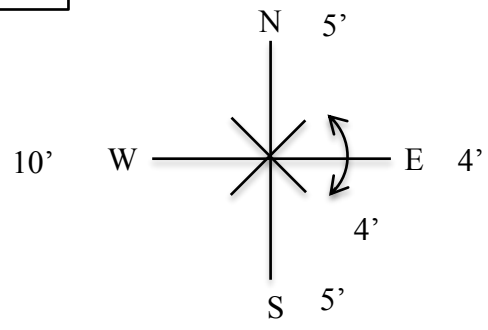
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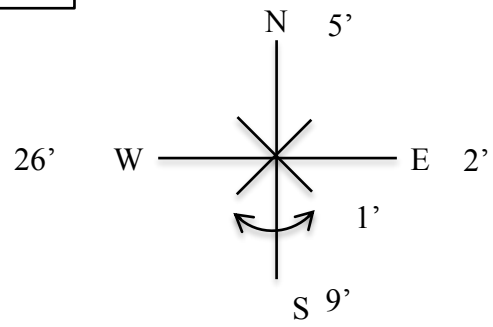
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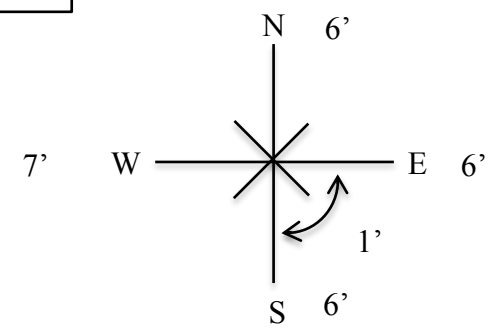
#63



#64



#65

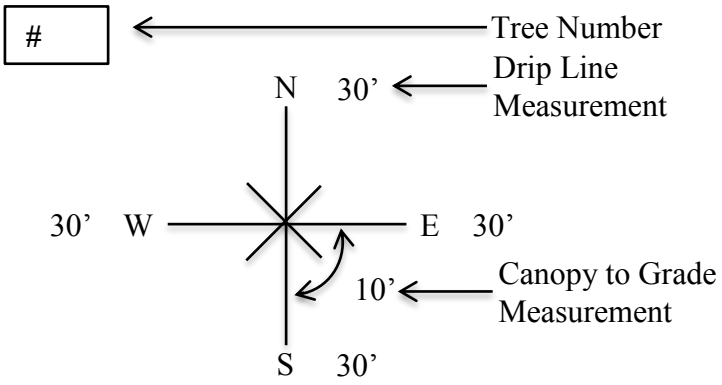


Tree Condition and Impacts Table: Tree 66-71

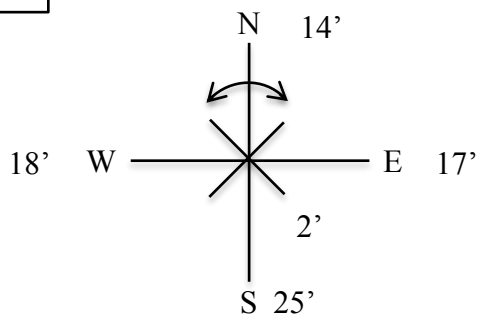
SPECIMEN DATA	TREE NUMBER	66	Species: California Pepper, *S. molle*	67	Species: California Live Oak, *Q. agrifolia*	68	Species: California Live Oak, *Q. agrifolia*	69	Species: California Live Oak, *Q. agrifolia*	70	Species: California Live Oak, *Q. agrifolia*	71	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	8		1		5		1		4		2	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	Y		N		N		N		N		N	
	TRUNK DIAMETER	147		7		10.5		19		5		3	
	TREE HEIGHT	28		17		16		34		10		9	
	CANOPY SPREAD	39		19		15		41		11		8	
	LEANING	Y		N		N		N		N		N	
	LOW BRANCHES	Y		N		Y		N		Y		Y	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	N		Y		Y		N		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	N		Y		Y		Y		Y		Y	
	Trunk Damage	Y		N		N		Y		N		N	
	Trunk Cavity	Y		N		N		N		N		N	
	Exudations	Y		N		N		Y		N		N	
	Weak Structure	Y	COMMENTS: Tree fell over some time ago but is still actively growing where it lay.	Y	COMMENTS: Tree has been topped & has pack rat nest at base.	Y	COMMENTS: One trunk wraps around main trunk – should be removed. Trunks were topped at 4-6'some time ago.	N	COMMENTS: Ivy covered trunk – should be removed. Insect borers on trunk.	N	COMMENTS:	N	COMMENTS: Branch dieback on west side.
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	Y		N		Y		N		N		N	
	Twig-Branch Dieback	N		N		N		Y		N		Y	
	Sparse Foliage	N		Y		N		Y		N		Y	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		Y		N		Y	
	Insects-Mites Present	N		N		N		Y		N		N	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		Y		N		Y		N		N	
	Poor Form	Y		Y		Y		N		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		C		B		C		B		C	
	HEALTH A-F	B		C		C		C		B		C	
	AESTHETICS A-F	D		D		C		B		C		C	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	Y		N		Y		N		N		N	
	DEADWOOD	N		N		N		Y		N		Y	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		N		Y		N		N	
	REMOVE BASAL SOIL/DEBRIS	N		Y		Y		Y		Y		Y	
	TPZ ENCROACH												
	PROTECTIVE FENCING												
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 66-71

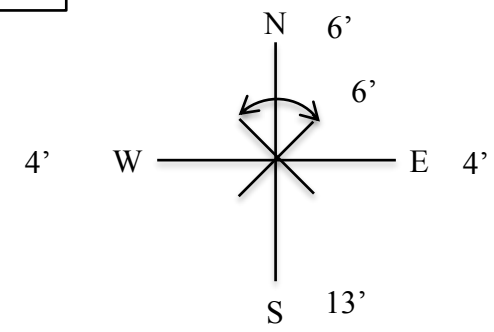
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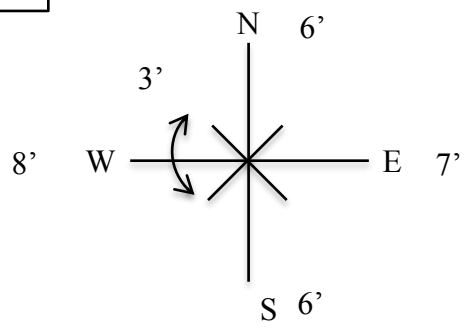
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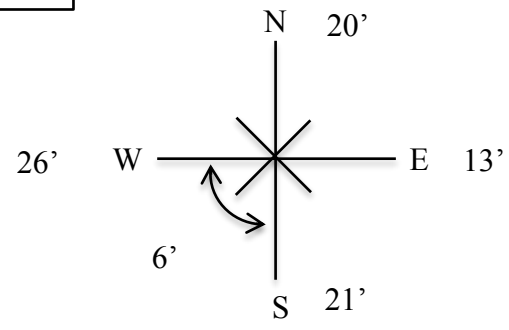
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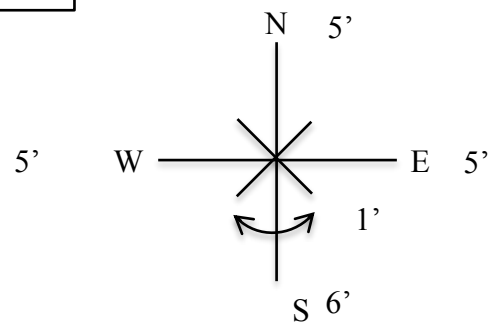
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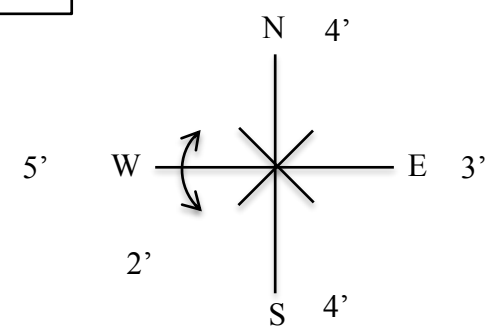
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#71

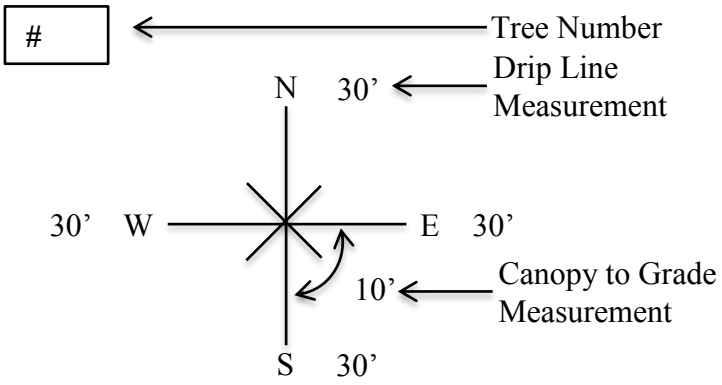


Tree Condition and Impacts Table: Tree 72-77

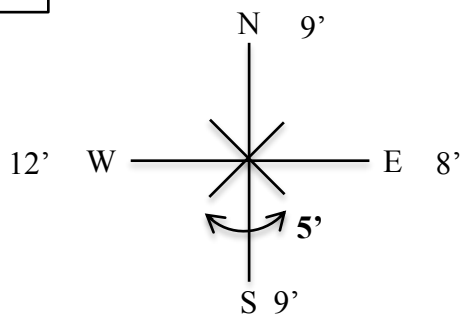
SPECIMEN DATA	TREE NUMBER	72	Species: California Live Oak, *Q. agrifolia*	73	Species: California Live Oak, *Q. agrifolia*	74	Species: California Live Oak, *Q. agrifolia*	75	Species: California Live Oak, *Q. agrifolia*	76	Species: California Live Oak, *Q. agrifolia*	77	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	2		1		2		2		4		1	
	PROTECTED	Y		Y		Y		Y		Y		Y	
	HERITAGE	N		N		N		N		N		N	
	TRUNK DIAMETER	18		6.5		13		8.5		5.5		16	
	TREE HEIGHT	31		19		28		19		10		37	
	CANOPY SPREAD	20		16		25		15		13		33	
	LEANING	N		Y		Y		N		N		N	
	LOW BRANCHES	N		Y		Y		Y		Y		N	
	TERRAIN Flat-Slope	F		F		F		F		F		F	
	CROWDED	Y		Y		Y		Y		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N		N		N	
	Exposed Roots	N		N		N		N		N		N	
	Girdling Roots	N		N		N		N		N		N	
	Trunk Buried/ Debris	Y		N		N		N		Y		Y	
	Trunk Damage	N		N		Y		Y		N		Y	
	Trunk Cavity	N		N		N		N		N		N	
	Exudations	N		N		N		Y		N		N	
	Weak Structure	N	COMMENTS: Main trunks crossing (rubbing). Ivy should be removed from trunks.	N	COMMENTS: Ivy roots at base should be removed; girdling trunk of tree.	N	COMMENTS: Heavy borer damage on trunk. Prune for shape.	N	COMMENTS: Insect damage on west side of trunk. Prune for shape.	N	COMMENTS:	N	COMMENTS: Remove ivy from trunk. Trunk heavily roughened from borers.
	Branch Cavities	N		N		N		N		N		N	
	Weak Crotches	N		Y		N		N		N		Y	
	Twig-Branch Dieback	Y		Y		Y		N		N		Y	
	Sparse Foliage	Y		Y		N		N		N		Y	
	Chlorotic	N		N		N		N		N		N	
	Wilt	N		N		N		N		N		N	
	Abnormal Foliage	N		N		N		N		N		N	
	Deadwood	N		N		N		N		N		Y	
	Insects-Mites Present	N		N		Y		Y		N		Y	
	Disease Present	N		N		N		N		N		N	
	Stress	Y		Y		Y		N		N		Y	
	Poor Form	Y		Y		Y		Y		N		N	
	Obstructions	N		N		N		N		N		N	
	Potential Hazard	N		N		N		N		N		N	
	Dead Tree	N		N		N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		C		B		B		C		C	
	HEALTH A-F	C		B		C		C		B		D	
	AESTHETICS A-F	B		C		B		B		B		B	
MITIGATIONS	REMOVE TREE	N		N		N		N		N		N	
	RELOCATE TREE	N		N		N		N		N		N	
	PRUNE	N		N		Y		Y		N		Y	
	DEADWOOD	Y		Y		N		N		N		Y	
	WATER-FERTILIZE	N		N		N		N		N		N	
	INSECT-DISEASE TREAT	N		N		Y		Y		N		Y	
	REMOVE BASAL SOIL/DEBRIS	Y		Y		N		N		Y		Y	
	TPZ ENCROACH												
	PROTECTIVE FENCING												
	OTHER	-		-		-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 72-77

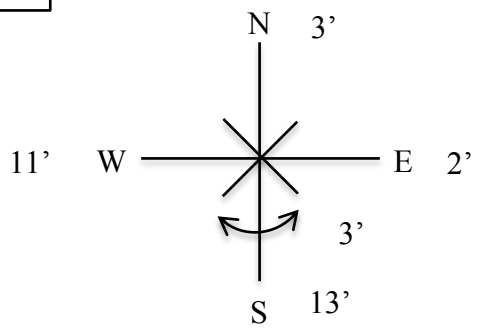
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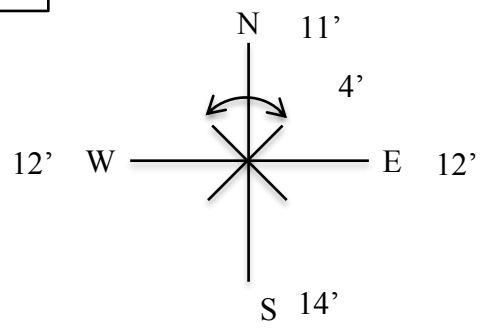
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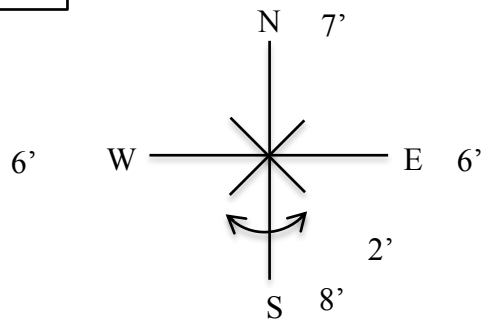
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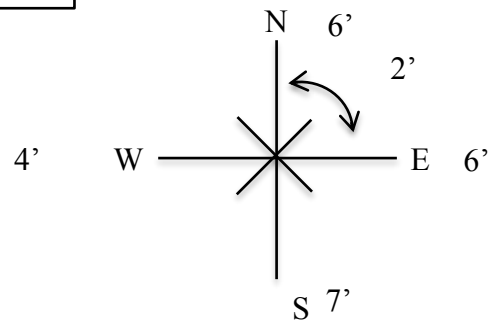
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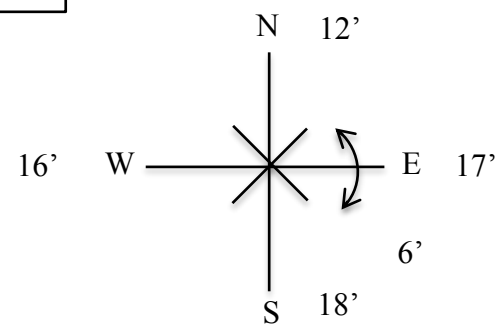
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#77

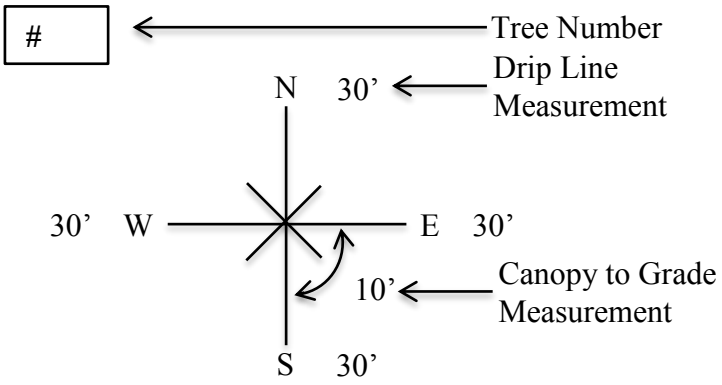


Tree Condition and Impacts Table: Tree 78-81

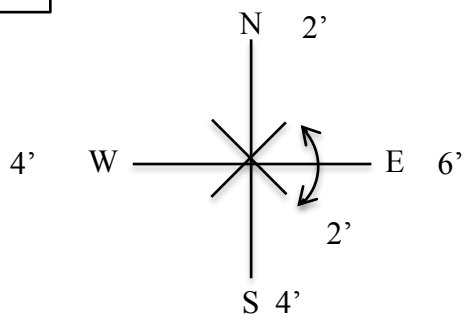
SPECIMEN DATA	TREE NUMBER	78	Species: California Live Oak, *Q. agrifolia*	79	Species: California Live Oak, *Q. agrifolia*	80	Species: California Live Oak, *Q. agrifolia*	81	Species: California Live Oak, *Q. agrifolia*
	NO. TRUNKS	1		1		1		3	
	PROTECTED	Y		Y		Y		Y	
	HERITAGE	N		N		N		N	
	TRUNK DIAMETER	3.5		5		3.5		8	
	TREE HEIGHT	13		12		13		14	
	CANOPY SPREAD	20		13		9		14	
	LEANING	Y		Y		Y		Y	
	LOW BRANCHES	Y		Y		Y		Y	
	TERRAIN Flat-Slope	F		F		F		S	
	CROWDED	Y		Y		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N		N	
	Exposed Roots	N		N		N		N	
	Girdling Roots	N		N		N		N	
	Trunk Buried/ Debris	N		Y		Y		Y	
	Trunk Damage	Y		Y		N		Y	
	Trunk Cavity	N		N		N		N	
	Exudations	N		N		N		N	
	Weak Structure	N	COMMENTS: Major trunk dieback on NE side girdling half of trunk from borers.	N	COMMENTS: Trunk damage by borers.	N	COMMENTS: Buried 6-8 "deep.	N	COMMENTS: Trunk damage by borers, overcrowded stress.
	Branch Cavities	N		N		N		N	
	Weak Crotches	N		N		N		Y	
	Twig-Branch Dieback	N		N		N		N	
	Sparse Foliage	N		N		Y		N	
	Chlorotic	N		N		N		N	
	Wilt	N		N		N		N	
	Abnormal Foliage	N		N		N		N	
	Deadwood	N		N		N		N	
	Insects-Mites Present	Y		Y		N		Y	
	Disease Present	N		N		N		N	
	Stress	Y		Y		Y		Y	
	Poor Form	Y		N		Y		Y	
	Obstructions	N		N		N		N	
	Potential Hazard	N		N		N		N	
	Dead Tree	N		N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	B		C		D		C	
	HEALTH A-F	D		C		C		B	
	AESTHETICS A-F	C		C		C		C	
MITIGATIONS	REMOVE TREE	Y		N		N		N	
	RELOCATE TREE	N		N		N		N	
	PRUNE	N		N		N		Y	
	DEADWOOD	N		N		N		N	
	WATER-FERTILIZE	N		N		N		N	
	INSECT-DISEASE TREAT	Y		Y		N		Y	
	REMOVE BASAL SOIL/DEBRIS	N		Y		Y		Y	
	TPZ ENCROACH								
	PROTECTIVE FENCING								
	OTHER	-		-		-		-	

Drip Line and Canopy to Grade Measurements: Trees 78-81

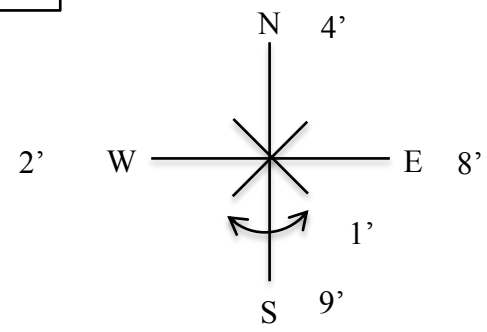
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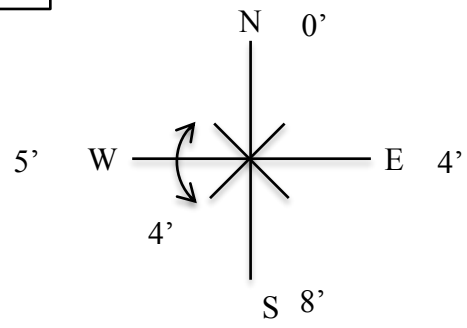
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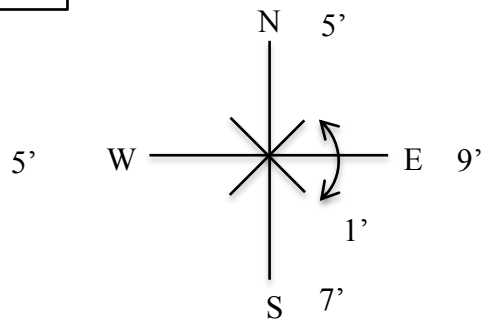
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#81

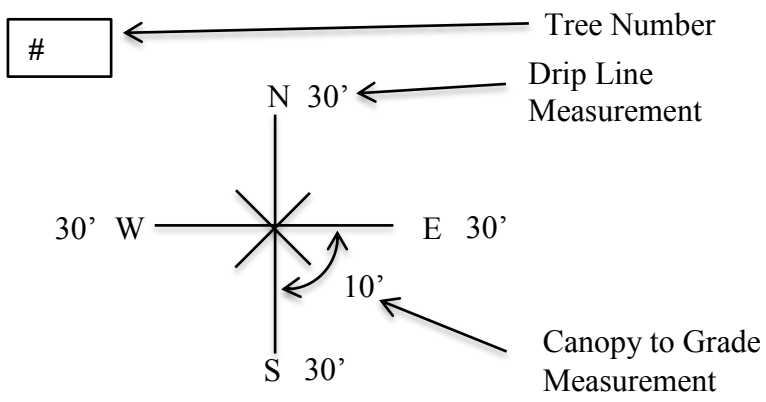


Tree Condition and Impacts Table: Off-Property Trees OP1-OP3

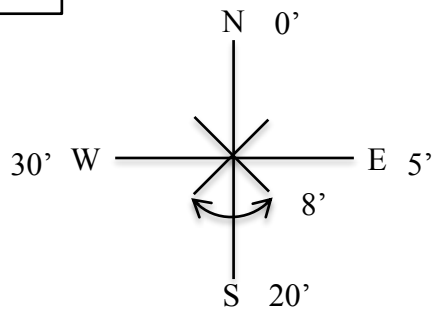
SPECIMEN DATA	TREE NUMBER	OP1	Species: California Live Oak, *Q. agrifolia*	OP2	Species: *Eucalyptus* (See Thacher Facility Housing Tree)	OP3	Species: California Pepper, *S. molle*
	NO. TRUNKS	1		3		3	
	PROTECTED	Y		Y		Y	
	HERITAGE	N		Y		Y	
	TRUNK DIAMETER	6.5		41		32	
	TREE HEIGHT	27.5		42		37	
	CANOPY SPREAD	20		44		37	
	LEANING	Y		N		N	
	LOW BRANCHES	N		N		Y	
	TERRAIN Flat-Slope	S		F		F	
	CROWDED	Y		Y		Y	
PHYSICAL OBSERVATIONS	Damaged Roots	N		N		N	
	Exposed Roots	N		N		N	
	Girdling Roots	N		N		N	
	Trunk Buried/ Debris	Y		Y		N	
	Trunk Damage	N		N		N	
	Trunk Cavity	N		N		N	
	Exudations	N		N		N	
	Weak Structure	Y	COMMENTS: Off-property tree.	Y	COMMENTS: Off-property tree. All trunks have major cavities where large branches have been shed. Major dieback.	N	COMMENTS: Off-property tree. Tree has been topped/disfigured.
	Branch Cavities	N		Y		N	
	Weak Crotches	N		N		N	
	Twig-Branch Dieback	N		Y		N	
	Sparse Foliage	Y		Y		Y	
	Chlorotic	N		N		N	
	Wilt	N		N		N	
	Abnormal Foliage	N		N		N	
	Deadwood	N		Y		Y	
	Insects-Mites Present	N		N		N	
	Disease Present	N		N		N	
	Stress	Y		Y		N	
	Poor Form	Y		Y		Y	
	Obstructions	N		Y		N	
	Potential Hazard	N		Y		N	
	Dead Tree	N		N		N	
RATING	VIGOR A-F (A, B, C, D, F)	C		D		B	
	HEALTH A-F	B		C		C	
	AESTHETICS A-F	C		C		C	
MITIGATIONS	REMOVE TREE	N/A		N/A		N/A	
	RELOCATE TREE	N/A		N/A		N/A	
	PRUNE	N/A		N/A		N/A	
	DEADWOOD	N/A		N/A		N/A	
	WATER-FERTILIZE	N/A		N/A		N/A	
	INSECT-DISEASE TREAT	N/A		N/A		N/A	
	REMOVE BASAL SOIL/DEBRIS	N/A		N/A		N/A	
	TPZ ENCROACH	N		Y		Y	
	PROTECTIVE FENCING	Y		Y		Y	
	OTHER	-		-		-	

Drip Line and Canopy to Grade Measurements: Off-Property Trees OP1-OP3

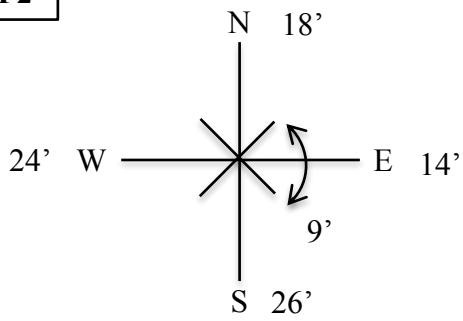
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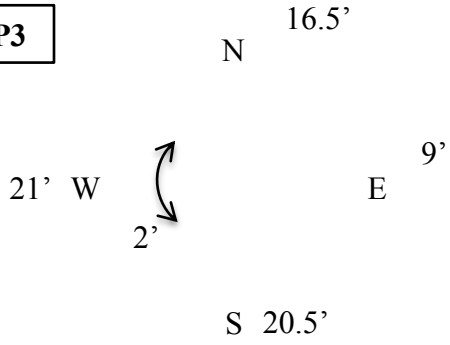
#OP1



#OP2



#OP3



V. Individual Tree Analysis

Trees reviewed here are only the protected trees, as defined by the Ventura County Tree Protection Regulations, within the construction zone of the project. Please refer to the map on Appendix A for tree locations. Trees are marked on the map by their tree numbers. Photos of the trees are found in the following pages (see Appendix C) and may be referenced in the descriptions below. Due to the dense, crowded conditions in some areas, it may be difficult to tell which tree is being featured in a few of the photos as it was not possible to separate the tree from its neighbors.

Trees #7-12 [Protected] (Coast Live Oak—*Quercus agrifolia*) are the largest trees in a close-knit stand of small oak saplings located just north of the proposed Shade Structure (Building H on the plan). All are multi-trunked and they range in size from 3.5 to 7" in diameter and 9-12' in height with 7-12' canopies. Tree #10 has a dead palm and rock debris at its base and all the trees have necrotic leaf spots to some extent. Tree #12 has unusually small leaves in addition to the spotting. These trees can and should be fenced as a group for protection.

Tree #13 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a small, 4.5" DBH and 11' tall tree that sits by itself at the southern end of two rows of proposed benches (O on the plan). The nearest bench or benches may have to be shifted slightly to give the tree some space. As it grows, it should provide some much-needed shade for the seating area. It should not suffer any issues due to the protective fencing.

Trees #14 & 15 [Protected] (Coast Live Oak—*Quercus agrifolia*) both stand 12 feet tall, have an 11' and 6.5' spread and an 8½ and 3½" DBH respectively. Tree #14 has four trunks while #15 has two. They are in the south central portion of the plan, just inside the property line and close to the southern end of the proposed parking spaces in this area. Both should have their TPZs enclosed in protective fencing. No harmful impacts are anticipated.

Trees #16-17 [Protected] (Coast Live Oak—*Quercus agrifolia*), at 17 and 13" DBH with each a 32' canopy and ranging from 34-38' tall, these are some of the largest oaks covered in this report. They are in good health, but crowded together, causing Tree #16 to lean heavily toward the east. They are growing along the southern property line at the place where the driveway curves to the NE. Any encroachment into the TPZ should be minor and not have much effect on the trees.

Trees #18 [Protected] (Coast Live Oak—*Quercus agrifolia*) is under the shadows of Trees 16 and 17, and is leaning away from them. Consequently, it is quite a bit smaller at 10' tall and only a 3" DBH—the minimum size for protected status. They are close to the new parking areas and will need their TPZs protected with fencing. Encroachment into this area is likely due to their proximity to the parking stall construction.

Trees #19 [Protected] (Coast Live Oak—*Quercus agrifolia*) stands at 12' high with a 10' canopy spread. The DBH is 4.5". The single trunk is shredded and damaged on the west side. The tree is located within the structure of the easternmost Cottage Retreat (proposed Building C) and will consequently have to be removed.

Tree #20 [Protected] (Coast Live Oak—*Quercus agrifolia*) is about 15' north of the eastern Cottage Retreat (proposed Building C). This tree is 19' tall and leaning. Several large branches have been removed from its base which may account for the lean. The wounds seem to be healing over with no decay evident. Encroachment on the canopy during the building process is likely and should be protected with requisite fencing.

Tree #21 [Protected] (Coast Live Oak—*Quercus agrifolia*) is perhaps the second largest oak in the Report with a 25" DBH, a 26.5' height and a dripline 39' across. It is near the southeast corner of the Administration Building (Building 6) and stands inside the southeast circle of the Archives Building Courtyard. This tree appears to have sprung up on its own some time ago and has successfully fought for space with the orange trees in the area. This tree will need to be removed to make room for parking stalls (P).

Trees #22 & 23 [Protected] (Coast Live Oak—*Quercus agrifolia*) stand within six feet of each other with an orange tree sandwiched between. The resultant lean away from each other is expected as is the tall slender form each tree has taken. Tree #22 is 23.5' tall on a 6" trunk and 15.5' spread while #23 is 28' tall on only a 4.5" trunk and an 11' spread. These trees may have to be height adjusted to avoid competing with the solar panels for the afternoon sun since they are located at the SW corner of the proposed Solar Array (D). Encroachment on protective fencing will be necessary for the construction of the Gravel Service Road (J), but should not significantly impact trees. Hand-digging should be done within the TPZ.

Trees #24 [Protected, Heritage] (California/Peruvian Pepper—*Schinus molle*) is a nicely balanced tree with branches extending to the ground in typical fashion for this species. Its 34" DBH, or 107" circumference qualifies it for Heritage status as defined by the VCTPO. It is wider (33') than it is tall (22.5') and will have to have its height kept in check due to possible conflict with the solar panels at day's end. Its TPZ falls within the west side of the construction zone for the Solar Array and may be encroached on in the building process for that and the Gravel Service Road.

Tree #25 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a lonely 3" DBH tree, only 10' high just southwest of the Gravel Service Road (J). Since it is the only tree in the area, its significance is elevated. Construction interference will impact the NE corner of the TPZ, however, serious impact is not anticipated due to its size and location provided grading is kept to a minimum. Fencing is required.

Trees #26 & 27 [Protected] (Coast Live Oak—*Quercus agrifolia*) are young trees sitting in an open area just east and toward the middle of the proposed Gravel Service Road and on either side of an existing walking path. They are both 10' wide and tall with 4" and 4.5" DBHs. The TPZ will have to be fenced but there should be no need to encroach on Tree #26 and only slightly on Tree #25 during the project.

Tree #28 [Protected] (Coast Live Oak—*Quercus agrifolia*) begins a string of trees bordering the stack stone wall along McAndrew Road on the western edge of the property. They perform an important function as a street screen and to hide the utility lines along the corridor. They are included due to their proximity to the western side of the Overflow Parking to be installed.

The tree stands 32’ in height with a 14” DBH and a 20’ spread. It has a longitudinal wound beginning at the base on the east side of the trunk and extending 10’ up the tree. The tree is making an effort to close the wound but is in a race against time and internal decay. It is also leaning substantially to the south and west to avoid the large pepper tree to the north. Being on the side of the wall away from construction, there should be no significant issues to be concerned about. TPZ fencing required.

Tree #29 [Protected, Heritage] (California/Peruvian Pepper—*Schinus molle*) is a large old triple-trunked tree just outside the stack stone wall. While the 29’ height may not be remarkable, it has a whopping 56” trunk diameter (at breast height), making it a Heritage tree and one of the largest of the trees surveyed. The 38’ spread brings the TPZ right to the border of the new Overflow Parking. Although there will be some minor encroachment, no detriment to the tree is expected.

Tree #30 [Protected] (Coast Live Oak—*Quercus agrifolia*) is tall (44’) for its girth (11” DBH) and is leaning away from the pepper trees to the south. The canopy is oriented primarily north and somewhat east for most of its 21’ width. No activity expected in the fenced tree protection zone.

Tree #31 [Protected] (Coast Live Oak—*Quercus agrifolia*) is growing close to the street which likely explains the two-foot gash at its base from a wayward vehicle. A majority of the lower limbs have been removed, leaving this tree with a lion-tailed look and rather top-heavy. The 16.5’ canopy starts at about 18’ up, but is reasonably healthy otherwise. The tree tops out at 31’ on a 10” trunk.

Tree #32 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) is another grand Heritage specimen and the second largest in the Report at 61” DBH. It is growing just inside the stack stone wall, stands 34’ tall and has an expansive 73’ canopy spread, its TPZ extending well into the new Overflow Parking (J). This may require careful pruning to lift the canopy above the height of future parked vehicles. Root zone disturbance/compaction may be another issue. Hand-digging recommended when necessary to move the TPZ fence for grading encroachment.

Tree #33 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) is the largest tree surveyed with a 73” DBH. This translates to a 229” circumference, over 2.5 times the required minimum for a Heritage tree. Tree height is 42’ and the dripline measures 66 feet, most of that extends westward over the street. The Tree Protection Zone will be encroached upon and need fencing moved for construction of the Overflow Parking similarly to Tree #32.

Tree #34 [Protected] (Coast Live Oak—*Quercus agrifolia*) is outside of the stack stone wall just north of Tree #33. It is leaning to the north as it reaches for open space and rather kinked as it meanders through the power lines, leaving it somewhat misshapen. No encroachment is expected within the TPZ.

Trees #35 [Protected] (Coast Live Oak—*Quercus agrifolia*) is close to Tree #34 and in a similar lean due to crowded conditions. It is 27’ tall and 19’ wide on a 9” DBH trunk. There should be little impact on this tree as its TPZ will not need to be invaded for the purposes of construction, however protective fencing will be employed.

Tree #36 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a small, 5" DBH double-trunked specimen just inside the stack stone wall standing 11' tall with a 10' spread. It is being crowded out by the larger trees around it. The oak's TPZ, while fenced, should not need to be trespassed.

Tree #37 [Protected] (Coast Live Oak—*Quercus agrifolia*) was overlooked for quite some time and is difficult to detect even at close range due to it being extremely well hidden in spite of its 57' height. The tree is pinched between two Canary Island pines 18 feet north of Tree #36 that have all but covered it with cast needles. It is 9" in diameter with an 18' spread and is stressed due to the heavy competition for resources. TPZ encroachment not anticipated for this tree.

Tree #38 [Protected, Heritage] (Victorian Box—*Pittosporum undulatum*) is the largest of the multi-trunked trees lining the driveway to the original main house. This one has 6 trunks totaling 52" at breast height. It is 54' wide, 37.5' tall and appears to be in good health. The driveway may be altered nearby so TPZ encroachment might be necessary. Fencing required when and where possible.

Tree #39 [Protected, Heritage] (Victorian Box—*Pittosporum undulatum*) stands 41' high, 39.5' wide (crown) and has a 38" trunk DBH. This specimen has 4 trunks and has ground squirrels undermining its base. It is near the driveway entrance and is the first of the Victorian box trees lining the driveway. It is another of the handful of Heritage trees in the area. The access road to the Overflow Parking will run nearby so the TPZ will be invaded but no damage is expected. Fencing should be done to extent of TPZ except where roads overlap.

Tree #40 [Protected, Heritage] [California/Peruvian Pepper—*Schinus molle*) is the tallest of the peppers at 58 feet. The trunk diameter is 49" and it has a 50' canopy width. As with most of the peppers on the property, clearing away some of the deadwood would give it a cleaner, healthier appearance. Several large limbs have been removed for some time but the tree has not formed callus tissue to close these wounds, leaving it vulnerable to decay. It stands near the driveway entrance to building 1, the Ayra Vihara Guest House and east of the new Gravel Service Road. The access road and the relocated trash enclosure will cause the TPZ of this tree to be invaded for work to proceed.

Tree #41 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) is a three-trunk specimen with a combined DBH of 51", two trunks of which are over 72" circumference making this a Heritage tree. It is not very well formed as it is leaning heavily to the south directly over the driveway entrance. The resulting stress on the trunk may explain the exudate on the south side. Some structural pruning may be required to relieve the imbalance in weight distribution. Rot introduction through prior limb removal at base of trunk is likely but not evident at present. The tree is surrounded on three sides by asphalt, but should be fenced to the extent of the TPZ where possible. The new Gravel Access Road entrance is slightly within its TPZ, but the tree should not be affected.

Tree #42 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) is 28.5 feet tall with a 46.5' dripline width and a 37" DBH. It is crowded with Tree #41 to the south but stands more upright than its neighbor. As with most of the trees on the property, its trunk is buried in debris

from years of accumulation and should be cleared to the root flare. The TPZ needs fencing however construction will encroach on the driveway which falls under the TPZ but cannot be fenced.

Tree #43 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a scrawny, 18.5' tall oak whose trunk is only 4" in diameter. It has a canopy width of 12.5 feet and is fighting for daylight between two peppers along McAndrew Road north of the northern entrance. The TPZ lies between two stack stone walls and slightly beyond. Slight encroachment may occur but will not threaten the tree.

Trees #44 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) is the last of the Heritage peppers along McAndrew Road. It has a DBH of 33" and is 34½' tall. The 50.5' canopy spreads mostly to the east and west. It has a number of burls on the trunk, some exuding sap. One of the large branches on the north side is weakly attached about 15' up the trunk. Normal TPZ fencing is in order, however, due to the driveway, it will be limited in extent.

Tree #45 [Protected] (Coast Live Oak—*Quercus agrifolia*) This double-trunked specimen is 13.5" in diameter between the two trunks and stands 33.5 feet tall with a 28 foot spread. The tree is located at the NW corner of the property just outside the stack stone wall. Wall will likely impede future growth as trunk is pressed against it. There is a massive amount of dieback on the tree especially at the top, however there is extensive new growth as well. Removing the deadwood is recommended as well as thinning growth from nearby trees to allow more light penetration. The TPZ fencing will be needed where possible but encroachment is expected due to driveway/parking stall (P) construction.

Tree #46 [Protected] (Coast Live Oak—*Quercus agrifolia*) is the only protected tree located in the island of the circular drive just inside the north entrance. It is a young tree only 13.5' in height, 11.5' wide and with a 4" DBH. There is heavy mechanical damage on the south side of the trunk encompassing 50% of the circumference. The tree is compensating by heavy suckering at the base below the wound. It is recommended to allow the suckers to grow and select one or two of them to take over in case the main stem fails due to the damage. The TPZ will be invaded by construction of parking stalls (P) nearby. Hand-digging required within TPZ fenced area.

Tree #47 [Protected, Heritage] [Californa/Peruvian Pepper—*Schinus molle*) lies east of the proposed Overnight Guest parking (Lot P) and in an island surrounded by an asphalt drive. This tree stands 39 feet high with a 33.5 foot spread. It is imbalanced from having had major scaffold branches removed in the past which show no signs of callus tissue around the wounds—an indication of decline. The tree is disfigured as a result of this past pruning.

Tree #52 [Protected, Heritage] (Deodar Cedar—*Cedrus deodara*) is located 15' in front of the Ayra Vihara Guest House and 35' from a new driveway. Like its twin behind the house, it is probably as old as the house itself. At 28.75" in diameter, or 90¼" in circumference, it barely qualifies for Heritage status (90"). Protective fencing around the TPZ will be installed. Encroachment for the driveway alterations anticipated, however, the construction should not go deep enough to bother the root system.

Trees #53 [Protected] (Coast Live Oak—*Quercus agrifolia*) is situated approximately 50' in front of the Ayra Vihara Guest House and 20' from the driveway that is to be moved. The tree is leaning

heavily to the west and south away from the construction, so it shouldn't conflict with the work although the TPZ with a minimum radius of 15' from the trunk may need to be impinged upon at times. Structural pruning is recommended to reduce the weight from the lean.

Tree #54 [Protected, Heritage] (Victorian Box—*Pittosporum undulatum*) is a multi-trunk tree growing on the north side of the badminton court surrounded by a grove of Pittosporum trees. One of the major trunks is conflicting with the light pole for the badminton court. In addition, it has termite damage in several of the trunks. This tree stands at 31' with a 25' canopy spread. The cumulative measurement of the seven trunks make for a 36.5" diameter at breast height, qualifying this tree for Heritage status. While this tree is at the outer reaches of the construction zone, it should nevertheless be protected with fencing during the construction phase.

Tree #55 [Protected, Heritage] (Victorian Box—*Pittosporum undulatum*) is also a Heritage status tree by virtue of its 3-trunk cumulative diameter of 33.5". It stands at 39' with a 30' canopy. At about the 12' level, several trunks have rubbed together weakening both trunks and breaking one (see photo in Appendix C). This tree is also at the outskirts of the construction zone and should not suffer any ill-effects of the construction provided protective fencing is in place.

Tree #56 [Protected, Heritage] (Victorian Box—*Pittosporum undulatum*) is also a Heritage status tree and has a 40" diameter DBH due to its 3 trunks. At 40' high and 39' wide this is the largest of the Victorian box trees in this area. As with Tree #55, several crossing branches have broken due to stress. All the trees in this area should be pruned for structural integrity. This tree is on the south side of the badminton court and is nearest to the construction of the Cottage Retreat. Protective fencing is required, but the TPZ should not need to be encroached upon.

Tree #57 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a small tree on the north side of the construction zone for the cottage retreat. It stands at 14' high with a 15' spread and a 7.5" diameter at breast height. Trunk is slightly buried and should have soil removed to reveal root flare. Protective fencing required.

Tree #58 [Protected, Heritage] (Coast Live Oak—*Quercus agrifolia*) is one of the largest of the oaks on the property with an 87" trunk diameter split between two trunks. The canopy stretches 59' wide and the tree is 38' tall. The trunk is buried on the northwest side with various debris, which should be removed as soon as possible to avoid potential fungal infection. There are girdling roots at the base along with sparse foliage and twig/branch dieback. Recommend that the deadwood be removed from the tree in order to measure possible progress of decline. Tree is within the construction zone and thus should have its TPZ protected with fencing. No encroachment of TPZ is anticipated.

Tree #59 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a small tree located on the east side of the admin building, just north of the future parking stalls (P). This tree has an 8" diameter and stands at 22' with a canopy spread of 19'. Pruning is recommended due to the current gangly growth of the tree. It will be necessary to encroach upon the TPZ in order for the parking stalls to be constructed. Hand-digging will need to be implemented.

Tree #60 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a small oak crowded amongst a dense grove of oaks in this area. Its 4" trunk is located several feet from the northwest corner of the proposed parking (P). As with Tree #59 hand-digging is required beneath the TPZ. The tree is leaning toward the northwest as it searches for space and stands at 12' high with a 13' canopy.

Tree #61 [Protected] (Coast Live Oak—*Quercus agrifolia*) has a slight lean due to crowding and stands at 28' high with a 17' canopy width. Trunk diameter is 8.5" at breast height. The trunk of this tree stands approximately 1 foot north of the center of the western-most parking space in parking lot P. Here again, hand-digging must be used beneath the canopy of this tree. Due to the proximity of the proposed parking space, this tree may need to be removed in the future to prevent damage to the parking surface.

Tree #62 [Protected] (Coast Live Oak—*Quercus agrifolia*) is an 18' tree with a 4" trunk diameter and a 14' canopy. It has a slight lean and has poor form. As with other trees in this area, there is basal soil covering to trunk, which should be removed. This tree is located approximately 1 foot outside the western edge of parking lot P and, as with Tree #61, may need to be removed to prevent similar damage to substrate. Hand-digging to be applied under TPZ if tree is to be kept.

Tree #63 [Protected] (Coast Live Oak—*Quercus agrifolia*) stands within 2 feet of Tree #62 and is even closer to the proposed parking stall mentioned above. In fact, its trunk is right on the edge of the border of parking lot P. This tree will have to be removed to permit construction to take place. This tree could be a candidate for relocation although its proximity to Tree #62 may require them to be moved together.

Tree #64 [Protected] (Coast Live Oak—*Quercus agrifolia*) is in the middle of one of the proposed parking spaces in lot K and therefore will need to be removed or relocated. Since it is only 17' high with a 3.5" trunk diameter, chances for successful relocation are high.

Tree #65 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a nicely shaped tree without competition in the midst of a citrus grove. It has some insect damage at the base of the trunk and should be treated. The trunk also is buried somewhat in the soil. At 13' its height is matched by its width and has a 4" trunk diameter. No encroachment is anticipated, however the TPZ should be surrounded by fencing.

Tree #66 [Protected, Heritage] (California/Peruvian Pepper—*Schinus molle*) is perhaps the largest tree on the property with a 147" DBH, consisting of 8 trunks. The main trunk at some point fell over and has since sprouted many other trunk offshoots that have become substantial on their own. It has fallen to the south and rests on the stone wall intended to contain it. Several of the trunks have split away from the main trunk and may be unstable. This tree will experience encroachment due to its proximity to the construction of the Interpretive Center Courtyard. Hand-digging within the TPZ and fencing required to the extent possible.

Tree #67 & #68 [Protected] (Coast Live Oak—*Quercus agrifolia*) are small, volunteer trees located on the eastern side of the drive just south of the Interpretive Center Courtyard. At some point in their history, both trees have been topped, leaving the trees somewhat disfigured. There is a pack rat nest at the base of Tree #67. On Tree #68 one trunk wraps around the main trunk and should be

removed. Aside from needing protective fencing, these trees should be safe during construction although Tree #67 will need to have its TPZ invaded for the construction of the driveway.

Tree #69 [Protected] (Coast Live Oak—*Quercus agrifolia*) is the largest oak in its group of trees, standing at 34' high with a 41' spread and a 19" DBH. It has ivy covering its trunk, which should be removed, as well as evidence of insect borers. Tree appears stressed with twig dieback and sparse foliage. Recommend removing deadwood and removing soil at the base to expose the root flare. Tree is located approximately 30' from the proposed Shade Structure (Building H) and therefore should not suffer damage from construction, provided protective fencing is in place.

Tree #70 & #71 [Protected] (Coast Live Oak—*Quercus agrifolia*) are small oak trees approximately 10' high, each with a commensurate spread. They stand just northwest of the construction zone for the Shade Structure (Building H), Tree #71 being the closest. Tree #71 has branch dieback on the west side. Protective fencing required for both trees.

Tree #72 [Protected] (Coast Live Oak—*Quercus agrifolia*) is a dual-trunked tree, combining for an 18" trunk diameter. Tree is 31' tall, 20' wide, and crowded by surrounding trees. The two main trunks are crossing and have sustained damage by rubbing against each other. Ivy should be removed from both trunks. Tree is considered stressed and in poor form with sparse foliage and dieback. Protect TPZ with fencing.

Tree #73 - #81 [Protected] (Coast Live Oak—*Quercus agrifolia*) are a crowded grove of oaks just east and southeast of the proposed Shade Structure (Building H). Trees can be grouped together for protective fencing and should not require encroachment during construction. Borer damage evident on Trees #74, #75, #77, #78, #79, and #81, with the heaviest damage on the northeast side of Tree #78 causing major dieback of trunk (see photo in Appendix C). Trees #74 & #75 should be pruned for shape and ivy roots girdling base of Tree #73 should be removed.

Trees #OP1 [Protected] (Coast Live Oak—*Quercus agrifolia*) is the first of three off-property trees (OP1-3) that have a TPZ that comes within 20 feet of the disturbance area for the project and so must be included in the Report. It is located along McAndrew Road in front of the stack stone wall roughly 20' north of the property line. This tree measures 27.5' tall, has a heavy lean causing the 20' canopy to spread primarily toward the south. No TPZ intrusion will occur.

Tree #OP2 (Silver Dollar Gum—*Eucalyptus polyanthemos*) is a bit of a concern due to its poor health (major dieback) and trunk damage where all three of its trunks have large cavities where branches have been shed. It sits just north of the stack stone wall separating the property to the north. The tree is 41" in DBH, 42' high and has a dripline measuring 44 feet across. Structural pruning to reduce weight is recommended, however, as an off-property tree that is the neighbor's responsibility. This tree's TPZ will be encroached but it should not be affected by the work.

Tree #OP3 [Protected, Heritage] (California/Peruvian Pepper—*Schinus molle*) is next to OP2 and has been topped at some point in the past leaving the tree disfigured. The tree now stands at 37' high, has a 32" girth and a 37' canopy. It is crowded between two eucalyptus trees along the northern stack stone wall border. The driveway and parking stall construction will invade the TPZ, but will not have a harmful effect on this tree.

VI. Appraisals

Since this report is for a discretionary permit project, it requires the appraisal of the Heritage and protected trees that will be removed for mitigation or offset purposes. The appraisals herein have been done using the *Guide for Plant Appraisal*, 9th edition put out by the Council of Tree and Landscape Appraisers, and its companion volume, *Species Classification and Group Assignment*, a publication of the Western Chapter of the International Society of Arboriculture.

There are four recommended for removal, Tree #19, #21, #63 & #64, all coast live oaks.

There are various methods of obtaining tree valuations. For the purposes of this report, we will be using the Trunk Formula Method due to the fact that the trees are too large to be replaced by nursery stock. The Trunk Formula Method is as follows: The tree species, condition, location and size of trunk are compared with the cost of a nursery-available tree and then size-adjusted. Trunk sizes are adjusted downward for exceptionally large trees using the table on page 40 of the *Guide for Plant Appraisal*.

Tree #19 is a coast live oak, *Quercus agrifolia*, with a condition rating of 60% due to damage on the west side. It has a location rating of 80% and a species rating of 90%. The appraised trunk area is 16 in^2 (πr^2 or 2.25^2 x 3.14 = 16), which is less than the replacement tree size of 23.75 in^2. Therefore, the Basic Tree Cost is equal to the Installed Tree Cost of $1,472.50. The final **Appraised Value is $640** or the Basic Tree Cost of $1,472.50 x the Species rating of 90% x the Condition rating of 60% x the Location rating of 80%.

Tree #21 is a coast live oak, *Quercus agrifolia*, with a condition rating of 90%. It has a trunk circumference of 79”, a location rating of 80% and a species rating of 90%. The appraised trunk area is 491 in^2 (πr^2 or 12.5^2 x 3.14 = 491) less the replacement tree size of 23.75 in^2 equals 467.25 in^2. The Basic Tree Cost is 467.25 in^2 x the Unit Tree Cost of $62/$in^2$ + the Installed Tree Cost of $1,472.50 which equals $30,442. The final **Appraised Value is $19,700** or the Basic Tree Cost of $30,442 x the Species rating of 90% x the Condition rating of 90% x the Location rating of 80%.

Tree #63 is a coast live oak, *Quercus agrifolia*, with a condition rating of 70%. It has a location rating of 70% due to crowding and a species rating of 90%. The appraised trunk area is 33 in^2 (πr^2 or 3.25^2 x 3.14 = 33) less the replacement tree size of 23.75 in^2 equals 9.25 in^2. The Basic Tree Cost is 9.25 in^2 x the Unit Tree Cost of $62/$in^2$ + the Installed Tree Cost of $1,472.50 which equals $2,046. The final **Appraised Value is $900** or the Basic Tree Cost of $2,046 x the Species rating of 90% x the Condition rating of 70% x the Location rating of 70%.

Tree #64 is a coast live oak, *Quercus agrifolia*, with a condition rating of 80% due to damage on the west side. It has a location rating of 60% due to crowding and a species rating of 90%. The appraised trunk area is 10 in^2 (πr^2 or 1.75^2 x 3.14 = 10), which is less than the replacement tree size of 23.75 in^2. Therefore, the Basic Tree Cost is equal to the Installed Tree Cost of $1,472.50. The final **Appraised Value is $640** or the Basic Tree Cost of $1,472.50 x the Species rating of 90% x the Condition rating of 80% x the Location rating of 60%.

VII. Discussion

Several of the oaks and Heritage trees are quite close to the disturbance areas, the buildings themselves, and the access roads. The locations of the many of the buildings and hardscape areas have been adjusted to accommodate the trees with the least disruption. Only one tree is being recommended for removal or transplantation to make room for the development.

VIII. Recommendations

Krishnamurti Foundation of America is seeking a permit for the construction of a Dining Pavilion & Kitchen (A), a Visitor Arrival/Bookstore (B), a Cottage Retreat (C), a Solar Array (D), Maintenance Storage/Garage + Book Storage (E), a Restroom Enclosure (G), a Shade Structure (H), Fire Suppression Water Tanks (I), Gravel Service Road (J), Accessible Parking Stall (K), a Yoga Pavilion Water Cooler (L), Yoga Pavilion Storage Shed (M), Outlook Seating (O), and Parking (P), which would require the removal of four protected trees and encroachment within the protected zones of many protected trees. These trees should not suffer adverse impacts provided the following outlined protective measures are adhered to.

IX. Tree Protection Plan

To insure that the proposed construction does not result in damage to the protected trees, the following mitigation measures should be implemented during the project:

- Temporary, protective fencing shall be installed at the limit of the tree protection zone—TPZ (5'-0" from the drip line) of each protected tree. When activities occur within the protected zone of a protected tree, the arborist or his designee will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone.
- The disturbance areas noted on plans will be observed and areas under protected zone of trees will be temporarily paved with 1" 4' by 8' sheets of plywood to reduce compaction.
- To the extent practicable, activities within the TPZ of a protected tree will be done by hand; however, mechanized equipment may be required for some activities within the protected zone of a tree. Activities performed within the TPZ of a protected tree will be under the supervision of the arborist or his designee.
- The amount of time that exhaust from mechanized equipment will pass within the protected zone of an oak or Heritage tree shall be limited to one 8–hour day of exposure followed by 2–days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.
- The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.
- Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
- Oak & Heritage trees shall be protected from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.
- All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
- Materials, equipment, or liquid contaminates shall not be stored under the TPZ of protected trees.

- In the event protected tree roots are encountered, the arborist or his designee is to be contacted immediately and construction activities in area to be halted. Cutting of oak tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

In addition to the construction mitigations, we also recommend pruning of deadwood and dieback, thinning out of canopies (not to exceed a 15% reduction), and deep root fertilization.

X. Mitigations

The Ventura County Tree Protection Ordinance requires the replacement of lost protected trees on a cross-sectional area basis. Thus for trees removed, the appraised trunk areas listed above must equal the cumulative area cross-section of replacement trees (species of replacement trees do not necessarily have to be the same as the species removed) or financial contributions can be made to appropriate agencies based on tree valuations or a combination of both.

Based on the requirements above, 75 coast live oak trees or other native, drought-tolerant species being added to the project will provide a portion, if not all, of the offsets necessary for the protected trees being removed as long as they have an approximate cumulative cross-sectional area at breast height of 550 inches square. There are four trees requiring offsets (#19, 21, 63 & 64) having a cumulative 550 square inch area (16, 491, 33 & 10 inches respectively). With 75 additional trees, this offset can be entirely accomplished if the average trunk DBH of each tree is about 3" (1.5^2 x 3.14 x 75 = 530). Payment of appraised values to the Tree Mitigation Fund can be done for specific trees to offset their losses or it can be done in combination with new trees. Sizing up new trees will also significantly raise cross-sectional values and thus reducing the number of trees required for mitigation offsets. It should be noted that recent available trees for purchase in the 36" box size have been running DBHs closer to 2 inches than 3.

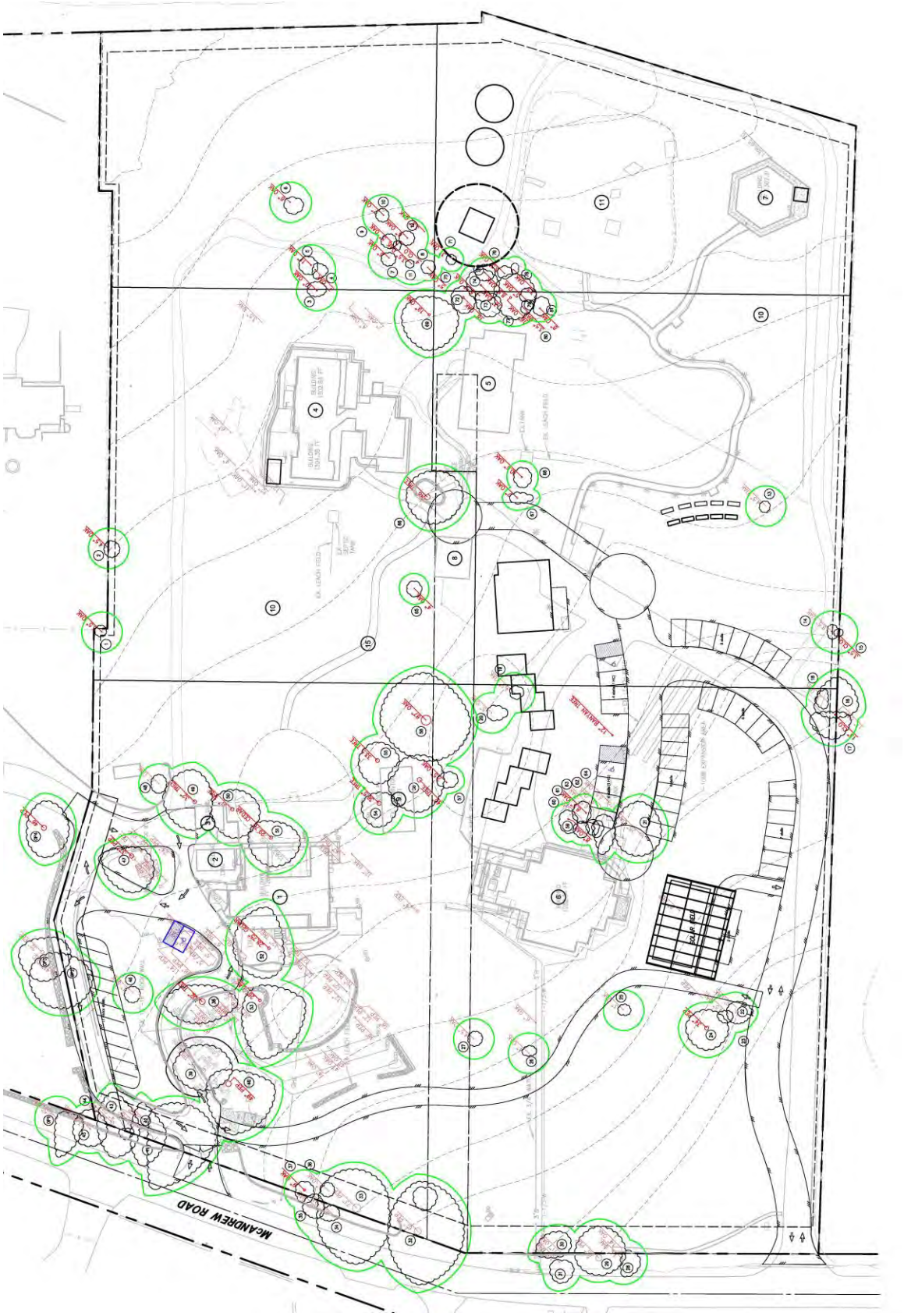
Depending on the condition and size of the trees, another option may be to transplant several of the trees being removed. Any tree being transplanted would not require offsets, however, the health of the tree will have to be monitored for a period of five years to ensure survival.

XI. Conclusions

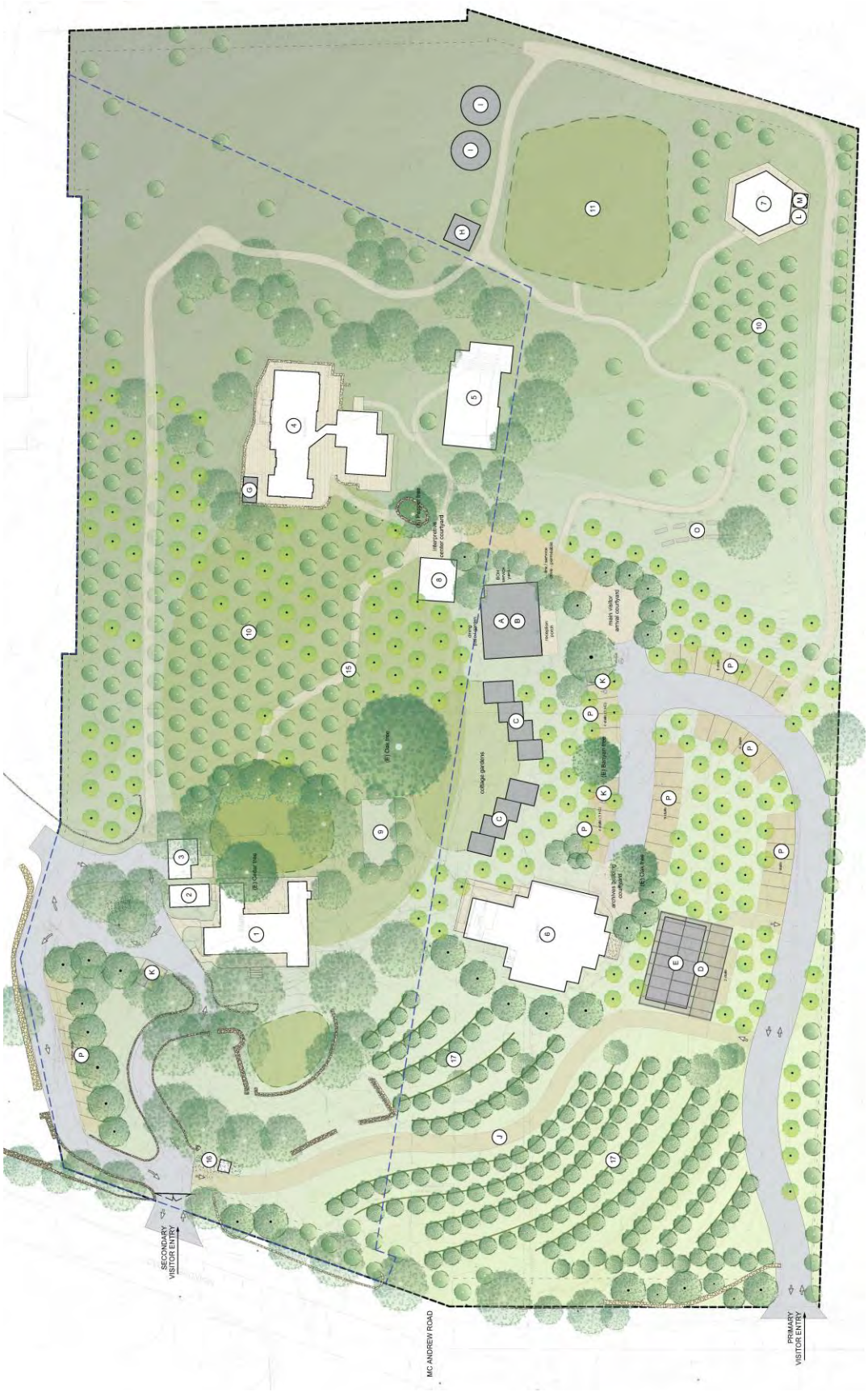
Seventy-two trees will require protection for the purposes of the construction. Four protected trees are recommended for removal or relocation and many protected trees will have encroachment into their protected zones. Should 75 trees be added to the project, it could offset the removal of the protected trees. The remaining protected trees will very possibly be benefitted or at most be minimally impacted by the project. This is due to the removal of competing plant material and precautions that will take place to prevent construction from happening within the protected zones of the trees. Where TPZ encroachment is necessary, hand digging will be implemented in these areas. Fencing will prevent machinery and materials from infringing on the protected zone. Trees will be watered, fertilized and treated for pests as needed to encourage health and vigor. Once construction is complete mulch will be added below the drip line to benefit the root system. If implemented as designed, no deleterious effects on the trees should arise from this project.

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

Appendix A—Map of Krishnamurti Construction Zone with Tree Protection Zones



Appendix B—Map of Krishnamurti New Construction Plan



Appendix C—Photos

Tree #7



Tree #8



Tree #9



Tree #10



Tree #11



Tree #12



Tree #13



Tree #14



Tree #15



Tree #16



Tree #17



Tree #18



Tree #19



Tree #20



Tree #21



Tree #22



Tree #23



Tree #24



Tree #25



Tree #26



Tree #27



Tree #28



Tree #29



Tree #30



Trees #31



Tree #32



Trees #33



Tree #34



Tree #35



Tree #36



Tree #37



Tree #38



Tree #39



Tree #40



Tree #41



Tree #42



Tree #43



Tree #44



Tree #45



Tree #46



Tree #47



Tree #52



Tree #53



Tree #54



Tree #55



Tree #56



Tree #57



Tree #58



Tree #59



Tree #60



Tree #61



Trees #62 & #63



Tree #64



Tree #65



Tree #66



Tree #67



Tree #68



Tree #69



Tree #70



Tree #71



Tree #72



Tree #73



Tree #74



Tree #75



Tree #76



Tree #77



Tree #78



Tree #79



Tree #80



Tree #81



Tree #OP1



Trees #OP2



Trees #OP3



WATER RESOURCE ENGINEERING ASSOCIATES

CONSULTING CIVIL AND ENVIRONMENTAL ENGINEERS IN WATER AND WASTEWATER
COLLECTION, CONSERVATION, DISTRIBUTION AND TREATMENT

MEMO 1/24/2022

To: Jacob (Jaap) Sluijter
ED@kfa.org

From: Ashleigh Keelean
Staff Engineer
ashleigh@wreassoc.net

Lou Nagy
Principal
lou@wreassoc.net



Subject: **Krishnamurti Foundation Water Usage, Existing and Proposed with Mitigation for No Net Increase in Demand**

Jaap,

Regarding water usage for the current and proposed population for the KFA campus located at 1098 McAndrew Road, Ojai, CA, this Study is intended to meet the requirements of the Ojai Valley Area Plan, Section OV-64, which identifies the implementation of water usage offsets and conservation measures as a means of ensuring the protection and optimal use of water resources in the Ojai Valley. In particular, the Ojai Valley Area Plan states that "the County shall require new discretionary development to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply". It is assumed that population and meal preparation are the only possible variables that would affect quantification of water usage at the Site.[1]

The Study is organized into four parts: 1) Establishment of water usage at the Site in its existing land-use permit state; 2) Establishment of water usage at the Site in its proposed land-use permit state; 3) The difference between existing and proposed states; and 4) Mitigation measures and recommendations.[2]

Existing Water Usage

The following water usage analysis uses the existing population (11 residents and 57 transient visitors and staff) to estimate average daily usage. Table 1 breaks down water usage by

[1] A small area to be landscaped along with oak trees and xeriscaping is proposed for the Site. Temporary irrigation will be required for initial establishment, then ceased (typically after five years). Related water requirements for the proposed oak trees are addressed herein, but do not represent a significant demand. See Appendix 9, Net Water Savings from Crop Substitution.

[2] If analysis indicates that the proposed population changes are expected to result in increased water usage, then mitigation measures are required.

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attacment 5 - WREA Water Usage Memorandum, dated January 24, 2022

population group and time spent on site over a period of a month. Water usage is dependent on time spent on site, which, in turn, is characteristic of the population group. For example, office staff working normal, weekday business hours would be expected to use significantly less water than full-time, resident staff.

Table 1. Current land-use permit state population and water usage rates are as follows:

Group	Population[3]		Gallons Per Day (GPD)[4,5]		Total Gallons Per Day (GPD)		Days Per Month[6]		Gallons Per Month	Acre-Feet Per Year (AFY)
Staff (Office)	2	x	20	=	40	x	21.67	=	867	0.03
Staff (Resident)	5	x	67	=	335	x	30.34	=	10,164	0.37
Resident Scholars	0	x	67	=	0	x	30.34	=	0	0
Guests (Resident)	6	x	67	=	402	x	30.34	=	12,197	0.45
Guests (M-F)	10	x	20	=	200	x	21.67	=	4,334	0.16
Guests (Weekend)	45	x	20	=	900	x	8.67	=	7,803	0.29
								TOTAL =	35,365[7]	1.30

As previously stated, water use for each population group is defined by the amount of time spent on site. Estimated total water usage for all groups is equivalent to 35,365 gallons per month or 1.30 AFY. The average daily usage is based on total gallons per month, as listed in Table 1, and calculated below, for reference.

Calculated Average Daily Usage, Current:

$$\frac{35{,}365\ Gallons\ Per\ Month}{30.34\ Days\ Per\ Month} = 1{,}166\ GPD$$

Proposed Water Usage

A. Population

The following water usage analysis uses the proposed population (29 residents and 62 transient visitors and staff) to estimate average daily usage. As with existing water demand in Table 1, Table 2 breaks down water usage by population group and time spent on site over a period of a

[3] Population per attached email from Lisa Woodburn. See Appendix 1.
[4] Domestic GPD based on sewage flow rates for camps, referenced from the 2019 California Plumbing Code (CPC) Table H20.1.1(4) and using a 1.33 factor on sewer to result in water usage. See Appendix 2.
[5] Between 60 to 90 percent of per capita water consumption becomes wastewater. Taking an average of this equates to 75 percent, which, in turn, can be applied as a 1.33 conversion factor on wastewater flow rates, resulting in water usage. Per Metcalf & Eddy (2003), p. 155.
[6] Occupancy schedule per attached email from Lisa Woodburn. See Appendix 1.
[7] The population groups shown are the only contributors to the calculated usage. The figures shown do not represent total usage at the Site.

month. In addition, Table 3 includes estimated water usage related to the proposed meal preparation schedule.

Table 2. Proposed land-use permit state population and water usage rates are as follows:

Group	Population[8]		Gallons Per Day (GPD)[9,10]		Total Gallons Per Day (GPD)		Days Per Month[11]		Gallons Per Month	Acre-Feet Per Year (AFY)
Staff (Office)	7	x	20	=	140	x	21.67	=	3,034	0.11
Staff (Resident)	5	x	67	=	335	x	30.34	=	10,164	0.37
Resident Scholars	18	x	67	=	1,206	x	30.34	=	36,590	1.35
Guests (Resident)	6	x	67	=	402	x	30.34	=	12,197	0.45
Guests (M-F)	10	x	20	=	200	x	21.67	=	4,334	0.16
Guests (Weekend)	45	x	20	=	900	x	8.67	=	7,803	0.29
							TOTAL =		74,122[12]	2.73

Table 3. Proposed land-use permit state meal preparation schedule and water usage rates are as follows:

Group	Population[8]		Meals Per Day	Sun.	Mon.	Tue.	Wed.	Thur.	Fri.	Sat.		Days Per Week[11]
Staff (Office)	7	x	1	0	7	7	7	7	7	0		5 (M-F)
Staff (Resident)	5	x	3	15	15	15	15	15	15	15		7
Resident Scholars	18	x	3	54	54	54	54	54	54	54		7
Guests (Resident)	6	x	3	18	18	18	18	18	18	18		7
Guests (Weekday)	10	x	1	0	10	10	10	10	10	0		5 (M-F)
Guests (Weekend)	45	x	1	45	0	0	0	0	0	45		2 (Sat/Sun)
Meals Per Week				132	104	104	104	104	104	132	=	784 Meals/Week
x 7 G Per Meal				924	728	728	728	728	728	924	=	5,488 G/Week

[8] Population per attached email from Lisa Woodburn. See Appendix 1.
[9] Domestic GPD based on sewage flow rates for camps, referenced from the 2019 CPC Table H20.1.1(4) and using a 1.33 factor on sewer to result in water usage. See Appendix 2.
[10] Between 60 to 90 percent of per capita water consumption becomes wastewater. Taking an average of this equates to 75 percent, which, in turn, can be applied as a 1.33 conversion factor on wastewater flow rates, resulting in water usage. Per Metcalf & Eddy (2003), p. 155.
[11] Occupancy schedule per attached email from Lisa Woodburn. See Appendix 1.
[12] The population groups shown are the only contributors to the calculated usage. The figures shown do not represent total usage at the Site.

Monthly water usage for meal preparation, per Table 3, is estimated at 21,952 G or 0.81 AFY. As previously stated, water usage for each population group is defined by the amount of time spent on site. Estimated combined water usage for Table 2 and Table 3 is equivalent to 96,074 gallons per month or 3.54 AFY. The average daily usage is based on total gallons per month and calculated below, for reference.

Calculated Average Daily Usage, Proposed:

$$\frac{96{,}074\ Gallons\ Per\ Month}{30.34\ Days\ Per\ Month} = 3{,}167\ GPD$$

Based on the analysis of existing to proposed land-use permit states, total water usage is expected to increase by 2,001 GPD or approximately 2.24 acre-feet per year (AFY). Therefore, mitigation measures will need to be implemented to offset the anticipated increase in water usage.

B. Planted Vegetation

Landscape Architect, Mike Gilbert, was consulted to provide an estimate of water requirements for oak saplings proposed at the Site[13]. Based on evapotranspiration rates for the Ojai region, it is expected that each sapling will require 100 gallons per month or approximately 3.3 GPD (0.004 AFY). Trees should be watered at 3-to-5-day intervals for the first two years, after which time, intervals can be increased to 7-to-10-days. At the six-year mark, trees will only require supplemental water on occasion. Some fluctuation between irrigation requirements for summer and winter months is reasonable, but not significant enough to require separate calculations.

KFA is proposing to remove four oak trees, which will be replaced with 75 oak saplings, as indicated on the Site Plan. Based on the water requirements outlined above, the saplings would require a total of 7,500 gallons of water per month or 247 gpd (0.28 AFY). Thus, the revised yearly water usage for the Site during the initial establishment period for the saplings is approximately 2.52 AFY (2.24 AFY + 0.28 AFY).

Discussion of Mitigation Measures

Mitigation measures focus on either 1) Retrofitting plumbing fixtures or 2) Removing planted acreage. Included herein is an analysis of both strategies, along with information about 75,000 gallons of rainwater storage capture also proposed as mitigation.

1) Retrofitting Plumbing Fixtures

   Per KFA staff, existing fixtures at KFA date back to the 1950s and represent a significant source of water use. The Environmental Protection Agency (EPA) identifies toilets installed prior to 1992 as requiring between 3 to 7 gallons per flush (GPF).[14] As such, a 5 GPF average of the range provided by the EPA was used to determine the savings from replacing 15 existing toilets[15].

[13] See Appendix 10.
[14] See Appendix 3.
[15] See Appendix 4.

Table 4. Current population and fixture water usage rates for toilets are as follows:

Group	Population[16]		Flushes Per Day[17]		Gallons Per Flush (GPF)[18]		Days Per Year[19]		Gallons Per Year	Acre-Feet Per Year (AFY)
Staff (Office)	2	x	3	x	5	x	260	=	7,800	0.02
Staff (Resident)	5	x	5	x	5	x	365	=	45,625	0.14
Resident Scholars	0	x	5	x	5	x	365	=	0	0
Guests (Resident)	6	x	5	x	5	x	365	=	54,750	0.17
Guests (M-F)	10	x	3	x	5	x	260	=	39,000	0.12
Guests (Weekend)	45	x	3	x	5	x	104	=	70,200	0.22
							TOTAL =		217,375	0.67

Table 5. Proposed population and fixture water usage rates for toilets are as follows:

Group	Population[16]		Flushes Per Day[17]		Gallons Per Flush (GPF)[20]		Days Per Year[19]		Gallons Per Year	Acre-Feet Per Year (AFY)
Staff (Office)	7	x	3	x	1.28	x	260	=	6,989	0.02
Staff (Resident)	5	x	5	x	1.28	x	365	=	11,680	0.04
Resident Scholars	18	x	5	x	1.28	x	365	=	42,048	0.13
Guests (Resident)	6	x	5	x	1.28	x	365	=	14,016	0.04
Guests (M-F)	10	x	3	x	1.28	x	260	=	9,984	0.03
Guests (Weekend)	45	x	3	x	1.28	x	104	=	17,971	0.06
							TOTAL =		102,688[21]	0.32

The difference between the existing permit state and proposed permit state results in a water savings of 0.35 AFY. KFA is required to offset approximately 2.52 AFY, thus, an additional 2.17 AFY (2.52 AFY – 0.35 AFY = 2.17 AFY) needs to be offset.

2) Rainwater Capture Tanks

Three 25,000-G underground rainwater capture tanks are proposed for installation on site to be used for irrigation purposes. This will offset 0.23 AFY per rainwater tank filling.

[16] Population per attached email from Lisa Woodburn. See Appendix 1.
[17] Estimated daily use based on Water Research Foundation (WRF) recommendations. See Appendix 5.
[18] Usage per flush in pre-1994 fixtures. See Appendix 3.
[19] Occupancy schedule per attached email from Lisa Woodburn. See Appendix 1.
[20] EPA WaterSense requirement for new toilets. See Appendix 3.
[21] The population groups shown are the only contributors to the calculated usage. The figures shown do not represent total usage at the Site.

3) Removing Planted Acreage

Orchard irrigation is also a significant component of total water usage, requiring, on average, 2.5 AFY per acre. The KFA site includes approximately 6 planted acres of citrus orchard.[22] Removing 1 acre of orchard would result in the desired 2.52 AFY reduction in water usage (2.52 AFY/2.5 AFY per acre ≈ 1 AC if all mitigation is orchard removal).

A recap of a combined approach to mitigation will result in the following quantities from each segment:

Total to be Offset:	2.52	AFY
Toilet Retrofits:	0.35	AFY
Rainwater Capture Tanks:	0.23	AFY
Remaining to be Offset Through Citrus Orchard Removal:	1.94	AFY

Equivalent acres of citrus orchard to be removed[23]:

$$\frac{1.94\ AFY}{2.5\frac{AF}{Acre}/Year} \approx 0.78\ AC\ of\ Citrus\ Orchard$$[24]

Since these citrus trees are proposed to be replaced with drought-tolerant olive trees, an additional 0.03 acres of citrus trees will need to be replaced to offset any related (albeit minimal) water demand from the 196 proposed olive trees. See Appendix 9, Net Water Savings from Crop Substitution, for a complete explanation of methods and calculations.

Mitigation Recommendations

Mitigation will be required and may take a different form. Currently, our recommendation is to 1) Replace all existing toilets (15 total per the fixture unit worksheet provided in Appendix 4) with high-efficiency models; 2) Construct a 75,000-G underground storage facility to capture rainwater; and 3) Remove at least 0.81 acres of orchard.

Conclusion

When the proposed mitigation measures are implemented, there will be no net increased demand on the water supply from KFA's planned improvements and increased population.

Please don't hesitate to contact us with any additional questions or concerns.

Thank you.

[22] Per Lisa Woodburn, JDS Civil. See Appendix 6 and 7. Any increases in planted acreage should be accounted for as part of the Site's overall water usage.
[23] See Appendix 8.
[24] 1 acre = 43,560 ft^2. Per Site Plan (Appendix 7), approximately 200 trees/acre (43,560 ft^2 / [10' x 18'] = 242 trees per acre).

APPENDIX 1: KFA STAFFING PATTERN & GUEST SCHEDULE

From: Lisa Woodburn
To: Ashleigh Keelean; Lou Nagy (lou@wreassoc.net)
Cc: Jacob Sluijter
Subject: FW: 3500-Work Authorization Etc.
Date: Thursday, October 7, 2021 12:10:26 PM
Attachments: 3500-Work Authorization signed.pdf

Hi Ashleigh and Lou – I am working with Jaap on the Krishnamurti project. We wanted to make sure that you have the correct project description information as you work on this request.

Staff: 5 permanent staff will continue to live and work on site. 2 staff members will continue to work on site Monday – Friday, 9:00 am to 5:00 pm and 5 new employees are proposed to work on site Monday – Friday, 6:30 am – 2:30 pm.

Overnight Guests: 6 overnight guests will continue to be permitted to stay in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: 10 daytime visitors Monday – Friday from 10:00 am to 3:00 pm and up to 45 daytime visitors on weekends.

Resident Scholars: 18 resident scholars will live on-site for a period of 30 days at a time. We anticipate 18 resident scholars will reside at KFA year round.

One protected heritage sized coast live oak tree will need to be removed and mitigated for.

Proposed rainwater capture tanks will supply up to 75,000 gallons of water for irrigation.

The following chart illustrates the programs and events proposed:

KFA Programs and Events					
	Monday through Friday	**Time**	**Saturday and Sunday**	**Time**	**Frequency**
Midweek Programs	10 daytime visitors	2:00 pm – 7:30 pm			50 events annually
Tuesday Evening Dialogue	20 daytime visitors	7:30 pm – 10:00 pm			52 events annually
Saturday Evening Dialogue			20 daytime visitors	4:00 pm – 6:00 pm	52 events annually
Six Evening Talks			40 daytime visitors	7:30 pm – 10:00 pm	12 events annually
TOTAL	30		60		

From: Jacob Sluijter <ED@kfa.org>
Sent: Tuesday, October 5, 2021 9:30 AM
To: Lisa Woodburn <LisaW@JDSCIVIL.COM>
Subject: Fwd: 3500-Work Authorization Etc.

FYI

---------- Forwarded message ---------
From: **Jacob Sluijter** <ED@kfa.org>
Date: Mon, Oct 4, 2021, 07:52
Subject: Re: 3500-Work Authorization Etc.
To: Ashleigh Keelean <ashleigh@wreassoc.net>
Cc: Tara Hahn <accounting@kfa.org>

Dear Ashleigh,

See attached signed work authorization.
I did not hear how Senior Canyon arrived on the Qo value.

best regards,
Jaap

On Fri, Oct 1, 2021 at 3:00 PM Ashleigh Keelean <ashleigh@wreassoc.net> wrote:

> Good afternoon,
>
> Please find the Work Authorization for the requested review of calculations attached for reference.
>
> In prior email communications, it was noted that Senior Canyon Mutual Water Company (SCMWC) was using a Total Allowed Usage of 6,336 gpd and Qo value of 775 gpm. Do you know where SCMWC is getting these figures?
>
> Thank you,
> Ashleigh
>
> Ashleigh Keelean, M.C.E., M.A.
> Staff Engineer

Water Resource Engineering Associates
2300 Alessandro Dr., Ste. 215
Ventura, CA 93001
Office: (805) 653-7900 ext. 405
Email: ashleigh@wreassoc.net



APPENDIX 2: 2019 CALIFORNIA PLUMBING CODE, TABLE H201.1

H201.1 General

The liquid capacity of septic tanks shall comply with Table H201.1(1) and Table H201.1(4) as determined by the number of bedrooms or apartment units in dwelling occupancies and the estimated waste/sewage design flow rate or the number of plumbing fixture units as determined from Table 702.1 of this code, whichever is greater in other building occupancies. The capacity of any one septic tank and its drainage system shall be limited to the soil structure classification in Table H201.1(2), and as specified in Table H201.1(3).

TABLE H201.1(1)
CAPACITY OF SEPTIC TANKS[1, 2, 3, 4]

SINGLE-FAMILY DWELLINGS-NUMBER OF BEDROOMS	MULTIPLE DWELLING UNITS OR APARTMENTS - ONE BEDROOM EACH	OTHER USES: MAXIMUM FIXTURE UNITS SERVED PER TABLE 702.1	MINIMUM SEPTIC TANK CAPACITY (gallons)
1 or 2	-	15	750
3	-	20	1000
4	2 units	25	1200
5 or 6	3	33	1500
-	4	45	2000
-	5	55	2250
-	6	60	2500
-	7	70	2750
-	8	80	3000
-	9	90	3250
-	10	100	3500

For SI units: 1 gallon = 3.785 L

Notes:

1 Extra bedroom, 150 gallons (568 L) each.

2 Extra dwelling units over 10: 250 gallons (946 L) each.

3 Extra fixture units over 100: 25 gallons (94.6 L) per fixture unit.

4 Septic tank sizes in this table include sludge storage capacity and the connection of domestic food waste disposers without further volume increase.

TABLE H201.1(2)
DESIGN CRITERIA OF FIVE TYPICAL SOILS

TYPE OF SOIL	REQUIRED SQUARE FEET OF LEACHING AREA PER 100 GALLONS	MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FEET OF LEACHING AREA FOR A 24 HOUR PERIOD
Coarse sand or gravel	20	5.0
Fine sand	25	4.0
Sandy loam or sandy clay	40	2.5
Clay with considerable sand or gravel	90	1.1
Clay with small amount of sand or gravel	120	0.8

For SI units: 1 square foot = 0.0929 m^2, 1 gallon = 3.785 L, 1 gallon per square foot = 40.7 L/m^2

TABLE H201.1(3)
LEACH ING AREA SIZE BASED ON SEPTIC TANK CAPACITY

REQUIRED SQUARE FEET OF LEACHING AREA PER 100 GALLONS SEPTIC TANK CAPACITY(square feet per 100 gallons)	MAXIMUM SEPTIC TANK SIZE ALLOWABLE(gallons)
20--25	7500
40	5000
90	3500
120	3000

For SI units: 1 square foot per 100 gallons = 0.000245 m^2/L, 1 gallon = 3.785 L

TABLE H201.1(4)
ESTIMATED WASTE /SEWAGE FLOW RATES[1, 2, 3]

TYPE OF OCCUPANCY	GALLONS PER DAY
Airports (per employee)	15

Airports (per passenger)	5
Auto washers - check with equipment manufacturer	-
Bowling alleys -with snack bar only (per lane)	75
Campground - with central comfort station (per person)	35
Campground - with flush toilets - no showers (per person)	25
Camps (day)- no meals served (per person)	15
Camps (summer and seasonal camps)-(per person)	50
Churches - sanctuary (per seat)	5
Churches - with kitchen waste (per seat)	7
Dance halls - (per person)	5
Factories - no showers (per employee)	25
Factories - with showers (per employee)	35
Factories - with cafeteria (per employee)	5
Hospitals - (per bed)	250
Hospitals - kitchen waste only (per bed)	25
Hospitals - laundry waste only (per bed)	40
Hotels - no kitchen waste (per bed)	60
Institutions - resident (per person)	75
Nursing home - (per person)	125
Rest home - (per person)	125
Laundries - self-service with minimum 10 hours per day (per wash cycle)	50
Laundries - commercial check with manufacturer's specification	-
Motel (per bed space)	50
Motel-with kitchen (per bed space)	60
Offices - (per employee)	20
Parks - mobile homes (per space)	250
Parks (picnic) - with toilets only (per parking space)	20
Parks (recreational vehicles)- without water hook-up (per space)	75
Parks (recreational vehicles)- with water and sewer hook-up (per space)	100

Restaurants - cafeteria (per employee)	20
Restaurants - with toilet waste (per customer)	7
Restaurants - with kitchen waste (per meal)	6
Restaurants - with kitchen waste disposable service (per meal)	2
Restaurants - with garbage disposal (per meal)	1
Restaurants - with cocktail lounge (per customer)	2
Schools staff and office (per person)	20
Schools - elementary (per student)	15
Schools - intermediate and high (per student)	20
Schools - with gym and showers (per student)	5
Schools - with cafeteria (per student)	3
Schools (boarding) - total waste (per person)	100
Service station - with toilets for 1st bay	1000
Service station - with toilets for each additional bay	500
Stores - (per employee)	20
Stores - with public restrooms (per 10 square feet of floor space)	1
Swimming pools - public (per person)	10
Theaters - auditoriums (per seat)	5
Theaters - with drive-in (per space)	10

For SI units: 1 square foot = 0.0929 m^2, 1 gallon per day = 3.785 L/day

Notes:

[1] Sewage disposal systems sized using the estimated waste/sewage flow rates shall be calculated as follows:

(a) Waste/sewage flow, up to 1500 gallons per day (5678 L/day)
Flow x 1.5 = septic tank size

(b) Waste/sewage flow, over 1500 gallons per day (5678 L/day)
Flow x 0.75 + 1125 = septic tank size

(c) Secondary system shall be sized for total flow per 24 hours.

[2] See Section H201.1.

[3] Because of the many variables encountered, it is not possible to set absolute values for waste/sewage flow rates for all situations. The designer should evaluate each situation and, where figures in this table need modification;

they should be made with the concurrence of the Authority Having Jurisdiction.

APPENDIX 3: ENVIRONMENTAL PROTECTION AGENCY STANDARD GALLONS PER FLUSH FOR TOILETS

EPA WaterSense



Water Efficiency Management Guide

Bathroom Suite

EPA

EPA 832-F-17-016d
November 2017

The U.S. Environmental Protection Agency (EPA) WaterSense® program encourages property managers and owners to regularly input their buildings' water use data in ENERGY STAR® Portfolio Manager®, an online tool for tracking energy and water consumption. Tracking water use is an important first step in managing and reducing property water use.

WaterSense has worked with ENERGY STAR to develop the EPA Water Score for multifamily housing. This 0-100 score, based on an entire property's water use relative to the average national water use of similar properties, will allow owners and managers to assess their properties' water performance and complements the ENERGY STAR score for multifamily housing energy use.

This series of Water Efficiency Management Guides was developed to help multifamily housing property owners and managers improve their water management, reduce property water use, and subsequently improve their EPA Water Score. However, many of the best practices in this guide can be used by facility managers for non-residential properties.

More information about the Water Score and additional Water Efficiency Management Guides are available at www.epa.gov/watersense/commercial-buildings.

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Background



Bathrooms offer a clear opportunity for properties to save significant amounts of water. Use of toilets, faucets, showerheads, and other sanitary fixtures in the bathroom suite typically represent a significant percentage of water use in properties. Beyond user behavior (i.e. how frequently and for what duration products are used), the inherent efficiency of plumbing fixtures and how the products wear over time also impact bathroom water consumption. You can influence tenant water and sewer needs and costs by using sound maintenance practices in addition to opting for water-efficient products during renovations. Replacing bathroom fixtures with water-efficient products—and WaterSense labeled products when applicable—can provide the most significant opportunity for water and energy savings, particularly in older buildings with inefficient fixtures.

The first step to identifying potential water savings is to verify the flow rates and flush volumes of each fixture in your units' bathrooms. Older products have the most room for improvement—not only do they typically use more water than newer products, but maintenance issues are also magnified. By replacing older fixtures with newer, WaterSense labeled models, you'll save on both water bills and maintenance, all while delivering a more consistent product for your residents.

The Energy Policy Act (EPAct) of 1992 sets the maximum flow rates and flush volumes for many bathroom fixtures, so the date of installation usually corresponds with a particular level of water efficiency. For example, toilets installed after 1994 will have a flush volume of 1.6 gallons per flush (gpf) or less. However, due to the long, useful life of toilets, many older toilets still in use today have flush volumes of 3.5 gpf and up to 5.0 gpf.

The U.S. Environmental Protection Agency's (EPA's) WaterSense® program labels certain bathroom fixtures that are at least 20 percent more water-efficient than standard plumbing products on the market (as established by EPAct 1992). WaterSense labeled products are also independently certified to perform as well or better than standard models.

Table 1. Maximum Allowable Flow Rate and Flush Volume Requirements by Standard

Fixture Type	Pre-EPAct 1992	Post-EPAct 1992 Requirement	WaterSense Requirement
Bathroom sink (lavatory) faucet	Up to 2.5 gallons per minute (gpm)	2.2 gpm	1.5 gpm
Showerhead	3.0 to 5.0 gpm	2.5 gpm	2.0 gpm
Tank-type toilet	3.5 to 5.0 gpf	1.6 gpf	1.28 gpf
Flushometer-valve toilet	3.5 to 5.0 gpf	1.6 gpf	1.28 gpf

Maintenance Best Management Practices

Performing periodic inspections in the bathroom suite will help keep equipment working and catch water waste before it impacts your water bill. Aim to conduct inspections at least annually, or consider how checks might be incorporated into other natural intervention points, such as during tenant changes. Each fixture type has certain common issues to examine and verify. Table 2 provides a summary of inspection items that should be performed periodically.

Table 2. Bathroom Fixture Maintenance Tips for Periodic Inspections

Product Type	Tip	Why
Tank-type toilets	Check the toilet fill valves for water overflow. Remove the toilet tank lid and determine if water is flowing over the top of the overflow tube inside the tank. Ensure that the refill water level is set below the top of the overflow tube, and adjust the float lower if the water level is set too high. If the toilet continues to run after the float is adjusted, replace the fill valve. To prevent changes in tank water levels due to line water pressure fluctuations, only replace existing fill valves with pilot-type fill valves.	A constantly running fill valve can waste between 0.5 gallons per minute (gpm)[1] and 3 gpm, wasting up to 4,000 gallons of water[2] and as much as $45 per day.[3]
Tank-type toilets	Perform dye test to look for worn toilet flappers. Drop a dye tablet or a few drops of food coloring into the toilet tank. After 10 minutes, check if the dye leaked into the bowl, which indicates a flapper leak. Flush the toilet immediately after conducting this test to prevent the dye from staining the tank or bowl. If there is a leak, check for a tangled chain in the tank or replace a worn flapper valve. If leaking does not subside after a flapper valve is replaced, consider replacing the flapper seat and overflow tube assembly, which could also be worn.	While leaks from worn toilet flappers may be hard to detect, even small leaks can waste approximately 30 gallons of water per day, or 900 gallons per month.[4] Installing a new flapper will pay for itself in avoided water and wastewater costs in one to two months.
Flushometer-valve toilets	Inspect diaphragm or piston valves for wear and tear. To determine if the valve needs replacement, see how long it takes to complete a flush cycle. A properly functioning 1.6 gpf flush valve should not have a flush cycle longer than four seconds. If replacing valve inserts, make sure the replacements are consistent with the valve manufacturer's specifications, including the rated flush volume. If replacing the entire valve, make sure it has a rated flush volume consistent with manufacturer specifications for the existing bowl.	Worn valves can result in more water than needed to flush the toilet. Also, flushometer valve bowls are specifically rated for a specific flush volume, and performance could be compromised with excess water.
Dual-flush toilets	Be sure to educate tenants in proper use of dual-flush toilets. Dual-flush toilets might be equipped with flush controls that could be confusing to some new or existing tenants. Include instructions in tenant welcome packets for proper operation of dual-flush toilets, and give periodic reminders if you have a property newsletter or other communications.	Dual-flush toilets can only achieve water savings if they're being used properly.

[1] U.S. Environmental Protection Agency (EPA) WaterSense. *WaterSense at Work. Best Management Practices for Commercial and Institutional Facilities*. October 2012. Page 2-9. www.epa.gov/sites/production/files/2017-02/documents/watersense-at-work_final_508c3.pdf
[2] New York City Department of Environmental Protection (NYC DEP). Repair Your Leaking Toilets: Save Water and Stop Flushing Away Your Water Bill. www.nyc.gov/html/dep/pdf/ways_to_save_water/toilet_brochure.pdf
[3] Estimated cost of water loss based on an average residential rate of $11.02 per 1,000 gallons for water and wastewater determined from data in: American Water Works Association (Raftelis Financial Consulting). 2016. Water and Wastewater Rate Survey.
[4] NYC DEP. *Op. Cit.*

Table 2. Bathroom Fixture Maintenance Tips for Periodic Inspections

Product Type	Tip	Why
Bathroom sink (lavatory faucets)	Conduct a visual inspection of faucet leaks. Train users to report continuously running, leaking, or otherwise malfunctioning faucets to the appropriate personnel.	A faucet that drips once per second can waste nearly 3,200 gallons[5] and more than $30 per year.[6]
Bathroom sink (lavatory faucets)	Scale accrual can occur when minerals build up on the aerator. Inspect faucet aerators for scale buildup to ensure flow is not restricted. Clean or replace the aerator or other spout end device if necessary.	Scale buildup can cause performance issues, resulting in occupants removing faucet aerators and increasing the faucet flow rate.
Bathroom sink (lavatory faucets)	Verify that faucet aerators rated at the intended flow rate are still installed on faucets found in unit bathrooms and public restrooms. WaterSense labeled faucet aerators for bathrooms within residential units have a flow rate of 1.5 gpm or less, whereas faucet aerators for public restrooms should have a flow rate of 0.5 gpm. If aerator removal is a common problem, consider installing tamper-proof aerators to prevent tenants from removing them.	When the flow of water is not controlled by a faucet aerator or laminar flow device, faucets can flow well over the federal standard of 2.2 gpm.
Showerheads	Inspect showerheads for scale buildup to ensure flow is not restricted. Use cleaning products that are designed to dissolve scale from showerheads with buildup. Do not attempt to bore holes in the showerhead or manually remove scale buildup, as this can lead to increased water use or cause performance problems. During your inspection of the showerhead, consider verifying the flow rate to ensure a tenant hasn't tampered with the showerhead to remove the flow restrictor.	Scale buildup can cause showerhead performance issues or an impeded flow, which reduces tenant comfort. Keeping water-efficient showerheads clean and performing well can help ensure tenant satisfaction.
Bath and shower diverters	Bath and shower diverters (also known as tub spout diverters or tub-shower diverters) divert the flow of water either toward a tub spout (i.e., to the bathtub) or toward a showerhead. Older diverters can leak due to worn parts or scale buildup. To check for a leaky diverter, turn on the shower and determine if water is flowing out of the diverter. If there is a leak, measure the diverter leak rate using a bucket and stopwatch. If the leak is greater than 0.1 gpm, replace the diverter. Fixing leaky diverters can save both water and energy, because the water leaking is typically hot water.	On average, old, leaky diverters can waste more than 1,500 gallons of water per year and as much as 4,200 gallons per year.[7]

[5] American Water Works Association. Drip Calculator: www.drinktap.org/water-info/water-conservation/drip-calculator.aspx
[6] Estimated cost of water loss based on an average residential rate of $11.02 per 1,000 gallons for water and wastewater determined from data in: American Water Works Association (Raftelis Financial Consulting). 2016. Water and Wastewater Rate Survey.
[7] U.S. EPA. *WaterSense Notice of Intent (NOI) to Develop a Draft Specification for Bath and Shower Diverters*. April 27, 2017.

Retrofit and Replacement Options

If installing a new fixture or replacing an older, inefficient product, consider installing a WaterSense labeled model or another water-efficient alternative. WaterSense labeled products are independently certified to meet EPA's efficiency and performance criteria, increases water savings, improves tenant satisfaction, and can help reduce maintenance issues.

- **Tank-type toilets:** WaterSense labeled tank-type toilets are independently certified to have an effective flush volume[8] of 1.28 gpf or less and pass a performance test to remove at least 350 grams or more of solid waste per flush.
- **Flushometer-valve toilets:** WaterSense labeled flushometer-valve toilets, whether single- or dual-flush, use no more than 1.28 gpf. They're also certified for performance to ensure they can handle typical commercial waste loads.
- **Bathroom sink (lavatory) faucets:** WaterSense labeled faucets and faucet accessories flow at 1.5 gpm or less at 60.0 pounds per square inch (psi) of water pressure and no less than 0.8 gpm at 20.0 psi. You can replace the entire faucet, or simply install a new faucet aerator instead.
- **Showerheads:** WaterSense labeled showerheads have a maximum flow rate of 2.0 gpm and are tested for spray force and coverage. Make sure your replacement fixtures flow through a thermostatic mixing valve to avoid the risk of thermal shock or scalding.



- **Bath and shower diverters:** Diverters are available on the market that effectively do not leak, eliminating water waste from tub spouts. If replacing bath and shower diverters, look for products tested to achieve a 0.00 gpm leak rate in pre-life cycle and post-life cycle testing.



You can identify WaterSense labeled models by using the WaterSense Product Search Tool and by looking for the WaterSense label on product packaging and websites. Be sure to check with your local water utility or use the WaterSense Rebate Finder to see if there are any rebates available in your area.

[8] For a single-flush toilet, the effective flush volume is the average flush volume when tested in accordance with national standard ASME A112.19.2. For a dual-flush toilet, the effective flush volume is defined as the average flush volume of two reduced flushes and one full flush, as determined by testing in accordance with national standards ASME A112.19.2 and ASME 112.19.14.

Water Savings Calculations and Assumptions

To estimate water (and energy) savings from replacing existing bathroom fixtures with more water-efficient models, review the calculations for each fixture type. The sources for assumptions included in the calculations are provided the Appendix.

Inputs

Occupancy: For efficiency projects where fixtures and fittings are being replaced, water savings in bathrooms (particularly those for multifamily properties) are largely based on unit occupancy rather than the number of fixtures. Even with multiple bathrooms within a unit, the water savings that can be achieved within the unit by replacing older plumbing fixtures will mostly remain the same.

Efficiency: For units where fixtures have different existing flush volumes/flow rates, average the existing flush volume/flow rates to establish the baseline water use.

Example:

Let's say a unit has two bathrooms: one with a 3.5 gpf toilet and one with a 1.6 gpf toilet. To estimate water savings from replacing both existing toilets with 1.28 gpf or less WaterSense labeled models, use an existing average toilet flush volume of $\frac{(1.6\ \text{gpf}+3.5\ \text{gpf})}{2}$ = 2.55 gpf.

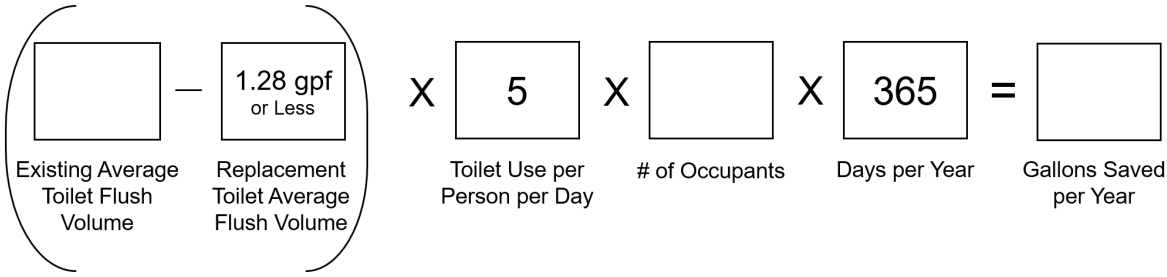
Alternatively, if only the 3.5 gpf toilet will be replaced, instead of including 1.28 gpf or less for the replacement toilet flush volume, use a replacement average toilet flush volume instead. In this example, the replacement average toilet flush volume for the unit would be $\frac{(1.6\ \text{gpf}+1.28\ \text{gpf})}{2}$ = 1.44 gpf because the 1.6-gpf toilet will remain. You can use a similar methodology for all bathroom fixtures.



Toilets

Replacing old toilets flushing at 1.6 gpf or more with WaterSense labeled models flushing at 1.28 gpf or less can result in significant water savings. To estimate potential water savings, use Equation 1.

Equation 1. Water Savings From Toilet Replacement (gallons per year)



If the flush volume of existing toilets is unknown, use Table 3 to estimate the existing flush volume based on the date of installation/initial construction.

Table 3. Assumptions for Toilet Water Savings Calculations

Existing Toilet Age	Existing Toilet Flush Volume
Installed from 1994 to Present	1.6 gpf
Installed between 1977 to 1994	3.5 gpf
Installed before 1977	5.0 gpf

Bathroom Sink Faucets

Replacing faucets or faucet aerators flowing at 2.0 gpm or more with WaterSense labeled models rated at 1.5 gpm or less can help reduce water use.

To estimate water savings from replacing faucets or faucet aerators, use Equation 2.

Equation 2. Water Savings From Bathroom Sink Faucet/Faucet Aerator Replacement (gallons per year)

0.6 gal	X		X	365	=	
Water Saved per Person per Day		# of Occupants		Days per Year		Gallons Saved per Year

Because lavatory faucets also use hot water, any resulting water savings can also save energy. Electricity savings (for electric water heaters) and natural gas savings (for natural gas water heaters) can be calculated using Equation 3a and 3b, respectively. If the efficiency of the hot water heater is unknown, consider using 100 percent efficiency for electric heaters and 75 percent for natural gas heaters to conservatively estimate energy savings.

Equation 3a. Electricity Savings From Bathroom Sink Faucet/Faucet Aerator Replacement (kilowatt hour [kWh] per year; for electric hot water heating)

	X	57%	X	0.183	÷		=	
Lavatory Faucet Gallons of Water Savings per Year		Percentage of Hot Water Used		kWh of Electricity Required to Heat One Gallon of Water		Water Heater Efficiency*		kWh Saved per Year

**Use 100% if exact electric heater efficiency is unknown*

Equation 3b. Natural Gas Savings From Bathroom Sink Faucet/Faucet Aerator Replacement (Thousand Cubic Feet [Mcf] per year; for natural gas hot water heating)

	X	57%	X	0.0061	÷		=	
Lavatory Faucet Gallons of Water Savings per Year		Percentage of Hot Water Used		Mcf of Natural Gas Required to Heat One Gallon of Water		Water Heater Efficiency*		Mcf Saved per Year

**Use 75% if exact natural gas heater efficiency is unknown*

Showerheads

To estimate water savings from replacing older, existing showerheads with WaterSense labeled models flowing at 2.0 gpm or less, use Equation 4.

Equation 4. Water Savings From Showerhead Replacement (gallons per year)

([ ] − [2.0 gpm or Less]) X [7.8] X [0.7] X [ ] X [365] = [ ]

Existing Average Showerhead Flow Rate	Replacement Average Showerhead Flow Rate	Minutes per Shower	Showers per Person per Day	# of Occupants	Days per Year	Gallons Saved per Year
	2.0 gpm or Less	7.8	0.7		365	

Because showerheads use hot water, any water savings will also result in energy savings. Electricity savings (for electric water heaters) and natural gas savings (for natural gas water heaters) can be calculated using Equation 5a and 5b, respectively. If the efficiency of the hot water heater is unknown, consider using 100 percent efficiency for electric heaters and 75 percent for natural gas heaters to conservatively estimate energy savings.

Equation 5a. Electricity Savings From Showerhead Replacement (kWh per year; for electric hot water heating)

([ ] X [66.2%] X [0.183]) ÷ [ ] = [ ]

Showerheads Gallons of Water Savings per Year	Percentage of Hot Water Used	kWh of Electricity Required to Heat One Gallon of Water	Water Heater Efficiency*	kWh Saved per Year
	66.2%	0.183		

**Use 100% if exact electric heater efficiency is unknown*

Equation 5b. Natural Gas Savings From Showerhead Replacement (Mcf per year; for natural gas hot water heating)

([ ] X [66.2%] X [0.0061]) ÷ [ ] = [ ]

Showerheads Gallons of Water Savings per Year	Percentage of Hot Water Used	Mcf of Natural Gas Required to Heat One Gallon of Water	Water Heater Efficiency*	Mcf Saved per Year
	66.2%	0.0061		

**Use 75% if exact natural gas heater efficiency is unknown*

Bath and Shower Diverters

Property managers should replace bath and shower diverters with a leak rate greater than 0.1 gpm with newer models that do not leak. You can determine the bath and shower diverter leak rate using a bucket or bag to manually collect water under the tub spout while the shower is running; measure the water collected in the bucket or bag over a one-minute period.

To estimate water savings from leaky bath and shower diverters, use Equation 6.

Equation 6. Water Savings from Fixing Diverter Leaks (gallons per year)

[ ]	X	7.8	X	0.7	X	[ ]	X	365	=	[ ]
Measured Diverter Leak Rate		Minutes per Shower		Showers per Person per Day		# of Occupants		Days per Year		Gallons Saved per Year

Because bath and shower diverters leak hot water, saving water will also save energy. To calculate electricity savings (for electric water heaters) and natural gas savings (for natural gas water heaters), substitute the Annual Diverter Water Savings with the Annual Showerhead Water Savings in Equations 5a and 5b on the previous page.

Additional Resources

Alliance for Water Efficiency Resource Library. Residential Water Use, Fixtures, and Appliances. www.allianceforwaterefficiency.org/Residential_Library_Content_Listing.aspx

Department of Energy (DOE) Office of Energy Efficiency & Renewable Energy (EERE) Federal Energy Management Program (FEMP). Best Management Practice #6: Toilets and Urinal. https://energy.gov/eere/femp/best-management-practice-6-toilets-and-urinals

DOE EERE FEMP. Best Management Practice #7: Faucets and Showerhead. https://energy.gov/eere/femp/best-management-practice-7-faucets-and-showerheads

EPA's WaterSense Program Resources:

Bath and Shower Diverters
www.epa.gov/watersense/bath-and-shower-diverters

Bathroom Faucets.
www.epa.gov/watersense/bathroom-faucets

Commercial Toilets.
www.epa.gov/watersense/commercial-toilets

Residential Toilets.
www.epa.gov/watersense/residential-toilets

Showerheads.
www.epa.gov/watersense/showerheads

WaterSense at Work. Best Management Practices for Commercial and Institutional Facilities.
www.epa.gov/watersense/best-management-practices

Appendix A: Summary of Water Efficiency Measures and Savings

This appendix can be used to summarize water efficiency measures, upgrades, and projects that are identified at your property, based on a water assessment and/or review of this Water Efficiency Management Guide.

Summary of Water Efficiency Measures and Savings

Item Number	Location	Measure or Project Name and Description	Projected Annual Water Savings (gallons)	Projected Annual Energy Savings	Projected Annual Water, Wastewater, and Energy Cost Savings ($)	Total Measure or Project Cost ($)	Simple Project Payback (years)
Example	*Second Floor (10 units)*	*Upgrade bathroom fixtures (toilets, showerheads, and faucets) in second floor units 201 through 210 with WaterSense labeled models. Each unit is 1.5 baths, so total project will require purchasing and installing 20 toilets, 20 faucets, and 10 showerheads. Estimated project cost is $530 per unit ($150 per toilet, $100 per faucet, $30 per showerhead).*	*105,000 gallons*	*3,200 kWh*	*Water & Wastewater Cost Savings: $1,150 Energy Cost Savings: $320* ***Total: $1,470***	*$5,300*	*3.6 years*
1							
2							
3							
4							
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11							
12							

Appendix B:References for Calculation Assumptions

Variable	Suggested Value	Units	Reference
Toilets			
Existing Average Toilet Flush Volume			
1994 to Present	1.6	gpf	Energy Policy Act (EPAct) 1992
1977 to 1994	3.5	gpf	North Carolina Department of Environment and Natural Resources (NC DENR), et al. May 2009. *Water Efficiency Manual for Commercial, Industrial and Institutional Facilities.* Page 28.
Pre-1977	5.0	gpf	NC DENR. *Op. Cit.*
Replacement Average Toilet Flush Volume	1.28 or less	gpf	EPA, 2014. *WaterSense Specification for Tank-Type Toilets.* Version 1.2. June 2, 2014; and EPA, 2015. *WaterSense Specification for Flushometer-Valve Water Closes.* Version 1.0. December 17, 2015.
Use Rate (Flushes per Occupant per Day)	5	flushes	Water Research Foundation (WRF). DeOreo, William B., Peter Mayer, Benedykt Dziegielewski and Jack Kiefer. *Residential End Uses of Water, Version 2.* 2016. Table 6.7, Page 115.
Days per Year	365	days	Constant
Bathroom Sink (Lavatory) Faucets			
Water Savings per Occupant per Day (from Replacing Standard 2.2 gpm Bathroom Sink Faucet with 1.5 gpm Faucet)	0.6	gallons	EPA, 2007. *WaterSense High-Efficiency Lavatory Faucet Specification Supporting Statement.* Version 1.0. October 1, 2007.
Days per Year	365	days	Constant
Percentage of Faucet Water Used That Is Hot Water	57.0	%	WRF. *Op. Cit.* Table 6.25, Page 138.
kWh of Electricity Required to Heat One Gallon of Water 75°F	0.183	kWh/gallon	WaterSense calculation assuming: • Specific heat of water = 1.0 Btu/lb x °F • 1 gallon of water = 8.34 lbs • 1 kWh = 3,412 Btus • Incoming water temperature is raised 75°F
Electric Hot Water Heater Efficiency	Building/Unit Specific (use 100% efficiency if unknown)		U.S. Department of Energy (2014) *Technical Support Document: Energy Efficiency Program for Consumer Products and Commercial and Industrial Equipment: Residential Clothes Washers*. Office of Energy Efficiency and Renewable Energy (EERE), Building Technologies Program, Appliances and Commercial Equipment Standards, p. 7-1

Variable	Suggested Value	Units	Reference
Mcf of Natural Gas Required to Heat One Gallon of Water 75°F	0.00061	Mcf/gallon	WaterSense calculation assuming: • Specific heat of water = 1.0 Btu/lb x °F • 1 gallon of water = 8.34 lbs • 1 Therm = 99,976 Btus • 1 Mcf of natural gas = 10.307 therms • Incoming water temperature is raised 75°F
Natural Gas Hot Water Heater Efficiency	Building/Unit Specific (use 75% efficiency if unknown)		U.S. Department of Energy (2014). *Op. Cit.*
Showerheads and Diverters			
Existing Average Showerhead Flow Rate	2.5	gallons per minute (gpm)	EPAct 1992
Replacement Average Showerhead Flow Rate	2.0 or less	gpm	EPA, 2010. *WaterSense Specification for Showerheads.* Version 1.0. March 4, 2010.
Average Shower Duration	7.8	minutes	WRF. *Op. Cit.* Table 6.9, Page 120.
Use Rate (Showers per Occupant per Day)	0.7	showers per person per day	WRF. *Op. Cit.* Table 6.9, Page 120.
Days per Year	365	days	Constant
Percentage of Showerhead Water Used That Is Hot Water	66.2	%	WRF. *Op. Cit.* Table 6.25, Page 138.
kWh of Electricity Required to Heat One Gallon of Water 75°F	0.183	kWh/gallon	WaterSense calculation assuming: • Specific heat of water = 1.0 Btu/lb x °F • 1 gallon of water = 8.34 lbs • 1 kWh = 3,412 Btus • Incoming water temperature is raised 75°F
Electric Hot Water Heater Efficiency	Building/Unit Specific (use 100% efficiency if unknown)		U.S. Department of Energy (2014). *Op. Cit.*
Mcf of Natural Gas Required to Heat One Gallon of Water 75°F	0.00061	Mcf/gallon	WaterSense calculation assuming: • Specific heat of water = 1.0 Btu/lb x °F • 1 gallon of water = 8.34 lbs • 1 Therm = 99,976 Btus • 1 Mcf of natural gas = 10.307 therms • Incoming water temperature is raised 75°F
Natural Gas Hot Water Heater Efficiency	Building/Unit Specific (use 75% efficiency if unknown)		U.S. Department of Energy (2014). *Op. Cit.*

An official website of the United States government
Here's how you know

Commercial Toilets



<https://epa.gov/water-sense/product-search>

Commercial toilets, or flushometer-valve toilets, are typically found in commercial, institutional, or industrial restrooms in such places as airports, theaters, stadiums, schools, and office buildings. These types of toilets have two main components—the toilet bowl and the flushometer valve.

On This Page:

- Smart Flushing
- WaterSense Savings
- Specification

Smart Flushing



WaterSense estimates that there are nearly 27 million flushometer-valve toilets currently installed in the United States. Approximately 26 percent (7 million) of the old toilets have flush volumes as high as 3.0 to 7.0 gallons per flush (gpf)—far more water than the federal standard of 1.6 gpf. With many of these models reaching the end of their useful life, replacing them with even more efficient toilets that have earned the WaterSense label could result in significant water savings.

WaterSense labeled flushometer-valve toilets, whether single- or dual-flush, use no more than 1.28 gpf, which is a 20 percent savings over the federal standard of 1.6 gpf. WaterSense has also included a minimum flush volume of 1.0 gpf to ensure plumbing systems have adequate flow to function effectively.



Whether you are looking to reduce water use in a new facility or replace old, inefficient toilets in commercial restrooms, a WaterSense labeled flushometer-valve toilet is a high-performance, water-efficient option worth considering.

Facility managers should consult a plumbing engineer if they have questions about using WaterSense labeled flushometer-valve toilets in their buildings. Like all WaterSense labeled products, the toilets are also required to be independently certified for performance to ensure they can handle typical commercial waste loads.

A WaterSense Flushometer-Valve Toilets fact sheet <https://epa.gov/sites/production/files/2017-01/documents/ws-products-factsheet-fv-toilets.pdf>(1 pp, 690 K, About PDF <https://epa.gov/home/pdf-files>) is available in PDF.

WaterSense Savings



By replacing old, inefficient flushometer-valve toilets with WaterSense labeled models, a 10-story office building with 1,000 occupants could save nearly 1.2 million gallons of water and nearly $10,000 per year. Of those savings, nearly 870,000 gallons of water and $7,600 in water costs per year can be achieved by replacing the toilets in the women's restrooms alone.
If commercial facilities nationwide replaced all of their older, inefficient flushometer-valve toilets with WaterSense labeled models, it could save an estimated 39 billion gallons of water per year. That’s equivalent to nearly one full day’s flow of water over Niagara Falls!

Specification

Flushometer valve toilets are also known as flushometer-valve water closets in plumbing standards. EPA released a final specification for flushometer-valve water closets on December 17, 2015.

- WaterSense Specification for Flushometer-Valve Water Closets (PDF) <https://epa.gov/sites/production/files/2017-01/documents/ws-products-spec-fv-toilets.pdf>(6 pg, 242K, About PDF <https://epa.gov/epahome/pdf.html>)
- WaterSense Specification for Flushometer-Valve Water Closets Supporting Statement (PDF) <https://epa.gov/sites/production/files/2017-01/documents/ws-products-support-statement-fv-toilets.pdf>(12 pg, 299K, About PDF <https://epa.gov/epahome/pdf.html>)

For more information about the flushometer-valve toilets specification development process, including the draft specification, public response to the draft specification, EPA's response to the public comments, and questions and answers, please see the Specification for Flushometer-Valve Toilets Background Materials <https://epa.gov/watersense/product-background-materials> page.

Manufacturers that produce toilet fixtures and flushometer valves meeting EPA's efficiency and performance criteria can apply to have their products certified <https://epa.gov/watersense/certification-systems> to earn the WaterSense label. Before submitting products for testing, manufacturers must have a partnership agreement with EPA in place. Visit the manufacturer section on the partner page <https://epa.gov/watersense/join-watersense> to learn more.

WaterSense Home <https://epa.gov/watersense>

About WaterSense <https://epa.gov/watersense/about-watersense>

WaterSense Products

Residential Toilets <https://epa.gov/watersense/residential-toilets>

Showerheads <https://epa.gov/watersense/showerheads>

Bathroom Faucets <https://epa.gov/watersense/bathroom-faucets>

Commercial Toilets

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Irrigation Controllers <https://epa.gov/watersense/watersense-labeled-controllers>

Spray Sprinkler Bodies <https://epa.gov/watersense/spray-sprinkler-bodies>

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Products in Development <https://epa.gov/watersense/products-development>

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Our Water <https://epa.gov/watersense/our-water>

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Follow.



LAST UPDATED ON JULY 8, 2021

APPENDIX 4: KFA FIXTURE UNIT COUNT

All notes in RED refer to proposed fixtures.

Ventura County Environmental Health Division
Telephone: 805/654-5008, 654-2802, or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/env health

Onsite Wastewater Treatment System (OWTS)
BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure *before and after your proposed construction is completed*. Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name: Krishnamurti Education Center
Site St addr., City, Zip: 1098 McAndrew Road, Ojai, CA 93023
Assessor's Parcel Number:

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by:
Bedroom		13	Work shop			Kitchen		1	Date:
Library			Studio			Living			Comments by reviewer:
Study			Pool Cabana			Dining		1	
Office			Recreation			Bath		14	
Exercise			Other:			Utility		1	
Game Room						Family			*A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/3 of the area of the common wall is open and unobstructed".
Den						Garage/ Carport			
Loft									

TOTAL BEDROOM EQUIVALENTS: Existing _____ + Proposed 13 = Total 13

FIXTURE UNITS GUIDE *Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.*

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	X	Unit Value	=	Total Fixture Units
Bathtub		+		=		X	2	=	
Clothes Washer/Laundry Tub		+	2	=	2	X	2	=	4
Tub/Shower Combination		+	2 ~~13~~	=	2 ~~13~~	X	2	=	~~26~~ 4
Shower		+	10	=	10	X	2	=	20
Kitchen Sink and/or Dishwasher		+	7 ~~13~~	=	7 ~~18~~	X	2	=	~~36~~ 14
Bar Sink		+		=		X	1	=	
Flush Toilet		+	15	=	15	X	6	=	90
Utility Sink		+	1	=	1	X	3	=	3
Bidet		+	4	=	4	X	2	=	
Floor Drains		+	~~5~~	=	~~5~~	X	3	=	~~15~~ 12
Wash Basin (Lavatory)		+	15	=	15	X	1	=	15
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing _____ + Proposed ~~189~~ 162 = Total ~~189~~ 162

2/22/08: McKinns/Isds/Fixture Units

10 showers
tub/combo
2

Restroom
2 sinks
2 lavatories

Dining Room
Kit
1 sink
1 lav.

Advanced Geotechnical Services	BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET	Krishnamurti Education Center 1098 McAndrew Road Ojai, California
		Client # 4687 Report # 9806R
		FIGURE 2

APPENDIX 5: WATER RESEARCH FOUNDATION ESTIMATE FOR AVERAGE FLUSHES PER PERSION PER DAY

Residential End Uses of Water, Version 2

EXECUTIVE REPORT



Water Research Foundation℠







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Disclaimer:

This study was jointly funded by the Water Research Foundation (WRF), City of Fort Collins Utilities, City of Scottsdale Water Department, Clayton County Water Authority, Denver Water, Portland Water Bureau, Region of Peel, Region of Waterloo, San Antonio Water System, Tacoma Public Utilities, Toho Water Authority, Tampa Bay Water, and the Alliance for Water Efficiency on behalf of Portland Water Bureau, Region of Peel, San Antonio Water System, and Tampa Bay Water (co-sponsors). WRF and the co-sponsors assume no responsibility for the content of the research study reported in this publication or for the opinions or statements of fact expressed in the report. The mention of trade names for commercial products does not represent or imply the approval or endorsement of WRF or the co-sponsors. This report is presented solely for informational purposes.

Residential End Uses of Water, Version 2: Executive Report

For more information about this project, please visit **www.waterrf.org/4309**

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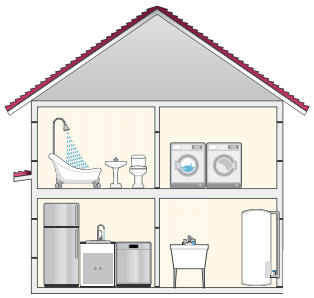
ISBN 978-1-60573-236-7

Residential End Uses of Water, Version 2: Executive Report

Single-family homes typically use the most water of any utility customer sector. The 23 utilities studied show a decline of 22 percent in average annual indoor household water use since WRF's landmark 1999 study. Water providers should consider lower household water use when making future plans.

Introduction

It is essential for water providers and the urban water supply industry to have a detailed understanding of how water is used in residential settings. While water use in homes was studied as early as the 1940s, interest intensified after the Energy Policy Act of 1992, which sought to improve energy and water efficiency. This Act established maximum flow rates for new residential toilets, showerheads, and faucets. Later federal regulations included clothes washers. Water efficiency in homes has also been encouraged by programs like EPA's WaterSense.



22%
DECREASE
1999-2016

Average annual indoor household water use

Until now, the most significant residential end use study conducted in North America was the Water Research Foundation's 1999 report, *Residential End Uses of Water* (REU1999) (Mayer et al. 1999). WRF's new report, *Residential End Uses of Water, Version 2* (REU2016) (DeOreo et al. 2016), provides an updated and expanded assessment of water use. It includes more varied study site locations, hot water usage data, more detailed landscape analysis, and additional water rate analysis.

The new study identifies variations in water use by each fixture or appliance, providing detailed information and data on changes since the REU1999 study. Looking to the future, the study's research evaluates conservation potential, and includes predictive models to forecast residential demand.

The decline in water use across the residential sector, even as populations increase, poses new challenges for water utilities. Information on single family home water consumption is significant for utility rate and revenue projections, capital planning (water supply and infrastructure needs), daily operations to provide water, water efficiency programs, and more.

Current Residential Water Use: the REU2016 Study

The homes studied in REU2016 showed an average annual use of 88,000 gallons per household per year (gphy).[1]

Annual Use

In REU2016, approximately 1,000 single-family residential accounts were randomly selected from each of 23 study sites (see Figure 8). Billing records showed average annual per household water use ranging from 44,000 to 175,000 gphy.

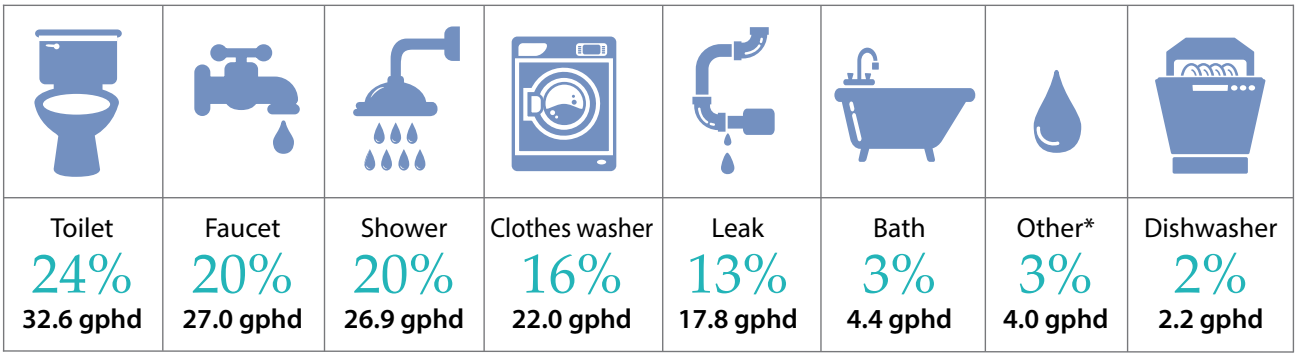
The large range in use reflects the strong influence of climate and weather patterns. Agencies participating in the study come from across the United States and Canada and encompass a tremendous geographic and climactic diversity. Outdoor use is more variable than indoor use, and homes in warmer climates have higher outdoor use, continuing to irrigate in winter.

A fundamental goal of REU2016 was to quantify how much water is used both indoors and outdoors, as well as per capita and household. Such metrics are valuable for understanding water use patterns, establishing efficiency levels, and developing predictive models of future demand.



[1]This REU2016 statistic is based on 23,749 homes (23 study sites, mostly 2010 billing data) with a standard deviation of 32,000 gphy. The median annual water use was 83,000 gphy.

Figure 1. Indoor household use by fixture



* The "Other" category includes evaporative cooling, humidification, water softening, and other uncategorized indoor uses.

Indoor Use

Toilet flushing is the largest indoor use of water in single-family homes, followed by faucets, showers, clothes washers, leaks, bathtubs, other/miscellaneous, and dishwashers (see Figure 1).

Mandated reductions in toilet flush and clothes washer volumes and shower and faucet flow rates have contributed to the declines in residential water use. REU2016 showed indoor water use at 138 gallons per household per day (gphd). A sample of new homes built according to EPA's WaterSense New Home Specification Version 1.0 had an average daily per household water use of 110 gphd (DeOreo et al. 2011[2]).

Hot Water

In a sub-sample of 94 homes, the average household hot water use was 45.5 gphd, which accounted for 33.2% of total indoor water use. Showers and faucets each consumed substantially more hot water than all the other end uses combined. For showers, the average daily household hot water use was 17.8 gallons, and for faucets, 15.4 gallons.

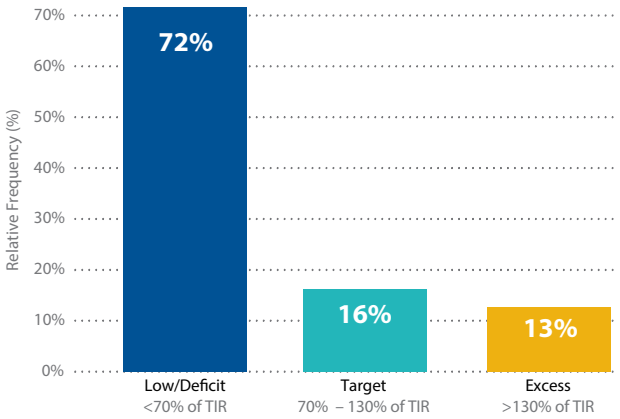
Table 1. Average daily hot water use per household

Shower	39.1%	**17.8 gphd**
Faucet	33.8%	**15.4 gphd**
Clothes washer	9.7%	**4.4 gphd**
Bath	5.7%	**2.6 gphd**
Dishwasher	4.8%	**2.2 gphd**
Leak	4.6%	**2.1 gphd**
Other	2.0%	**0.9 gphd**
Toilet	0%	**0.0 gphd**
Total		**45.5 gphd**

[2]Nearly 100 percent of the 25 new homes studied in DeOreo et al. 2011 met the following efficiency criteria: clothes washers with capacities of ≤ 30 gallons per load (gpl), shower flow rates ≤ 2.5 gallons per minute (gpm), and toilet flushes ≤ 2.0 gallons per flush (gpf).

Outdoor Use

Figure 2. Percent of the Theoretical Irrigation Requirement (TIR) applied to landscape.



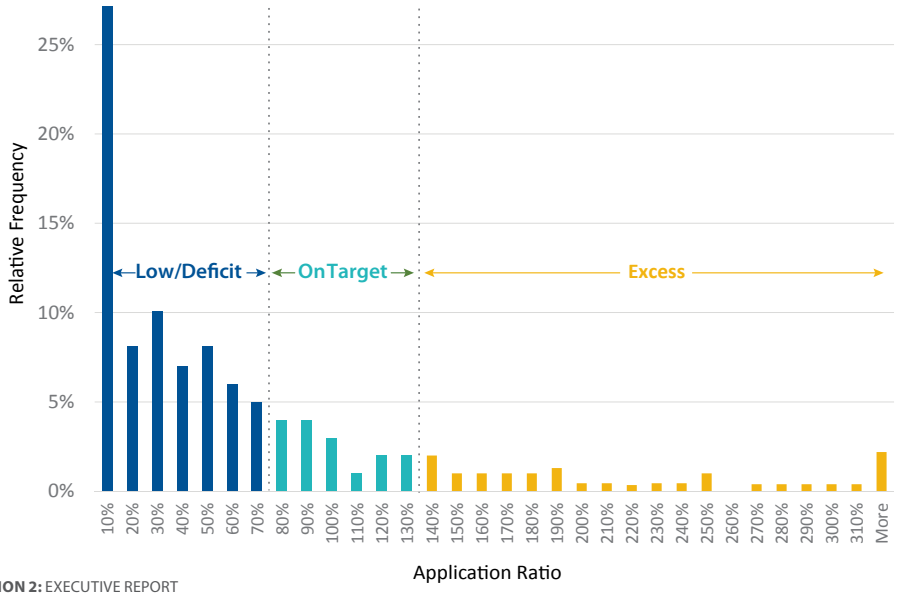
Outdoor water use was studied more extensively in REU2016 than REU1999, specifically, the efficiency of landscape irrigation. The Landscape Group was comprised of a sample of 838 homes selected as a representative subset from participating water utilities. Local weather conditions, irrigated area, water cost, and type of plant material are major drivers of outdoor use. The outdoor water use category is comprised of water uses like landscape irrigation, water used through hose bibs, water for filling and backwashing swimming pools, water for washing pavement and cars, and so forth.

While the average annual use for all sites (23,749 homes) was 88,000 gphy, the Landscape Group's annual use averaged 101,000 gphy, of which outdoor use constituted 50 percent, or 50,500 gphy.

To analyze outdoor water use, the estimated actual use was compared to the theoretical irrigation requirement—an equation used for optimal plant growth for agricultural crops. The theoretical irrigation requirement is considered the amount of irrigation that is theoretically required, although many landscapes can thrive on a lesser amount. The theoretical irrigation requirement was customized for each lot in the Landscape Group, considering irrigation area, groundcover type, and other local factors.

The majority of study participants—72 percent—applied considerably less water than was theoretically required and were termed "low/deficient irrigators." Sixteen percent of study participants were considered "target" irrigators, because they applied close to the theoretical irrigation requirement. A small group of over-irrigators applied gross excess water compared to the estimated theoretical requirement. This 13 percent accounts for the bulk of excess irrigation for the whole group.

Figure 3. Distribution of application ratios, Landscape Group (n=838)



Comparison with the 1999 *Residential End Uses of Water* Study

Reductions in household water use are largely due to more efficient fixtures and appliances and are not the result of either occupancy or behavior.

Annual Use

While it is tempting to compare annual use from REU1999 (146,100 gphy) to REU2016 (88,000 gphy), it is inappropriate to do so, since the participating utilities differed between the two studies. Neither of these studies was designed to be representative of all North American locations. This limits the statistical inferences and generalizations that can be drawn from the data.

REU1999 had 12 participating utilities, with 12,055 households in the sample group. Ten of the 12 participating utilities were located in the western and southwestern United States.

REU2016 had 23 participating utilities, with 23,749 homes in the sample group. The REU2016 participating utilities are spread more diversely throughout the United States, with many more eastern sites.

For both REU1999 and REU2016, the sites show extreme variation in climate and weather, and therefore it can be supposed that households will vary greatly in outdoor water use. It is more useful and appropriate to compare indoor water use between the two studies.



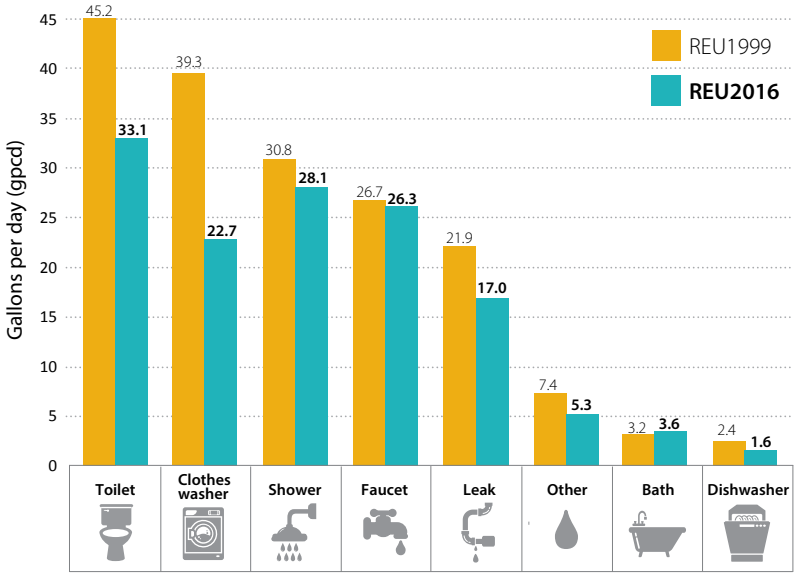




Indoor Daily Per Household and Per Capita Use

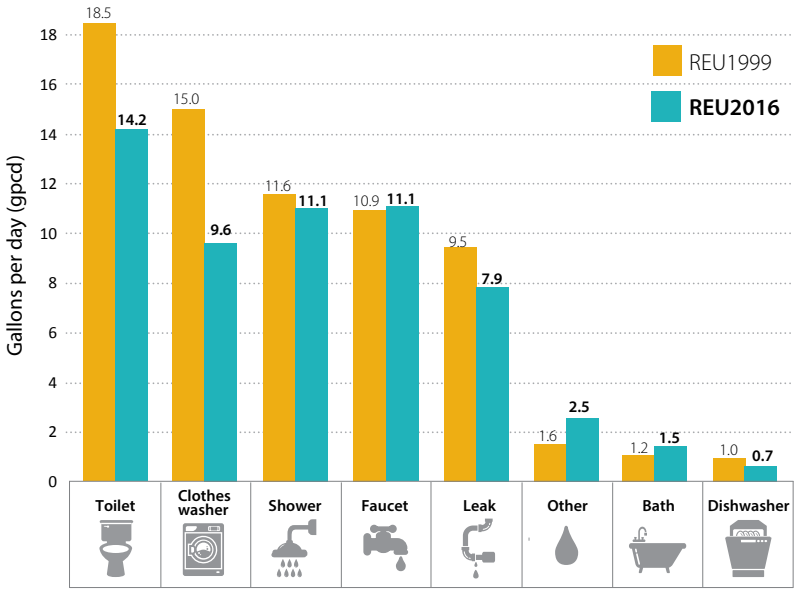
Residential indoor water use in single-family homes has decreased. The average per household daily water use has decreased 22 percent, from 177 gphd (REU1999) to 138 gphd (REU2016). Per capita average water use has decreased 15 percent, from 69.3 gpcd (REU1999) to 58.6 gpcd (REU2016). In REU1999, a household averaged 2.77 people and in REU2016, a household averaged 2.65 people. The improved water efficiency of clothes washers and toilets accounts for most of the decreases in indoor use.

Figure 4. Average daily indoor per household water use REU1999 and REU2016



22%
DECREASE
PER HOUSEHOLD
DAILY WATER USE
1999 TO 2016

Figure 5. Average daily indoor per capita water use REU1999 and REU2016



15%
DECREASE
PER CAPITA
DAILY WATER USE
1999 TO 2016

Clothes Washers

The biggest reduction in per capita water use between the two studies was measured in the clothes washer category. Starting in the mid-1990s, efficiency improvements dramatically reduced water usage, from an average volume of 41 gallons per load (REU1999) to 31 gpl (REU2016). Per capita use decreased 36 percent, from 15.0 gpcd (REU1999) to 9.6 gpcd (REU2016).

36%
DECREASE (gpcd)

Toilets

The flush volume of toilets has decreased 29 percent, from 3.65 gallons per flush (REU1999) to 2.6 gpf (REU2016). Toilet flushing frequency has remained the same—5.0 flushes per person per day. In REU1999, just 5 percent of toilet flushes were 2.2 gpf or less. In REU2016, 37 percent of toilet flushes were 2.2 gpf or less.

29%
DECREASE (gal/flush)

Dishwashers

An automatic dishwasher was present in 84 percent of the end use study homes in REU2016. The average water volume per dishwasher load decreased 39 percent, from 10.0 gallons per load (REU1999) to 6.1 gpl (REU2016). A comparison of households showed that if a house lacked a dishwasher, faucet use did not increase, which would normally be supposed. Regardless of the presence of a dishwasher, faucet use averaged 26 gphd.

39%
DECREASE (gal/load)

Leaks

The average daily per capita leakage decreased 17 percent, from 9.5 gallons per capita daily (REU1999) to 7.9 gpcd (REU2016). Thirty-two percent of homes had higher leakage rates, as high as 600 gallons per household per day.

17%
DECREASE (gpcd)

Showers, Faucets and Bathtubs Showed Minimal Change

REU2016 shows minimal change in showering patterns. The average duration held steady at 7.8 minutes per shower. The flow rate decreased just 0.1 gallon per minute. The average faucet use per household and per capita did not change at a statistically significant level from REU1999 to REU2016. Bathtubs showed a small increase, from 1.2 gpcd (REU1999) to 1.5 gpcd (REU2016). The presence of children (aged 12 and under) increased bathtub use.

0%
DECREASE







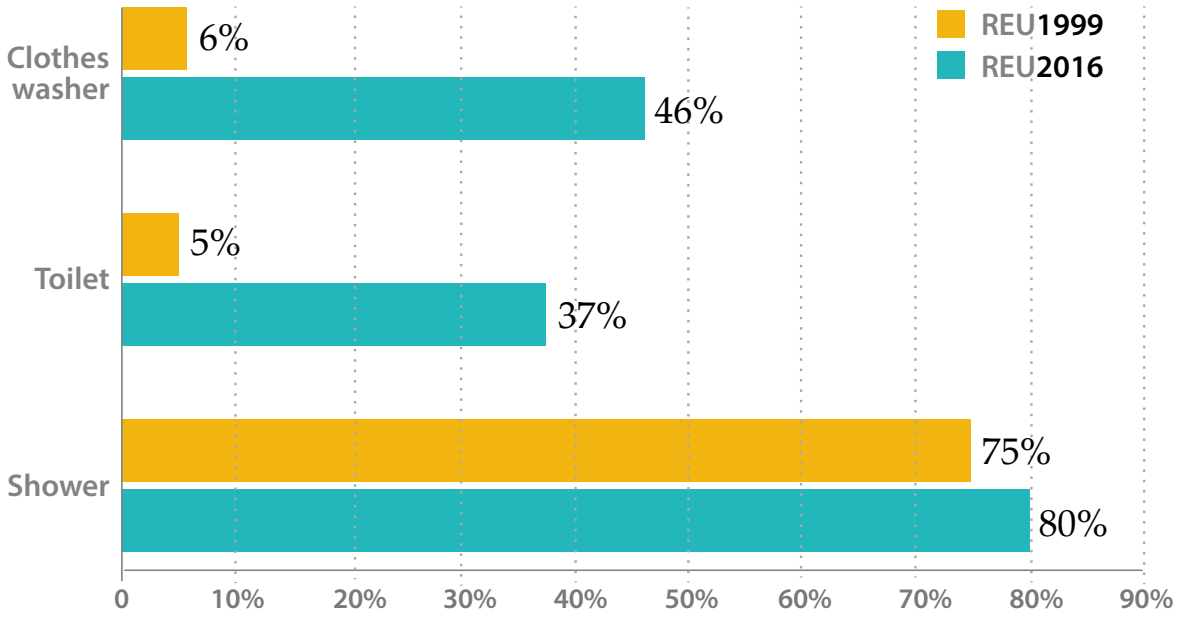
The Future: Conservation Potential

Substantial indoor and outdoor conservation potential exists in the single-family sector. With 100 percent occurrence of higher efficiency devices, indoor household water use could drop 35 percent or more, to below 40 gallons per capita per day. Aggressive outdoor water conservation could reduce outdoor use even further.

More efficient appliances and fixtures have contributed to significant reductions in residential indoor water use, but there remains much potential for additional savings. In REU2016, more than half of residences did not meet the study's efficiency criteria for clothes washers and toilets, and 20 percent did not meet those standards for showers (see Figure 6). In addition, households that currently over-irrigate could change their habits and substantially reduce their outdoor use.

Figure 6. Percent of homes meeting efficiency criteria, REU1999 and REU2016

Efficiency criteria include: clothes washers ≤30 gal/load, toilets ≤2.2 gal/flush, showers ≤2.5 gal/minute.





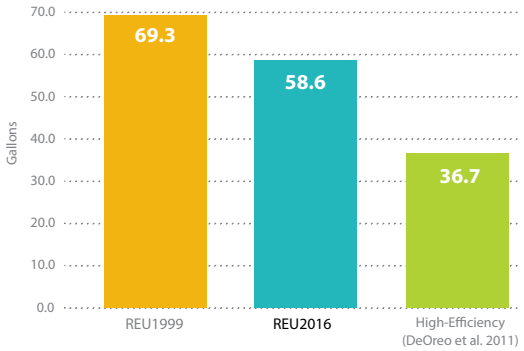


Indoor Conservation Potential

Even without a concerted effort on the part of homeowners to switch to more efficient appliances and fixtures, reductions are anticipated as old toilets and clothes washers wear out and are replaced. The current average daily indoor per household use of 138 gphd is expected to reduce to 110 gphd. Per capita use of 58.6 gpcd is expected to reduce to 36.7 gpcd in the coming years.

Further reductions are anticipated as customer side leakage is reduced (through automated metering and leak alert programs) and through on-site reuse. There are many variables that contribute to indoor water use patterns, such as the age of the fixtures and appliances, the age of housing stock, and the frequency of remodeling. Utilities should determine appropriate efficiency targets for their own service area based on local factors.

Figure 7. Indoor average gallons per capita per day, REU1999, REU2016, High Efficiency Studies



Outdoor Conservation Potential

There are a number of common strategies to maximize outdoor efficiency. Utilities should encourage excess irrigators to be more water-efficient, for example by using irrigation controllers that are activated by environmental conditions, rather than timers. Utilities can also help customers set up irrigation controllers correctly, and encourage them to use plant materials suitable to the local conditions. Deficit irrigators (those using less than the theoretical irrigation requirement) should be prevented from increasing their irrigation in the future.

If excess irrigation could be eliminated in the Landscape Group, the average outdoor use would drop by 8.2 kgal per house, or 16 percent.

About the Utilities in this Study

The 23 utilities studied in this report represent a time and place snapshot of how water is used in single-family homes in North America, based on a statistically representative sample of customers from these locations.

Research Approach

Random samples of representative single-family customers were the center of the research. The study collected highly detailed information from 2010 to 2013 on water use, demographics, and the homes' landscapes.

REU2016 followed the same basic research approach as REU1999, with some notable additions. The new study included more varied site locations, collection of hot water data, and more detailed landscape analysis.

Study Participants

Utilities from across the United States and Canada were invited to participate as study sites. Ultimately, 23 utilities joined the study as full participants. Each selected a sample of approximately 1,000 single-family homes from their active customer accounts. From that database, billed consumption data were collected from 23,749 homes. An extensive survey was mailed to a total of 13,749 selected households and a total of 4,643 usable surveys were returned. The 23 utilities also provided information on metered consumption, water conservation programs, drought and conservation plans, budgets, staffing levels, and water and wastewater rates.

Nine of the utilities, called Level 1 study sites, participated more extensively. Nine hundred homes were selected for additional end use sampling. Of these, 762 analyzed flow traces, 110 were selected for hot water flow monitoring, and 838 homes participated in a Landscape Analysis Group. (The other 14 locations are called Level 2 study sites.)

The 23 utilities participating in REU2016 come from across North America and encompass a tremendous climatic, geographic, and demographic diversity.

Survey data collection

23,749
Billed consumption data

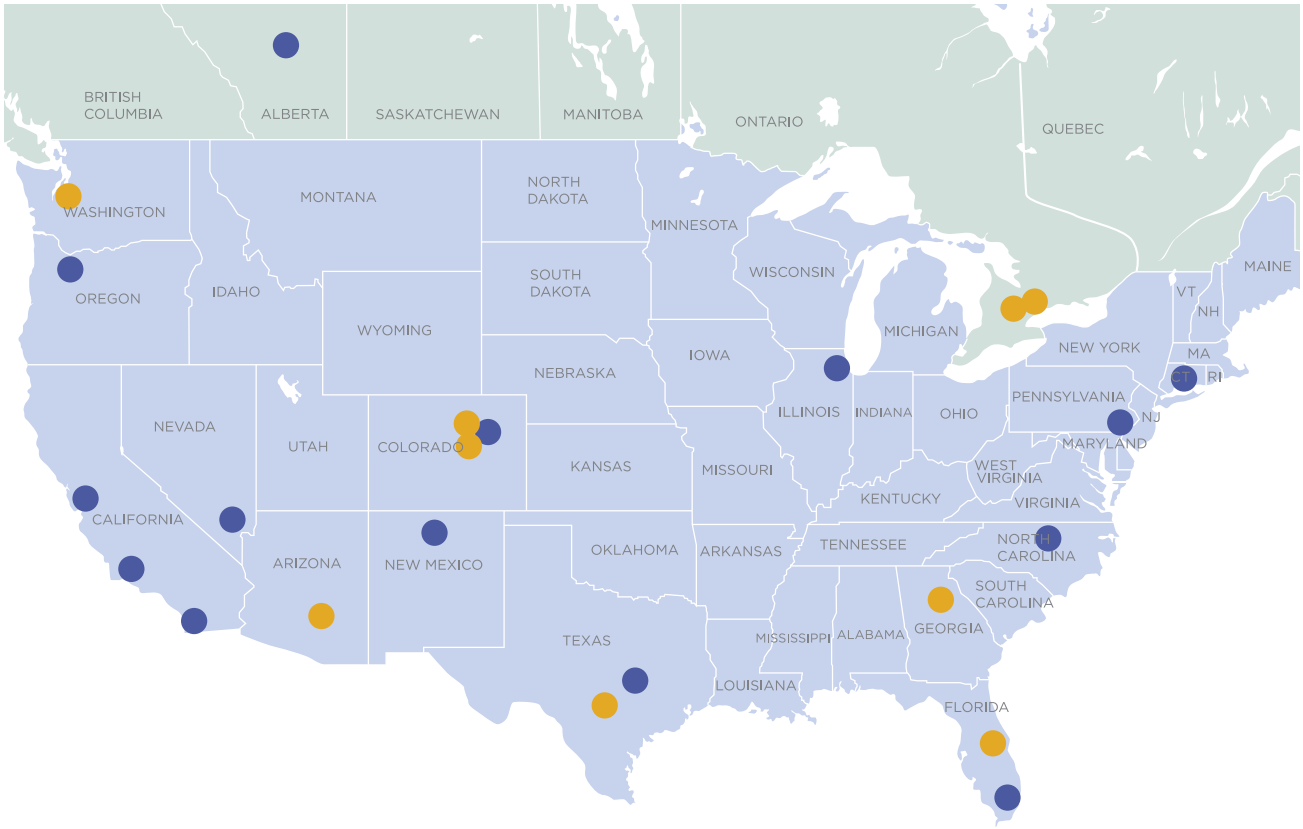
4,634
Extensive surveys

838
Landscape analysis group

762
End use monitoring samples

94
Hot water end use flow monitoring

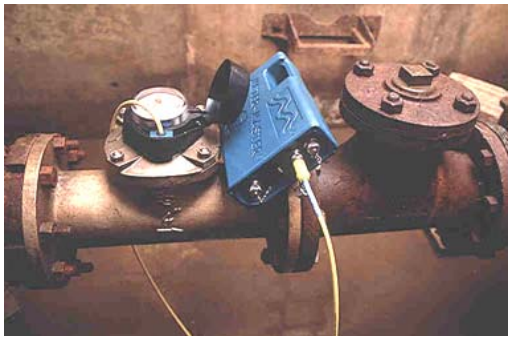
Figure 8. Diversity of the Level 1 and Level 2 study site locations



LEVEL 1 STUDY SITES: Clayton County, GA • Denver, CO • Fort Collins, CO • Peel, Ontario • San Antonio, TX Scottsdale, AZ • Tacoma, WA • Toho, FL • Waterloo, Ontario

LEVEL 2 STUDY SITES: Aurora, CO • Austin, TX • Cary, NC • Chicago, IL • Edmonton, Alberta Henderson, NV • Miami, FL • Mt. View, CA • New Haven, CT • Otay, CA • Philadelphia, PA • Portland, OR Santa Barbara, CA • Santa Fe, NM

Flow Trace Monitoring



Meter-Master flow recorder installed on a magnetic drive water meter.
(Photo courtesy of the F. S. Brainard Company)

After the surveys were tabulated, 900 homes (100 from each of the nine Level 1 utilities) agreed to participate in detailed flow trace monitoring, which involved recording flow through each customer's water meter every 10 seconds for a period of about two weeks. The flow trace monitoring portion of the study took more than a year to complete, as the research team installed the equipment, collected the data, and moved the equipment from city to city. High-level flow data were successfully obtained from 762 homes.

Hot Water Flow Trace Analysis

A subset of the end use sample group was selected for hot water flow trace analysis. Accurate and usable hot water data were obtained from 94 homes that had been monitored for hot water use for approximately two weeks. This represents one of the largest efforts to date to collect and analyze hot water end use data in North America.

Outdoor Use Investigation

The Landscape Group was comprised of a sample of 838 households. The primary aim was to explore the efficiency of irrigation practices through a comparison of the volume of irrigation water applied to the theoretical irrigation requirements of each residential lot. Annual outdoor water use was estimated for each house using historical billing records, flow trace monitoring, and pre-existing high-resolution aerial photographs of each home's landscape.

Improved Understanding of Residential Water Use

The information provided by utilities in this study is significant because single-family homes typically use the most water of any customer sector. These data are essential for understanding demand patterns and establishing end-use benchmarks. Indoor water use will continue to decline in the future, which will impact utility water sales. REU2016 provides current data, evaluates conservation potential, and develops predictive models to assess and forecast residential demand.











Works Cited

DeOreo, W.B., P.W. Mayer, L. Martien, M. Hayden, R. Davis, et. al. 2011. *Analysis of Water Use in New Single Family Homes*. Aquacraft, Inc. Water Engineering and Management. Boulder, CO.

DeOreo, W.B., P.W. Mayer, B. Dziegielwski, J.C. Kiefer, 2016. *Residential Uses of Water 2016*. Water Research Foundation. Denver, CO.

Energy Policy Act of 1992, Pub. L. No. 102–486, 106 Stat. 2776 (1992).

Mayer, P.W., W.B. DeOreo, E.M. Optiz, J.C. Kiefer, W.Y. Davis, B. Dziegielewski, J.O. Nelson. 1999. *Residential End Uses of Water*. Denver, Colo.: AwwaRF.

Participating Utilities

Level 1 Study Sites

City of Fort Collins Utilities, Fort Collins, CO
City of Scottsdale Water Department, Scottsdale, AZ
Clayton County Water Authority, Morrow, GA
Denver Water Department, Denver, CO
Region of Peel Public Works, Brampton, ON, Canada
Region of Waterloo, Kitchener, ON, Canada
San Antonio Water System, San Antonio, TX
Tacoma Water, Tacoma, WA
Toho Water Authority, Kissimmee, FL

Level 2 Study Sites

Austin Water Utility, Austin, TX
City of Aurora Water Department, Aurora, CO
City of Chicago Water Management, Chicago, IL
City of Henderson, Henderson, NV
City of Portland Water Bureau, Portland, OR
City of Santa Barbara Public Works Department, Santa Barbara, CA
City of Santa Fe, Santa Fe, NM
EPCOR Water Services, Inc., Edmonton, AL, Canada
Miami-Dade Water and Sewer Department, Miami, FL
Mountain View City Water Division, Mountain View, CA
Otay Water District, Spring Valley, CA
Philadelphia Water Department, Philadelphia, PA
S. Central Connecticut Water Authority, New Haven, CT
Town of Cary Water Department, Cary, NC

Other Utility Participants

City of San Diego, San Diego, CA
Cobb County Water System, Marietta, GA
Colorado Springs Utilities, Colorado Springs, CO

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advancing the science of water

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ISBN 978-1-60573-236-7

1P-2.50C-4309a-04/16-FP

APPENDIX 6: PLANTED ACRES PER LISA WOODBURN

From: Lisa Woodburn
To: Lou Nagy; Jacob Sluijter
Cc: Ashleigh Keelean
Subject: RE: KFA Water
Date: Wednesday, December 1, 2021 2:35:46 PM

Hi Lou and Ashleigh – Thank you both for this report. It will be very helpful as we navigate through the public hearing process for this project. We have a couple of comments:

1. There is currently approximately 6 acres of citrus grown on the property. We understand that our site plan mislabeled it as 5 acres. We are correcting that and we are also marking on the site plan where we plan to remove existing citrus trees and replace them with olives, pomegranates or other drought tolerant trees.
2. The new development that we are proposing will result in the loss of oak trees that will need to be replaced. Both the case planner and Peter Thilke have mentioned the use of water needed in establishing the new oak trees. Can you include a brief comment addressing this issue in your report? We are not sure how much water will be necessary to establish the new trees, but we do not plan on irrigating them long term so it will not be an on-going use of water.

We will provide the revised site plan to you once we add the areas where the existing citrus trees will be removed and replaced with drought tolerant trees. Please let me know if it would be helpful to schedule a conference call with me and Jaap. We are available anytime to discuss this.

Thanks,

Lisa

From: Lou Nagy <lou@wreassoc.net>
Sent: Friday, November 19, 2021 4:34 PM
To: Jacob Sluijter <ED@kfa.org>
Cc: Lisa Woodburn <LisaW@JDSCIVIL.COM>; Ashleigh Keelean <ashleigh@wreassoc.net>
Subject: Re: KFA Water

Lisa and Jaap,
Please find the DRAFT *No Net Increase in Demand* study attached for your review and comment.
We can decrease the size of the Appendix for the final version.
Call if any Q's.

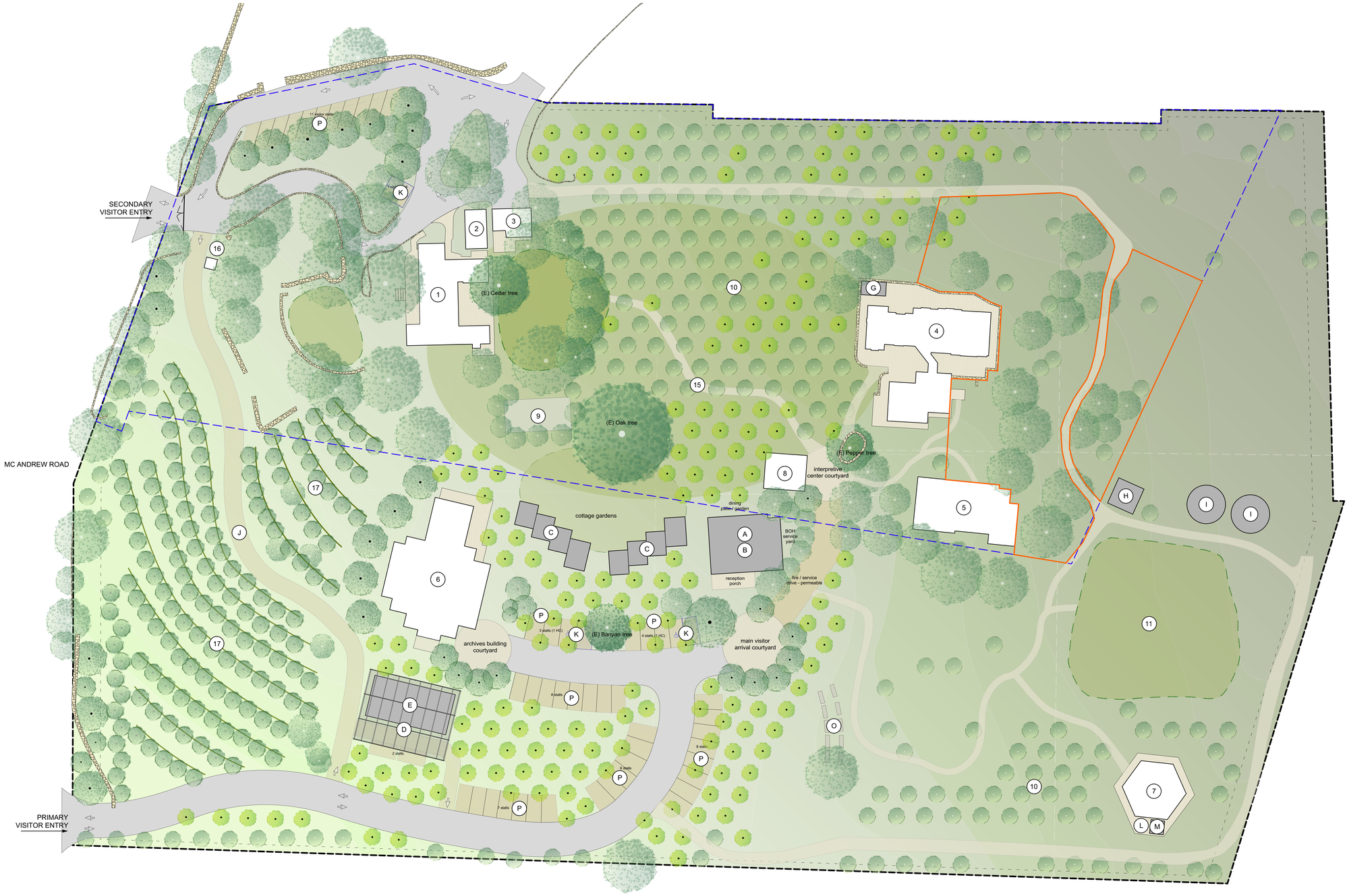
Lou

On Thu, Nov 18, 2021 at 2:23 PM Lou Nagy <lou@wreassoc.net> wrote:

> You're welcome!
>
> On Thu, Nov 18, 2021 at 2:16 PM Jacob Sluijter <ED@kfa.org> wrote:
>
> > Thanks for the update.
> >
> > On Thu, Nov 18, 2021, 14:11 Lou Nagy <lou@wreassoc.net> wrote:
> >
> > > Lisa and Jaap,
> > > We should have a draft of the water use calculations for your review tomorrow.Sorry for the delay.
> > > Lou
> > >
> > > --
> > > Louis M. Nagy PE
> > > Principal
> > > Water Resource Engineering Associates
> > > 2300 Alessandro Drive Suite 215
> > > Ventura, CA 93001
> > > 805.653.7900
> > > 800.25.WATER
> > > 805.653.0610 fax
>
> --
> Louis M. Nagy PE
> Principal
> Water Resource Engineering Associates
> 2300 Alessandro Drive Suite 215
> Ventura, CA 93001
> 805.653.7900
> 800.25.WATER
> 805.653.0610 fax

--
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Principal
Water Resource Engineering Associates
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Ventura, CA 93001
805.653.7900
800.25.WATER
805.653.0610 fax

APPENDIX 7: 2021 PROPOSED KFA SITE PLAN BY BLACKBIRD ARCHITECTS, INC.



LANDSCAPE NOTES

VCFD fuel modication zones and definitions

zone 1: 0-30 feet buildings, structures, etc.

Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all 'ladder fuels' (low-level vegetation that allows the fire to spread from the ground to the tree canopy)

zone 1: 30-100 feet buildings, structures, etc.

This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Shrubs or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

proposed trees

Quantity: 32 (excluding new citrus trees)

Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species

Size/Mitigation Requirements: Total cross-sectional area at breast height of all proposed trees must equal (at a minimum) the mitigation total square inches indicated in the arborist report at the time that mitigation is required.

It is recommended that larger DBH trees be planted along entry drives or other high visibility areas.

Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual relief/integration of parking elements and to provide shade and improved aesthetics of driveable/parking areas.

proposed plant palette for erosion control and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

permeable parking TYP. - material palette

stalls: decomposed granite

EXISTING BUILDING / SITE FEATURE KEY NOTE

01 Arya Vihara - Guest House
02 Lawrence Cottage
03 Laundry
04 Pine Cottage - Library / Study Center
05 Pine Cottage Annex - Guest House
06 Administration / Archives
07 Yoga Pavilion
08 Interpretive Center (converted garage)
09 Badminton Court
10 Citrus Tree Grove
11 Vegetable and Flower Garden
12 Rear Lawn
13 Front Lawn
15 Walking Path
16 Trash Enclosure
17 Olive Tree Orchard and Swales

PROPOSED BUILDING / SITE FEATURE KEY NOTE

A Dining Pavilion + Kitchen
B Visitor Arrival/Bookstore
C Cottage Retreat (12 residential units total)
D Solar Array
E Maintenance Storage/Garage + Book Storage (below solar array)
G Restroom Enclosure
H Shade Structure
I Fire Suppression Water Tanks
J Gravel Service Road
K Accessible Parking Stall
L Yoga Pavilion Water Cooler
M Yoga Pavilion Storage Shed
O Outlook Seating
P Parking

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

property boundary
setback
internal lot lines
easement
proposed historic district
permeable parking/drive (DG)
permeable hardscape (DG or paver) (patio, plaza, deck)
asphalt paved drive
(E) existing building to remain
(N) proposed structure
(E) site stone wall
(E) existing tree
(N) proposed tree

Proposed Site Plan 1
feet 0 1 3 6
5 0 0
scale: 1" = 30'-0"

Blackbird Architects Inc.
235 Palm Ave.
Santa Barbara CA
93101 USA

t 805.957.1315
f 805.957.1317

www.bbird.com

project team:

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Jensen Design & Survey
1672 Donlon St, Ventura, CA 93003
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f 805.633.2351

landscape architect
Susan Van Atta
Van Atta Associates, Inc., Landscape Architects
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f 805.730.7446

survey
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Advanced Geotechnical Services, Inc.
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biologist
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BioResource Consultants, Inc.
P.O. Box 1539
Ojai, CA 93023
t 805.646.9006
f 805.646.3870

Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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NOT FOR CONSTRUCTION

Site Plan

Proposed Site Plan
Architectural & Landscape

A1.0

CUP Update 02.17.21

APPENDIX 8: PLANTED ACREAGE TO BE REMOVED

From: Lou Nagy
To: Ashleigh Keelean
Subject: Fwd: Krishnamurti Water Demand
Date: Monday, December 20, 2021 9:56:04 AM
Attachments: image002.png

FYI

---------- Forwarded message ---------
From: **Lisa Woodburn** <LisaW@jdscivil.com>
Date: Fri, Dec 17, 2021 at 3:42 PM
Subject: Krishnamurti Water Demand
To: Lou Nagy <lou@wreassoc.net>
Cc: Jacob Sluijter <jaap@kfa.org>



Hi Lou – Please use this image to portray where the 0.66 acres of avocado and citrus trees will be removed (the left side of the yellow area there are currently avocados and citrus trees planted) and to display where the mitigation oak trees will be planted.

Thanks,

Lisa Woodburn, Vice President – Planning Services

Jensen Design & Survey, Inc.

M 805.654.6977 | **D** 805.633.2251

1672 Donlon St. Ventura, CA 93003

lisaw@jdscivil.com | www.jdscivil.com



--
Louis M. Nagy PE
Principal
Water Resource Engineering Associates
2300 Alessandro Drive Suite 215
Ventura, CA 93001
805.653.7900
800.25.WATER
805.653.0610 fax

APPENDIX 9: NET WATER SAVINGS FROM CROP SUBSTITUTION

Krishnamurti Foundation of America
Ojai, CA

Net Water Savings from Crop Substitution

Calculation of Water Requirements for Olive Trees

Crop water use of mature olive trees (ETc) is determined by multiplying the reference ETo by the olive crop coefficient (Kc) of 0.75.[1] Ojai, CA is located within reference evapotranspiration (ETo) Zone 10, North Central Plateau & Central Coast Range. This zone is characterized by cool, high elevation areas with strong summer sunlight.[2]

Table 1 estimates the monthly water usage for a mature olive tree using the monthly average reference ETo for Zone 10 in inches/month and multiplying by Kc = 0.75.[1] Assuming trees are spaced 10 feet in-row by 18 feet between rows and 1 acre is equivalent to 43,560 ft^2, the linear bed feet per acre (LBFAC) would equate to 242 (43,560 ft^2 / [10' x 18'] = 242 olive trees per acre).[3,4]

Table 1. Olive Crop Water Usage (ETc), Ojai, CA

MONTH	AVG. ETo (IN/MTH)[2]		Kc VALUE[1]		AVG. ETc (IN/MTH)	AVG. ETc (IN/DAY)		CONVERSION FATOR[5]		GAL/AC/DAY
JAN	0.93	x	0.75	=	0.70	0.02	x	27,154	=	543
FEB	1.68	x	0.75	=	1.26	0.04	x	27,154	=	1,086
MAR	3.10	x	0.75	=	2.33	0.08	x	27,154	=	2,172
APR	4.50	x	0.75	=	3.38	0.11	x	27,154	=	2,987
MAY	5.89	x	0.75	=	4.42	0.15	x	27,154	=	4,073
JUN	7.20	x	0.75	=	5.40	0.18	x	27,154	=	4,888
JUL	8.06	x	0.75	=	6.05	0.20	x	27,154	=	5,431
AUG	7.13	x	0.75	=	5.35	0.18	x	27,154	=	4,888
SEP	5.10	x	0.75	=	3.83	0.13	x	27,154	=	3,530
OCT	3.10	x	0.75	=	2.33	0.08	x	27,154	=	2,172
NOV	1.50	x	0.75	=	1.13	0.04	x	27,154	=	1,086
DEC	0.93	x	0.75	=	0.70	0.02	x	27,154	=	543
								MONTHLY AVERAGE =		2,783

Converting the area to hundred bed-feet per acre (HBFAC) produces units compatible with the application of rates of drip tubes (gpm/100 ft). Thus, for the proposed olive orchard, the HBFAC value is 2.42.[4]

---

[1] University of California (2021). UC Drought Management: Olives. Retrieved from https://ucmanagedrought.ucdavis.edu/Agriculture/Crop_Irrigation_Strategies/Olives/

[2] California Department of Water Resources (2012). CIMIS Reference Evapotranspiration Zones. Retrieved from https://cimis.water.ca.gov/Content/pdf/CimisRefEvapZones.pdf

[3] Lightle, D., Sumner, D. A., & Murdock, J (2016). Sample Costs for Olive Oil: Establish A Super-High Density Olive Orchard and Produce Olives for Oil. Retrieved from https://coststudyfiles.ucdavis.edu/uploads/cs_public/08/4a/084a8c93-1e36-496e-ad76-bd984109834e/2016oliveoilsacvalley-highdensityfinaldraft7.pdf

[4] Clark, G. A. & Stanley, C.D. (July 1994). Using Reference Evapotranspiration Data. Retrieved from http://ufdcimages.uflib.ufl.edu/IR/00/00/45/04/00001/AE07300.PDF

[5] 1 acre-inch = 27,154 gal/acre.

Krishnamurti Foundation of America
Ojai, CA

Net Water Savings from Crop Substitution

Average monthly water requirements for the proposed olive orchard are calculated below, per Clark and Stanley (1994):

$$Water\ Required\ Per\ 100\ Bed\ Feet = \frac{GAL/AC}{HBFAC} = \frac{2{,}783}{2.42} \approx 1{,}150\ gallons\ per\ 100\ feet$$

$$Water\ Required\ Per\ Tree = \frac{GAL/AC}{\#\ Trees\ Per\ AC} = \frac{2{,}783}{242} \approx 11.5\ gallons\ per\ tree$$

Net Water Savings

The proposed olive trees will replace existing citrus trees, which require approximately 2.5 AFY per acre of water[6]. The KFA site includes approximately 6 planted acres of orchard.[7] Removing 1 acre of orchard would result in the desired 2.52 AFY reduction in water usage required by SCMW (2.52 AFY/2.5 AFY per acre ≈ 1 AC if all mitigation is orchard removal). Additional mitigation measures are expected to reduce this to 0.78 acres (33,977 ft^2).

Assuming all mitigation measures are implemented and orchard spacing remains constant, the linear bed feet for 1 acre would equate to 189 olive trees (33,977 ft^2 / [10' x 18'] ≈ 189 olive trees). At 11.5 gallons per tree per month, 189 olive trees are estimated to require approximately 0.08 AFY. Replacing an additional 0.03 acres of citrus trees (0.08 AFY / 2.5 AF/AC per year ≈ 0.03 AC) with 7 olive trees (1,307 ft^2 / [10' x 18'] = 7 olive trees) provides the 0.08 AFY offset with negligible water usage by the olive trees.[8]

Recommendations

It is, therefore, recommended that 0.81 acres of citrus trees be replaced with 196 olive trees[9]. When implemented in conjunction with the additional mitigation measures outlined in the Krishnamurti Foundation of America (KFA) Study, there will be no net increased demand on the water supply. Note that calculations provided herein assume established, mature trees and do not account for precipitation. Higher water usage requirements per olive tree are expected in the first two years, prior to establishment.

Prepared By:

WREA
Water Resource Engineering Associates
2300 Alessandro Dr. Ste 215, Ventura, CA 93001
805.653.7900 800.25.WATER 805.653.0610(fax)
www.wreassoc.net

[6] Per Roger Essick, Essick Farm Management Company, LLC.
[7] Per Lisa Woodburn, JDS Civil. See Appendix 6, 7, and 8 of the accompanying KFA Net-Zero Study. Any additional increases in planted acreage should be accounted for as part of the Site's overall water usage.
[8] 7 olive trees x 11.5 gal per tree ≈ 81 gal per month or 0.003 AFY.
[9] 0.81 acres x 242 trees per acre ≈ 196 trees to be replaced.

APPENDIX 10: OAK TREE WATER REQUIREMENTS PER LANDSCAPE ARCHITECT, MIKE GILBERT

Ashleigh Keelean

From: Mike Gilbert <mikeg@jordan-gilbert.com> on behalf of Mike Gilbert
Sent: Friday, December 17, 2021 11:49 AM
To: Ashleigh Keelean
Subject: RE: KFA Oak Trees

Hi Ashleigh:
Sorry for not getting back sooner. The water use will be about 100Gal. per month per tree During summer a little more Winter less. This is about 3.3 gal per day, trees should be watered @ 3 to 5 day intervals in the beginning
Then then 7to 10 days after the 2nd year after 5 years the trees will only need supplemental water on occasion.
Be safe

Regards,
Mike Gilbert



JORDAN, GILBERT & BAIN
Landscape Architects, Inc.
459 N. Ventura Ave.; Ventura, CA 93001
(805) 642-3641 Office; (805) 276-5341 Cell

From: Ashleigh Keelean <ashleigh@wreassoc.net>
Sent: Friday, December 17, 2021 11:37 AM
To: Mike Gilbert <mikeg@jordan-gilbert.com>
Subject: RE: KFA Oak Trees

Hi Mike,

I just wanted to follow up on the status of the oak tree estimate. What sort of timeline can we expect at this point?

Thanks, and happy holidays!

Ashleigh

Ashleigh Keelean, M.C.E., M.A.
Staff Engineer
Water Resource Engineering Associates
2300 Alessandro Dr., Ste. 215
Ventura, CA 93001
Office: (805) 653-7900 ext. 405
Email: ashleigh@wreassoc.net



From: Ashleigh Keelean <ashleigh@wreassoc.net>
Sent: Wednesday, December 8, 2021 9:51 AM
To: 'Mike Gilbert' <mikeg@jordan-gilbert.com>
Subject: RE: KFA Oak Trees

Hi Mike,

That would be just fine. We're doing some water demand estimates for the property, so a ballpark figure would at least give us an idea of what to expect with the additional saplings.

We don't have any impending deadlines, so there's no rush. If you could get it to us in the next week though, that would be great.

Best,
Ash

Ashleigh Keelean, M.C.E., M.A.
Staff Engineer
Water Resource Engineering Associates
2300 Alessandro Dr., Ste. 215
Ventura, CA 93001
Office: (805) 653-7900 ext. 405
Email: ashleigh@wreassoc.net

Water Resource Engineering Associates
Civil and Environmental Engineers in Water and Wastewater

From: Mike Gilbert <mikeg@jordan-gilbert.com>
Sent: Wednesday, December 8, 2021 8:57 AM
To: Ashleigh Keelean <ashleigh@wreassoc.net>
Subject: RE: KFA Oak Trees

Hi Ashleigh:
Yes we can do that, Water requirements are sort of crystal ball tine but I think we can get close.
What's your time frame.
Be Safe

Regards,
Mike Gilbert

JORDAN, GILBERT & BAIN
Landscape Architects, Inc.
459 N. Ventura Ave.; Ventura, CA 93001
(805) 642-3641 Office; (805) 276-5341 Cell

From: Ashleigh Keelean <ashleigh@wreassoc.net>
Sent: Tuesday, December 7, 2021 10:50 AM

To: Mike Gilbert <mikeg@jordan-gilbert.com>
Subject: KFA Oak Trees

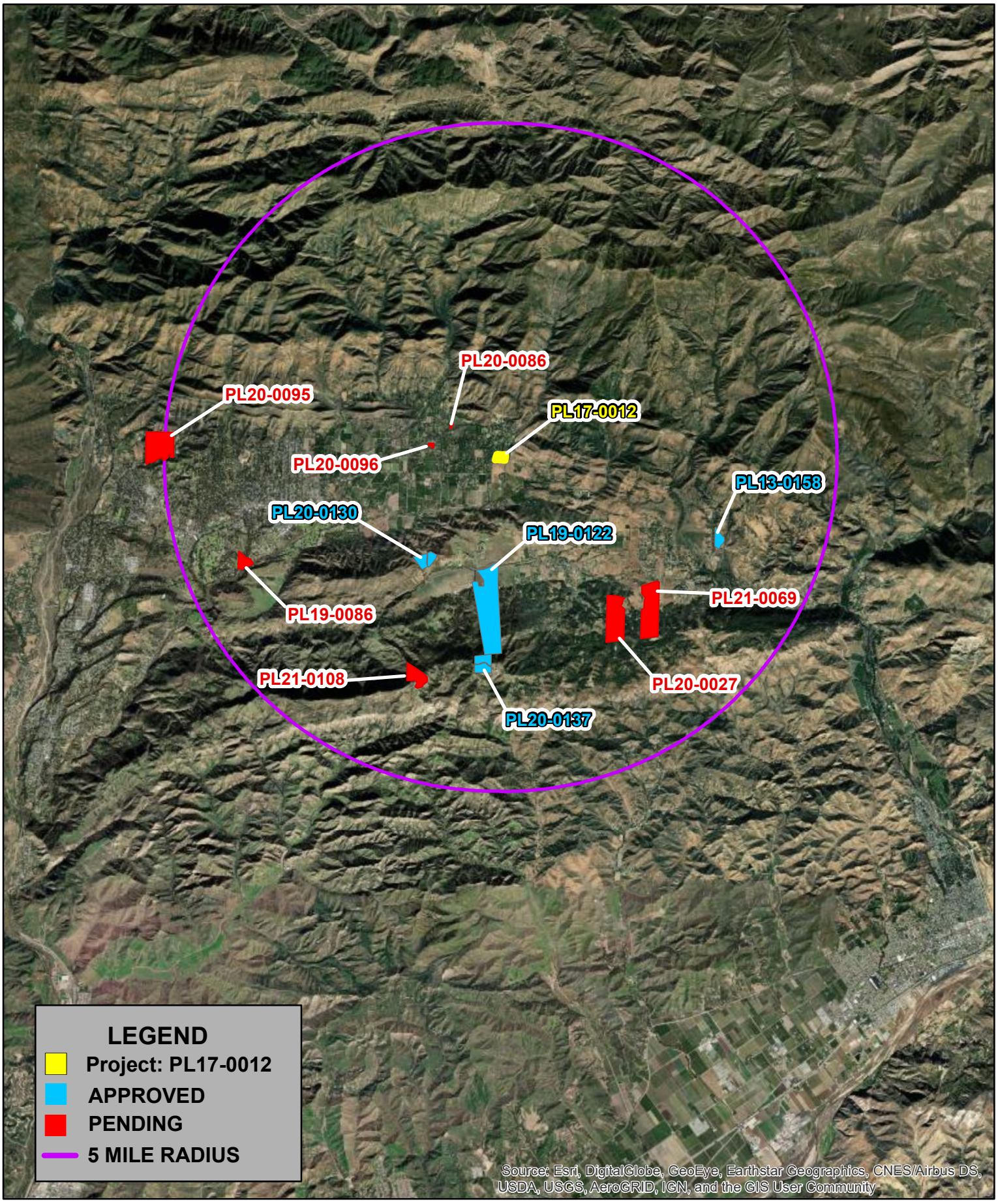
Mike,

Regarding a separate project in Ojai, could you please do an estimate on the establishment time period and water requirements for a 5-6 foot tall oak tree? The Krishnamurti Foundation of America (KFA) is planning to replace several oak trees on site that will need to be removed to make way for new buildings.

Thank you,
Ashleigh

Ashleigh Keelean, M.C.E., M.A.
Staff Engineer
Water Resource Engineering Associates
2300 Alessandro Dr., Ste. 215
Ventura, CA 93001
Office: (805) 653-7900 ext. 405
Email: ashleigh@wreassoc.net





Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 02-24-2022
This aerial imagery is under the copyrights of Pictometry
Source: Vexcel 2020

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 6 - Recently Pending and Approved Projects List

0 1 2 Miles

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH

advanced geotechnical services, inc.

November 22, 2016
Client Number 4687
Report Number 9806

Krishnamurti Education Center
1098 McAndrew Road
Ojai, CA 93023

OWTS Design Study Report
Proposed Residence Hall with Dining Commons
1098 McAndrew Road
Ojai, California

In accordance with our proposal and your authorization, Advanced Geotechnical Services, Inc., has prepared this OWTS (Onsite Wastewater Treatment System) design study report for the proposed residence hall with dining commons to be constructed at the subject site. This report presents the results of the field-testing, analysis, and design recommendations for the proposed onsite sewage disposal system utilizing the deep seepage pit method of effluent disposal for the subject site. The testing, analysis, and design was intended to determine the suitability of the subsurface soils to support an onsite sewage disposal system utilizing the deep seepage pit method of effluent disposal. The design will be in accordance with the County of Ventura Environmental Health Department and Los Angeles Regional Water Quality Control Board Standards. The results of the percolation testing, as well as the recommendations for the design and construction of the proposed onsite sewage disposal system, are contained in this report. Figures and Plates referred to in this report follow the main text.

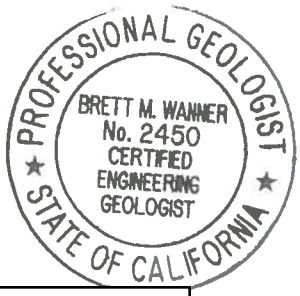
Based on the results of our field study, it is our opinion that the site is suitable for construction of the proposed onsite sewage disposal system, provided recommendations of this report are properly incorporated in the design and implemented during construction.

This opportunity to be of service is sincerely appreciated. If you have any questions, or if we may be of any further assistance, please do *not* hesitate to call. We look forward to being of continued service.

Respectfully submitted,
Advanced Geotechnical Services, Inc.

Kenneth J. Palos
President

Brett Wanner, CEG
Principal Engineering Geologist



Enclosed: Appendix A - Figures / Plates

cc: (5) Addressee (1) File

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 7 - Onsite Wastewater Treatment System (OWTS) Design Study Report, prepared by Advanced Geotechnical Services, Inc. and dated November 20, 2016 and revised April 27, 2018

Scope of Services

This onsite sewage disposal system study included:

a. Excavation, sampling, and logging of 4 backhoe excavated test pits in the proposed disposal field area to a maximum depth of 9.5 feet below the existing ground surface to evaluate subsurface soil conditions, and drilling, sampling and logging of 3 exploratory borings extending to as deep as 40 feet below the existing ground surface for soil and groundwater evaluation and for field percolation testing. The materials encountered and tested are considered representative of the material in the proposed disposal field area. The locations of the test pits and borings are shown in Plate 1, *Site Plan*.

b. Field percolation testing to determine the infiltration characteristics of the subsurface soils in the location of the proposed dispersal area.

c. Engineering analysis of the data and information obtained from our field exploration and testing program.

d. Preparation of this report summarizing our findings regarding the feasibility of the proposed onsite sewage disposal system and system design recommendations.

Site Description and Proposed Development

The subject property is located at 1098 McAndrew Road in the Ojai area of Ventura County, California (see Figure 1, *Site Location Map).* The subject site is situated within a gently southwest-sloping alluvial terrain.

Existing facilities at the subject site include the Arya Vihara structure, the Lawrence Building, the Pine Cottage, the Pine Cottage Annex, a Laundry Building, and an Administration Building. Each of these structures are currently serviced by OWTSs which utilize the leach line method of effluent disposal. It is our understanding that the Lawrence Building will be relocated from its current site and the existing plumbing fixtures will be removed, and that the Laundry Building will also be removed. The current locations of these existing structures and the approximate locations of the existing OWTSs are shown on Plate 1.

We understand that the proposed improvements will include the construction of a new residence hall with dining commons structure, to be constructed in the approximate location of the existing Lawrence Building and Laundry Building to be removed, which will be serviced by an OWTS utilizing the deep seepage pit method of effluent disposal. The disposal field will be established to the southwest of the proposed structure in a currently unimproved area of the property. It is anticipated that the new residence hall with dining commons building, to be located to the north of the existing Arya Vihara building , will accommodate up to 20 guests/residents per day, along with 3 employees, and will contain 13 guest restrooms (shower, toilet, sink), 9 guest kitchenettes (9 sinks), 1 staff restroom (toilet, sink), 1 kitchen (2 sinks, 1 dish washer, 1 food prep sink, 1 dish wash sink, 4 floor drains), 1 laundry room (2 washing machines, 1 floor drain), and 1 mechanical room (1 utility sink), see Figure 2 *Bedroom Equivalents and Fixture Units Worksheet.*

A *Proposed Site Plan* showing the existing and the proposed improvements at the site, including the layout of the proposed OWTS, is included as Plate1.

Subsurface Conditions

Alluvial soils consisting of silty sand with abundant gravel, cobble and boulder sized clasts were encountered in the exploratory excavations to the maximum depths explored of 40 feet below the existing ground surface.
At the time of our field exploration, no groundwater was encountered to the maximum depths explored. Based on the

CGS SHZR 074, the historical groundwater high in this area may be encountered at depths of greater than 40 feet below the existing ground surface. See Figure 3, *Historically Highest Groundwater Map*. Groundwater elevations are dependent on seasonal precipitation, irrigation, land use, climactic conditions, among other factors, and as a result fluctuates. Therefore, water levels at the time of construction and during the life of the facility may vary from the observation or conditions at the time of our field exploration.

Percolation Testing

Three 6-inch diameter borings were excavated in the proposed primary dispersal and expansion area using a truck mounted air-rotary drilling rig. The locations of the exploratory borings are indicated on the *Proposed Site Plan,* Plate 1. At the completion of drilling, test borings B-1 and B-2 were backfilled to a minimum of 10 feet above the bottom of the total depth of the excavation, lined with perforated pipe, and filled with onsite water for a period of approximately 1 hour. Due to extensive caving of the side walls within Boring B-3, in the installation of perforated pipe could not be performed, and the boring was backfilled at the completion of drilling. The locations of the borings were determined by measuring with a hand held tape from existing landmarks and should be considered approximate. While this does not represent an accurate survey, we feel that the accuracy is suitable for the purposes of this study.

The percolation test borings B-1 and B-2 were presaturated utilizing an onsite water source on the day prior to the start of the percolation testing. Percolation testing was performed by filling each test hole with water supplied from an onsite source for a period of approximately 1 hour, recording the top of the height of the water column after filling, and recording the drop in the water surface over time. The test results are included in Figures 4 and 5, *Seepage Pit Performance Test Data Work Sheets,* at the conclusion of this text and in the table below.

Test Boring Number	B-1	B-2	B-3
Stabilized Rate (gal / ft2 / day)	9.44	(Could Not Be Filled)	-

Since the percolation test borings B-1 and B-2 each displayed an infiltration rate of in excess of 5 gallons per square foot per day, the maximum allowable infiltration rate of 5 gallons per square foot per day should be utilized for design purposes. The maximum depth of the deep seepage pits should not exceed 30 feet below the existing ground surface, and should have a minimum 5 foot capping depth. The deep seepage pits should be located in the immediate area of the percolation test borings, and should maintain the required setbacks as outlined in Figure 6, *Individual Sewage Disposal System Setback Requirements*. No grading should be performed in the area of the proposed seepage pits, which should be excavated entirely into undisturbed native alluvial soil, and should operate by gravity flow. If any grading is proposed in the dispersal field area, seepage pits shall be capped beneath the fill.

Conclusions and Recommendations

Conclusions

Based upon the subsurface exploration and percolation testing, the installation of the proposed onsite sewage disposal system is considered feasible from a geotechnical standpoint, provided the following recommendations are incorporated into the design of the disposal system and implemented during construction.

a. The onsite wastewater treatment system should be designed to include 100% expansion area at least equal in size to the primary system.

b. Included at the conclusion of the text are figures and plates to provide the recommended requirements for the location of the sewage disposal system, capacity of septic tank, absorption area requirements, and typical deep seepage pit details.

c. Based upon the results of the percolation tests, the deep seepage pit dispersal system should be designed for the maximum allowable percolation rate 5 gallons per square foot per day.

System Design Recommendations

Proposed Usage:	Residence Hall with Dining Commons	I Building 182 Fixture Units
Minimum Required Septic Tank Capacity:		5,550 Gallons
Anticipated Number of Occupants Per Day:		20 Guests Per Day 3 Employees Per Day
Required Waste/Sewage Flow Rate per CPC (20 guests x 60 gal/person, 3 employees x 20 gal/person):		1,260 Gallons
Maximum Percolation Rate:		5 gal. / sq. ft. / day

The proposed residence hall with dining commons is anticipated to contain 13 guest restrooms (shower, toilet, sink), 9 guest kitchenettes (9 sinks), 1 staff restroom (toilet, sink), 1 kitchen (2 sinks, 1 dish washer, 1 food prep sink, 1 dish wash sink, 4 floor drains), 1 laundry room (2 washing machines, 1 floor drain), and 1 mechanical room (1 utility sink), see Figure 2 *Bedroom Equivalents and Fixture Units Worksheet*. The total fixture unit count of 182 will necessitate the use of a minimum of 5,550 gallons of septic tank capacity, per the *Capacity of Septic Tanks* table included in Figure 7. It is recommended that two 3,000 gallon septic tanks, for a combined capacity of 6,000 gallons, be utilized to provide adequate capacity and to allow for the potential of future expansion. Additionally, a grease trap, or grease traps, should be installed ahead of the septic tank(s) to capture kitchen waste which may be generated by the proposed dining commons within the structure.

Seepage Pit Design Recommendations

A 4-foot diameter pit, 30 feet deep with 5 feet of cover (yielding 25 feet of absorption area):

Circumference:	2.5 x 3.1415 x 2.0	= 12.57feet
Absorption Area:	12.57 ft x 25.0 ft	= 314.16 square feet
Absorption Capacity:	314.16 sf x 5.0 g/sf/day	= 1,570.80 gallons
	Total Each Seepage Pit	= 1,570.80 gallons

In conclusion, the new system shall consist of two 3,000 gallon septic tanks (for a combined capacity of 6,000 gallons) leading to four 30-foot deep by 4-foot diameter seepage pits each with 5 feet of cover (yielding 25 feet of absorption area), which will provide a combined absorption capacity of 6,283 gallons per day, based upon the maximum allowable

infiltration rate of 5 gallons per square foot per day, which is more conservative than the lowest measured field tested infiltration rate. A grease trap, or grease traps, should be installed ahead of the septic tank(s) to capture waste potentially generated by the proposed dining commons. The proposed system design and layout are shown on the attached *Site Plan*, Plate 1. Figure 9 shows the *Typical Deep Seepage Pit Design Details*.

Enclosures: Appendix A

Figures

1 Site Location Map
2 Bedroom Equivalents and Fixture Units Worksheet
3 Historically Highest Groundwater Map
4 Seepage Pit Performance Test Data Work Sheet Boring B-1
5 Seepage Pit Performance Test Data Work Sheet Boring B-2
6 Individual Sewage Disposal Setback Requirements
7 Capacity of Septic Tanks
8 Typical Deep Seepage Pit Design Details

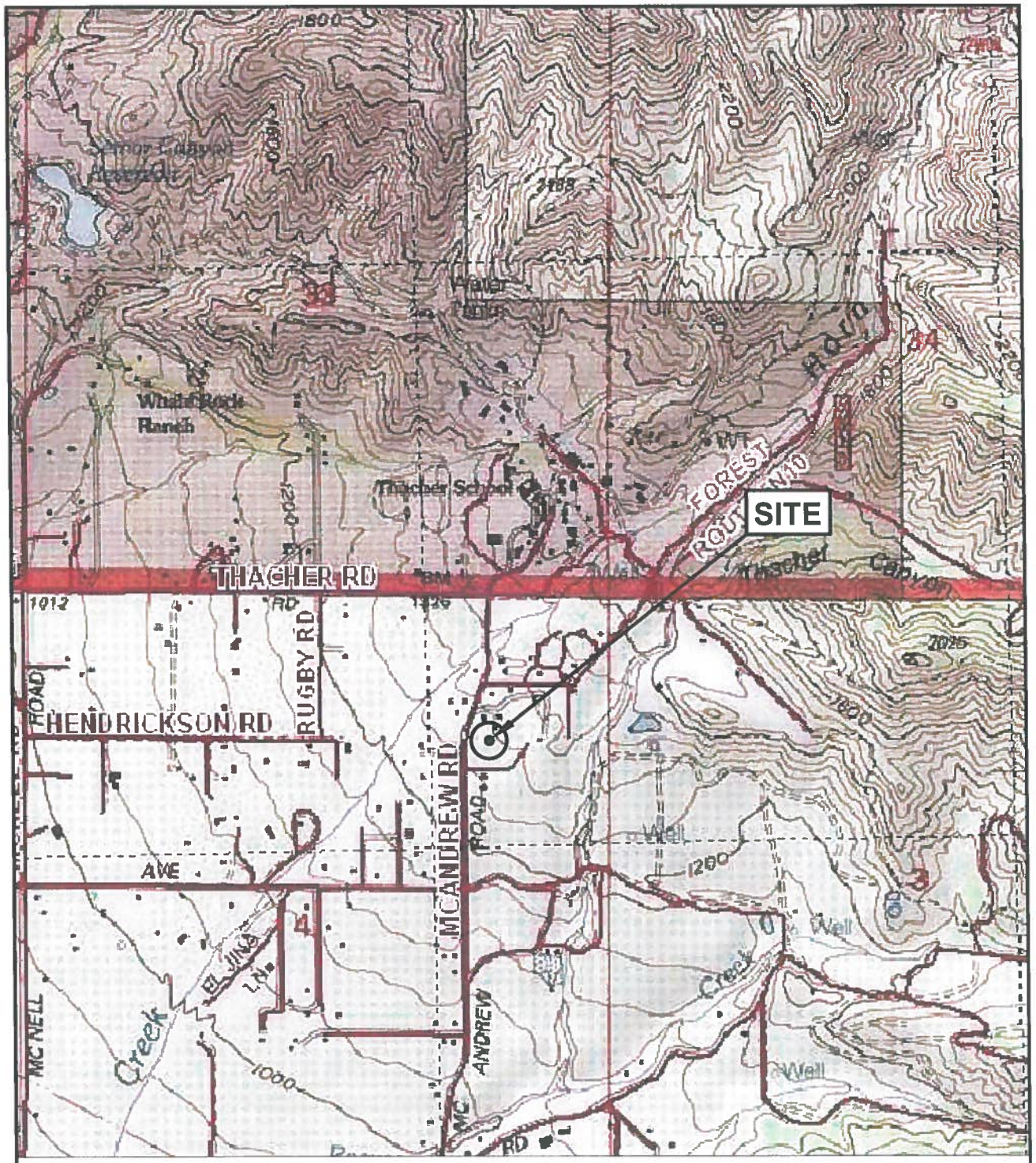
Plates

Plate A-1 Key to Soil Symbols and Terms
Plate A-2 Key to Soil Symbols and Terms
Plate A-3 Boring Log B-1
Plate A-4 Boring Log B-2
Plate A-5 Boring Log B-3
Plate A-6 Boring/Test Pit Log P-1
Plate A-7 Boring/Test Pit Log P-2
Plate A-8 Boring/Test Pit Log P-3
Plate A-9 Boring/Test Pit Log P-4

Plate 1 Proposed Site Plan

Appendix A

Figures and Plates



Reference: National Geographic Holdings TOPO! (2006)

N

Scale: 1" = $\frac{1}{4}$ mile

Advanced Geotechnical Services	**SITE LOCATION MAP**	**Krishnamurti Education Center** **1098 McAndrew Road** **Ojai, California**	
		Client # 4687 **Report # 9806**	**FIGURE 1**

Ventura County Environmental Health Division
Telephone: 805/654-5008, 654-2802, or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/envhealth

Onsite Wastewater Treatment System (OWTS)

BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure *before and after your proposed construction is completed*. Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name: Krishnamurti Education Center

Site St addr., City, Zip: 1098 McAndrew Road, Ojai, CA 93023

Assessor's Parcel Number: ___ - ___ - ___ ___

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by:
Bedroom		13	Work shop			Kitchen		1	Date:
Library			Studio			Living			Comments by reviewer:
Study			Pool Cabana			Dining		1	
Office			Recreation			Bath		14	
Exercise			Other:			Utility		1	
Game Room						Family			*A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/2 of the area of the common wall is open and unobstructed".
Den						Garage/ Carport			
Loft									

TOTAL BEDROOM EQUIVALENTS = Existing ___ + Proposed 13 = Total 13

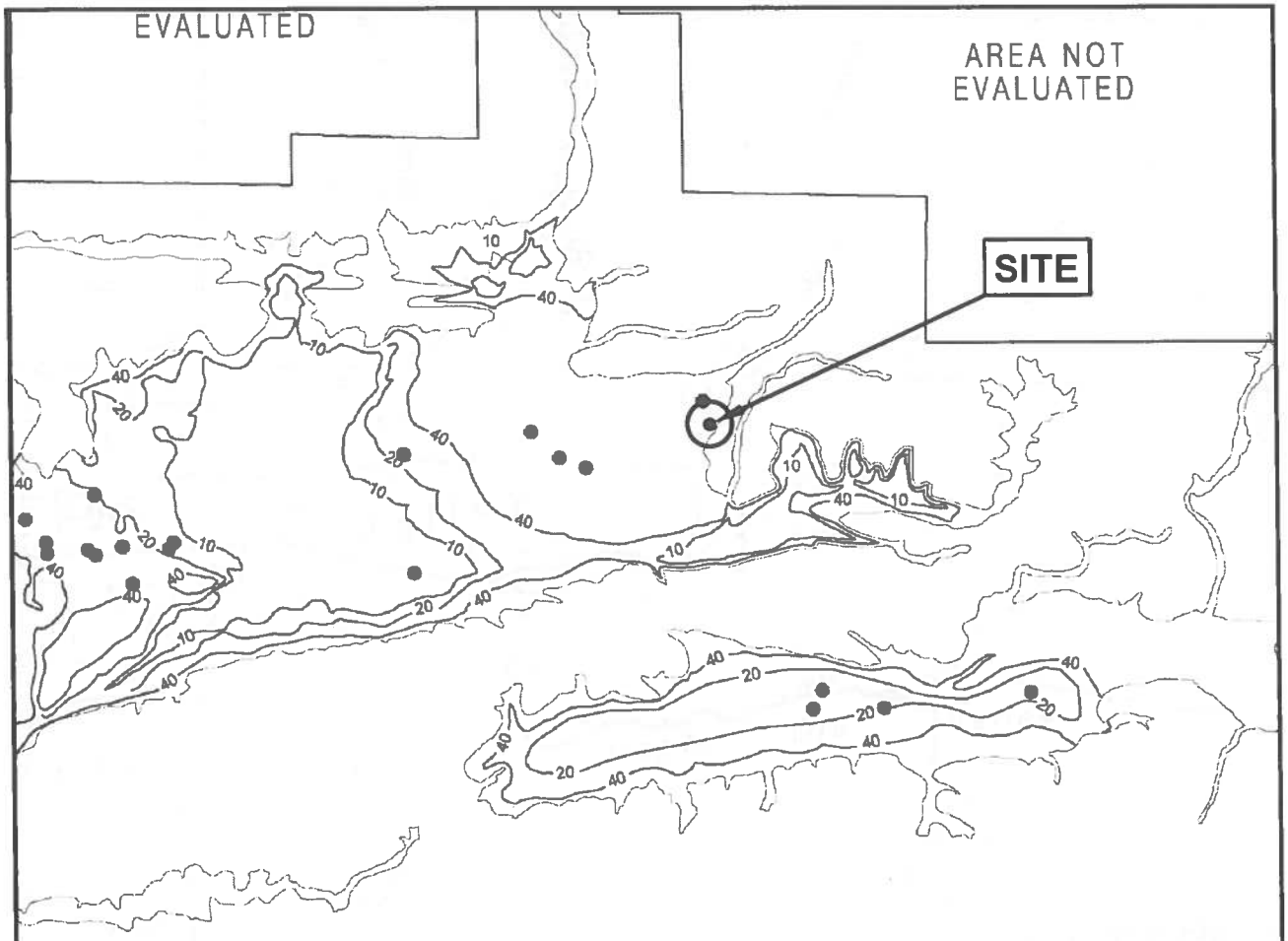
FIXTURE UNITS GUIDE *Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.*

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	X	Unit Value	=	Total Fixture Units
Bathtub		+		=		X	2	=	
Clothes Washer/Laundry Tub		+	2	=	2	X	2	=	4
Tub/Shower Combination		+	13	=	13	X	2	=	26
Shower		+		=		X	2	=	
Kitchen Sink and/or Dishwasher		+	18	=	18	X	2	=	36
Bar Sink		+		=		X	1	=	
Flush Toilet		+	14	=	14	X	6	=	84
Utility Sink		+	1	=	1	X	3	=	3
Bidet		+		=		X	2	=	
Floor Drains		+	5	=	5	X	3	=	15
Wash Basin (Lavatory)		+	14	=	14	X	1	=	14
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing ___ + Proposed 182 = Total 182

2/22/08: McKinnis/Isds/Fixture Units

	BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 9806	FIGURE 2



Reference: CDMG, 2002, SHZR 072

N

Scale: 1" = 1 mile

Advanced Geotechnical Services

DEPTH TO HISTORICALLY HIGH GROUNDWATER MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 9806

FIGURE 3

BORING B-1
SEEPAGE PIT PERFORMANCE TEST DATA WORK SHEET

Location **1098 McAndrew Road, Ojai, CA** Date Tested **11/17/2016**

Test Performed By **BG** Depth of Hole **40' / 30'**

Date Presaturated **11/16/2016** Diameter **6"**

Time (Min)	Elapsed Time (ET) (Min)	Depth to Top of Water (TP) (Inches)	Water Drop (Δh) (ft)	Depth of Water Left in Hole (d) (ft)	Average Head (Have) (ft)	Absorption Rate (A) gal/ft²/day	Comments
1	0	-	-	-	-	-	Begin Fill
2	54	164.4	-	16.3	-	-	Begin Test
3	57	236.4	6.0	10.3	13.3	200.6	
4	73	296.4	5.0	5.3	7.8	53.8	
5	197	350.4	4.5	0.8	3.1	9.4	End Test
6							
7							NOTE: Hole Could Not Be Filled Above 16.5 Feet After 54 Minutes of Saturation
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

* Appendix 9.31 shows how to calculate the pit absorption rate.

	SEEPAGE PIT PERFORMANCE TEST DATA WORKSHEET BORING B-1	**Krishnamurti Education Center 1098 McAndrew Road Ojai, California**
		Client # 4687 Report # 9806 / **FIGURE 4**

BORING B-2
SEEPAGE PIT PERFORMANCE TEST DATA WORK SHEET

Location **1098 McAndrew Road, Ojai, CA** Date Tested **11/17/2016**

Test Performed By **BG** Depth of Hole **40' / 20.1'**

Date Presaturated **11/16/2016** Diameter **6"**

Time (Min)	Elapsed Time (ET) (Min)	Depth to Top of Water (TP) (Inches)	Water Drop (Δh) (ft)	Depth of Water Left in Hole (d) (ft)	Average Head (Have) (ft)	Absorption Rate (A) gal/ft²/day	Comments
1	0	-	-	-	-	-	Begin Fill
2	63	205.2	-	2.9	-	-	End Test
3							
4							NOTE: Hole Could Not Be Filled Above 2.9 Feet After 63 Minutes of Saturation
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

* Appendix 9.31 shows how to calculate the pit absorption rate.

	SEEPAGE PIT PERFORMANCE TEST DATA WORKSHEET BORING B-2	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 9806	FIGURE 5

Ventura County Environmental Health Division - 800 S. Victoria Ave., Ventura CA 93009-1730
805/654-5008, 654-2802, or 654-2859
Internet Web Site Address: *www.ventura.org/rma/envhealth*

INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACK REQUIREMENTS

Minimum Horizontal Distance in Feet from:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit	Subsurface Sand Filtration System	Mound System
Buildings or Structures[1]	2	5	8	8	8	20[2]
Property line adjoining private property	Clear[3]	5	5	8	8	10
Water supply well on suction line	50[4]	50	100	150	100[5]	100
Streams, lakes, tidal waters, or ocean waters	50	50	100	150	100	100
Large Trees	--	10	--	10	10	--
Seepage pits or cesspools	--	5	5	12	--	--
Disposal Field	--	5	4[6]	5	--	--
Onsite domestic water service line	1[7]	5	5	5	5	5
Distribution Box	--	--	5	5	--	--
Pressure public water main	10[8]	10	10	10	10	10

NOTE: When disposal fields and/or seepage pits are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be fifteen (15) feet.

When facilities are located near tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State, and local laws to prevent erosion of the beaches and movement of the mean high tide closer than the horizontal distances specified above.

---

1 Including porches and steps, whether covered or uncovered breezeways, roofed port-cocheres, roofed patios, carports, covered walks, covered driveways and similar appurtenances

2 This distance shall be increased to 30 feet when the system is located upslope of the structure

3 See UPC, Section 315(c)

4 The distance may be reduced to not less than twenty-five (25) feet when approved metallic piping is installed Where special hazards are involved, the distance required shall be increased, as may be directed by the County Health Officer or the Administrative Authority

5 This distance shall be increased to 150 feet when seepage pits are used as a component of the system

6 Plus two (2) feet for each additional foot of depth in excess of one (1) foot below the bottom of the drain line (See UPC, Section I-6(i)

7 See UPC, Section 1108

8 For parallel construction For crossings approval by the Administrative Authority is required

	INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACK REQUIREMENTS	**Krishnamurti Education Center 1098 McAndrew Road Ojai, California**	
		Client # 4687 Report # 9806	**FIGURE 6**

SINGLE FAMILY DWELLINGS

Calculate septic tank capacity by both number of bedrooms and by number of plumbing fixture units. Use the capacity based on plumbing fixture units if greater than capacity based on number of bedrooms.

Number of Bedrooms	Septic Tank Capacity (gallons)	Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
3 or less	1,000	25 or less	1,000
4	1,200	26-33	1,200
5-6	1,500	34-45	1,500
Additional Bedrooms	Add 150 gallons capacity per bedroom in excess of 6	46-55	2,000
		56-60	2,250
		61-70	2,500
		71-80	2,750
		81-90	3,000
		91-100	3,250
		Over 100	Add 25 gallons capacity per fixture unit in excess of 100

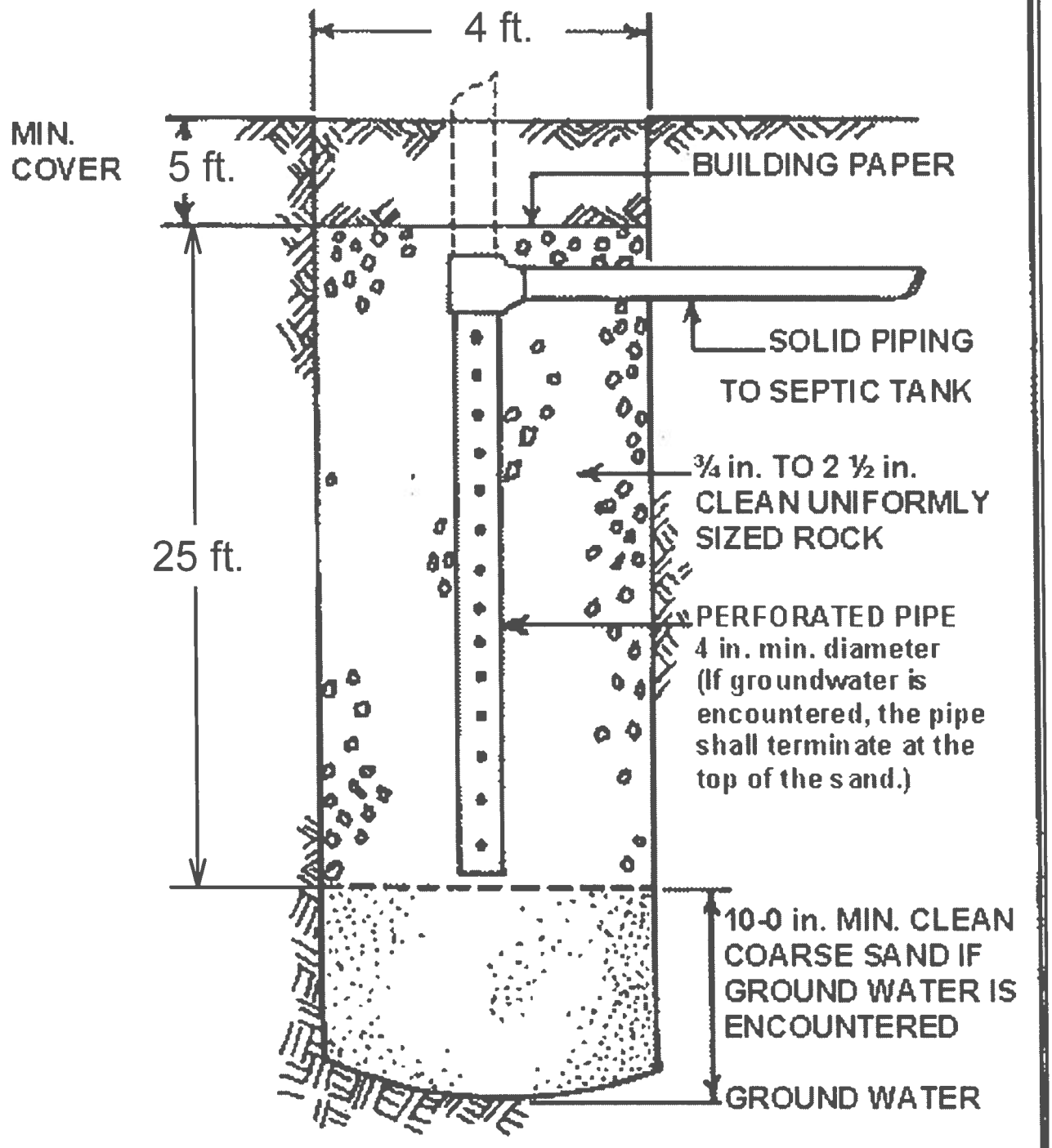
NON-RESIDENTIAL STRUCTURES

Calculate septic tank capacity based solely on number of plumbing fixture units.

Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
20 or less	1,000
21-25	1,200
26-33	1,500
34-45	2,000
46-55	2,250
56-60	2,500
61-70	2,750
71-80	3,000
81-90	3,250
91-100	3,500
Over 100	Add 25 gallons capacity per plumbing fixture unit in excess of 100.

NOTE: Where tank size is not commercial available for calculated capacity, round up to the next available size.

	CAPACITY OF SEPTIC TANKS	**Krishnamurti Education Center 1098 McAndrew Road Ojai, California**	
		Client # 4687 Report # 9806	**FIGURE 7**



	TYPICAL DEEP SEEPAGE PIT DESIGN DETAILS	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 9806	FIGURE 8

Advanced Geotechnical Services

Key to Soil Symbols and Terms

Major Divisions			USCS Group Symbols	Typical Names
Coarse-Grained Soils (More than half of material is larger than No. 200 sieve)	Gravels (More than half of coarse fraction is larger than No. 4 sieve)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand, clay mixtures
	Sands (More than half of coarse fraction is smaller than No. 4 sieve)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sand, little or no fines
			SP	Poorly graded sands, gravelly sands little or no fines
		Sands and fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (More than half of material is smaller than No. 200 sieve)	Silts and Clays Liquid Limit < 50		ML	Silts and very fine sands, rock-flour, silty or clayey fine sands, or clayey silts with slight plasticity
			CL	Inorganic clays of low or medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid Limit > 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
	Highly Organic Soils		Pt	Peat and other highly organic soils

Legend of Laboratory Tests

G - Grain Size	C - Consolidation	PP - Pocket Penetrometer
A - Atterberg Limits	DS - Direct Shear	CH - Chemical
P - Compaction	U - Unconfined	
S - Swell/Expansion	T - Triaxial	

Sampler Type

Modified California / Hand Sampler — SPT / Shelby Tube — Rock Core / Bulk — No Recovery

Terms used in this report for describing soils according to their texture or grain size distributions are generally in accordance with the Unified Soil Classification System.

Terms Describing Density and Consistency

Coarse Grained soils (major portion retained on No. 200 sieve) include (1) clean gravels, (2) silty or clayey gravels, and (3) silty, clayey, or gravelly sands. Relative density is related to SPT blow count corrected for overburden pressure or drive energy.

Density		SPT *N* Value Blows/Ft	Relative Density %
Very Loose	vl	0 to 4	0 to 15
Loose	l	4 to 10	15 to 35
Medium Dense	md	10 to 30	35 to 65
Dense	d	30 to 50	65 to 85
Very Dense	vd	> 50	85 to 100

Fine Grained soils (major portions passing No. 200 sieve) inlcude (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shear strength as indicated by penetrometer readings, direct shear, or SPT blow count.

Consistency	Shear Strength, ksf	SPT *N* Value
Very Soft	< 0.25	0 to 2
Soft	0.25 to 0.50	2 to 4
Firm	0.50 to 1.00	4 to 8
Stiff	1.00 to 2.00	8 to 16
Very Stiff	2.00 to 4.00	16 to 32
Hard	> 4.00	> 32

Terms Characterizing Soil Structure

Slickensided	Having inclined planes of weakness that are slick and glossy in appearance.
Fissured	Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated	Composed of thin layers of varying color and texture.
Interbedded	Composed of alternate layers of different soil types.
Calcareous	Containing appreciable quantities of calcium carbonate.
Well Graded	Having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly Graded	Predominately one grain size, or having a range of grain sizes with some intermediate sizes missing.
Porous	Having visibly apparent void spaces through which water, air, or light may pass.

Soil Moisture

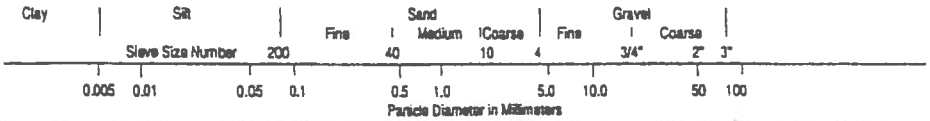
From low to high, the moisture content is indicated by:

Dry	D
Slightly Moist	Sl M
Moist (near optimum for compaction)	M
Very Moist	V M
Wet	W

Size Proportions

Designation	Percent by Weight
Trace	< 5
Few	5 to 10
Little	15 to 25
Some	30 to 45

Grain Size Distribution



Advanced Geotechnical Services

Key to Bedrock Symbols and Terms

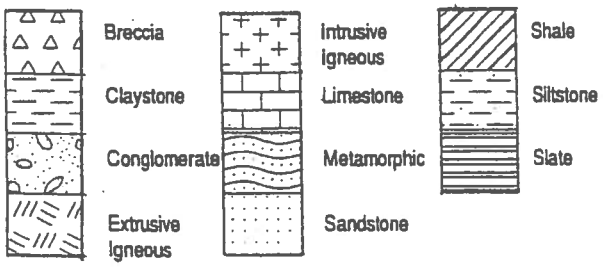
Degree of Weathering
Diagnostic Feature

Descriptive Term	Discoloration Extent	Fracture Condition	Surface Characteristics	Original Texture	Grain Boundary Condition
Unweathered	None	Closed or discolored	Unchanged	Preserved	Tight
Slightly Weathered	Less 20% of fracture spacing on both sides of fracture	Discolored, may contain thin filling	Partial discoloration	Preserved	Tight
Moderately Weathered	Greater than 20% of fracture spacing on both sides of fracture	Discolored, may contain thick filling, cemented rock	Partial to complete discoloration, not friable except poorly cemented rocks	Preserved	Partial Opening
Highly Weathered	Throughout		Friable and possibly pitted	Mainly Preserved	Partial Separation
Completely Weathered	Throughout		Resembles a soil	Partly Preserved	Complete Separation

Discontinuity Spacing

Description for Structural Feature: Bedding, Foliation, or Flow Banding	Spacing		Description for Joints, Faults, or Other Fractures
Very Thickly (Bedded, Foliated, or Banded)	More than 2 m	More than 6 ft	Very Widely (Fractured or Jointed)
Thickly	60 cm to 2 m	2 to 6 ft	Widely
Moderately	20 to 60 cm	8 to 24 in.	Medium
Thinly	60 to 200 mm	2.5 to 8 in.	Closely
Very Thinly	20 to 60 mm	0.75 to 2.5 in.	Very Closely
Description for Microstructural Features: Bedding, Foliation, or Cleavage			
Intensely (Laminated, Foliated, or Cleaved)	6 to 20 mm	0.25 to 0.75 in.	Extremely Close
Very Intensely	< 6 mm	< 0.25 in.	

Graphic Symbols - Bedrock



Rock Hardness

Classification	Field Test
Very Weak	Can be dug by hand and crushed with fingers.
Weak	Friable, can be gouged deeply with a knife and will crumble readily under light hammer blows.
Moderately Strong	Can be peeled with a knife. Material crumbles under firm blows with the sharp end of a geologic pick.
Strong	Cannot be scaped or peeled with a knife point. Hand held specimen breaks with firm blows of the pick.
Very Strong	Difficult to scratch with knife point. Cannot break hand held specimen.

Separation of Fracture Walls

Description	Separation of Walls, mm
Closed	0
Very Narrow	0 to 0.1
Narrow	0.1 to 1.0
Wide	1.0 to 5.0
Very Wide	> 5.0

Fracture Filling

Description	Definition
Clean	No fracture filling material
Stained	Discoloration of rock only. No recognizable filling material.
Filled	Fracture filled with recognizable filling material.

Surface Roughness

Description	Classification
Smooth	Appears smooth and is essentially smooth to the touch. May be slickensided.
Slightly Rough	Asperities on the fracture surfaces are visible and can be distinctly felt.
Medium Rough	Asperites are clearly visible and fracture surface feels abrasive to the touch.
Rough	Large angular asperites can be seen. Some ridge and high-side angle steps evident.
Very Rough	Near vertical steps and ridges occur on the fracture surface.

Where slickensides are observed, the direction of the slickensides should be recorded after the standard discontinuity surface description.

PLATE A-2

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Boring Log B-1

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to light brown Silty SAND matrix within abundant gravel, cobble and small boulder fabric, dry, loose to moderately dense					
5									
10				large boulder @ 10 ft.					
15									
20				excessive caving of hole @ 20 ft., drilling advanced with water and foam (soap) to maintain integrity					
25									
30				large boulder @ 30 ft.					
35				large boulder @ 35 ft.					
40									
45				Total Depth Explored = 40 ft. No Groundwater Encountered Lined with Perforated Pipe to 30 ft. and Pre-Saturated for 1 hour 11/16/2016 Backfilled with Spoils 11/17/2016					

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Boring Log B-2

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
				excessive caving of hole, drilling advanced with water and foam (soap) to maintain integrity					
5				large boulder @ 5 ft.					
10									
15				large boulder @ 15 ft.					
20				very rocky below 20 ft.					
25									
30				very large boulder @ 30 ft.					
35									
40				Total Depth Explored = 40 ft. No Groundwater Encountered Lined with Perforated Pipe to 25 ft. and Pre-Saturated for 1 hour 11/16/2016 Backfilled with Spoils 11/17/2016					
45									

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Boring Log B-3

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
5									
10				large boulder @ 12 ft.					
15									
20				large boulder @ 20 ft.					
25									
30									
35									
40				Total Depth Explored = 40 ft. No Groundwater Encountered Excessive Caving Below 10 ft. Led to Abandonment of Boring 11/16/2016 Backfilled with Spoils 11/16/2016					
45									

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Boring/Test Pit Log P-1

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

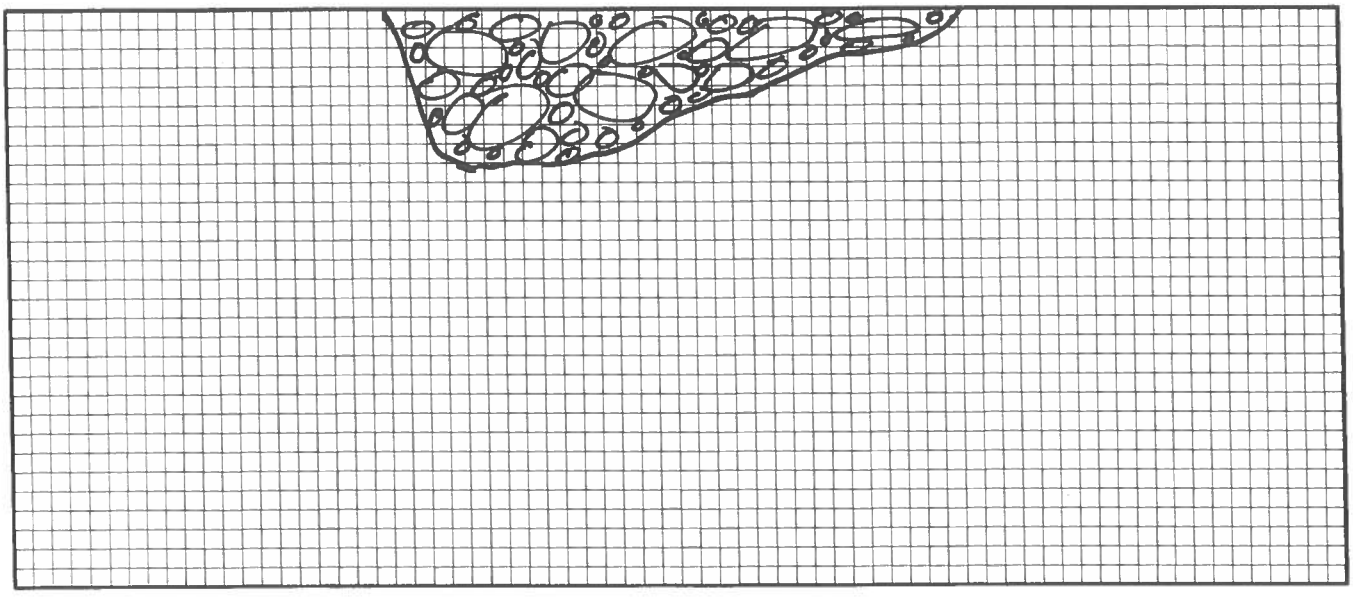
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **15'x3'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel and cobble, pinhole voids, rootlets, dry, moderately dense below 2 feet, abundant very large cobbles					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description



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Boring/Test Pit Log P-2

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

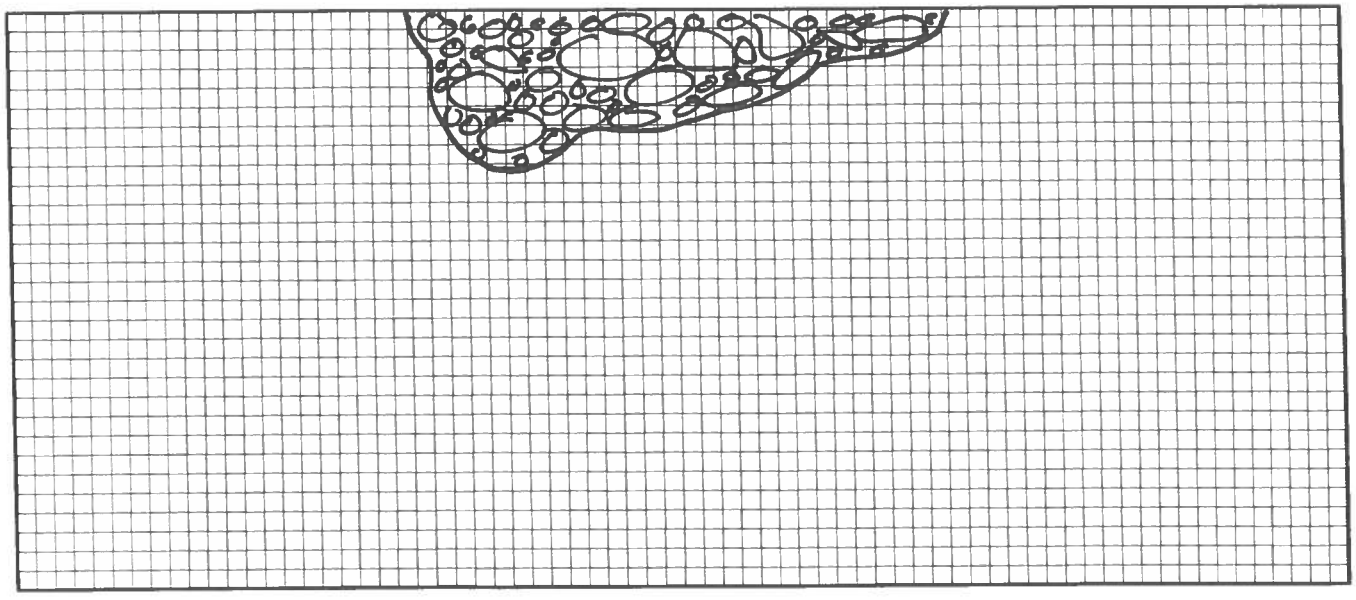
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **14'x4'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel and cobble, roots and rootlets, pinhole voids, loose, dry below 2 foot, very cobble rich					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description



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Boring/Test Pit Log P-3

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

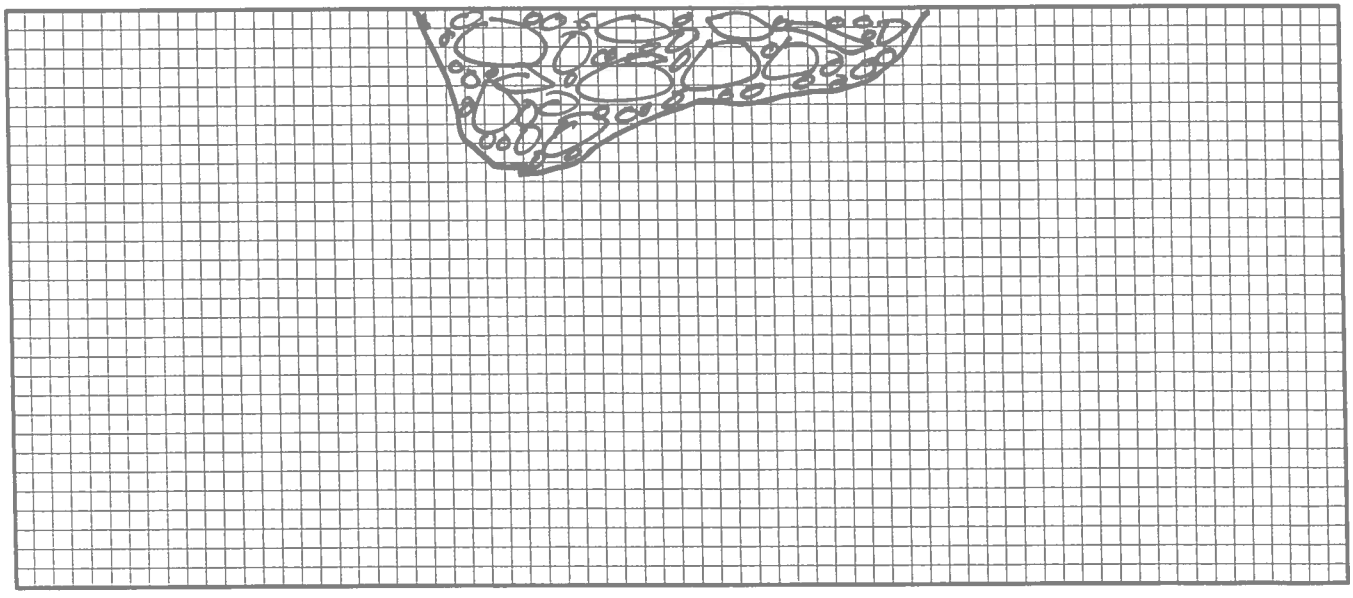
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **13'x5'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description



Depth, ft
1" = 5'

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Boring/Test Pit Log P-4

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **16'x6'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble, and small boulder, pinhole voids, roots and rootlets, minor bedding, very large boulders below 3 feet, becomes moderate yellowish brown color with depth, dry, moderately dense					
5									
10				Total Depth Explored = 4 ft. No Groundwater Encountered					

Trench Description

Depth, ft
1" = 5'

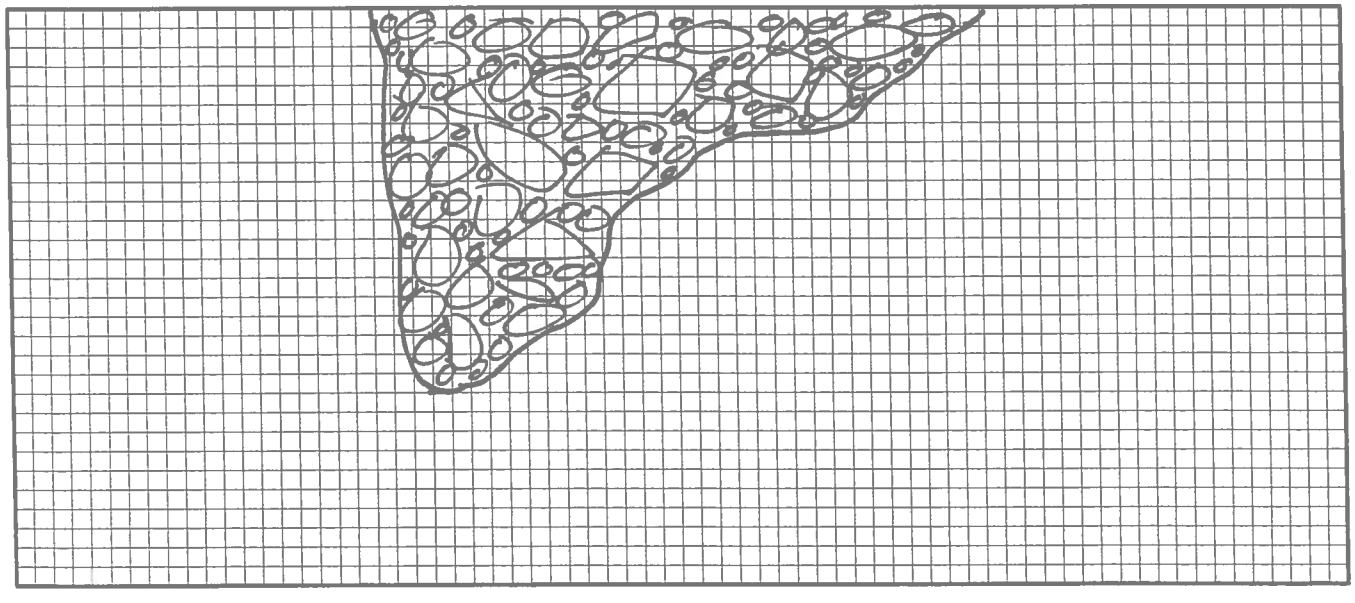


Plate A- 9

PROPOSED (2) 3,000 GALLON SEPTIC TANKS (Traffic Rated)

PROPOSED GREASE TRAP

PROPOSED RESIDENCE HALL WITH DINING COMMONS

MAINTENANCE STORAGE AND GARAGE BUILDINGS

ARYA VIHARA

PINE COTTAGE

PROPOSED DISTRIBUTION BOX

PROPOSED (4) 30 FOOT DEEP 4 FOOT DIAMETER SEEPAGE PITS (w/ 5 Foot Capping Depth)

B-2

P-2

P-1

PROPOSED 100% EXPANSION AREA

GARAGE

PINE COTTAGE ANNEX

ADMINISTRATION

P-4

B-1

P-3

SOLAR ARRAY

B-3

RAINWATER CAPTURE

YOGA PAVILLION

McAndrew Road

(e) driveway

(e) roundabout

SITE PLAN

EXPLANATION

- P-4 — APPROXIMATE LOCATION OF EXPLORATORY TEST PIT
- B-3 — APPROXIMATE LOCATION OF PERCOLATION BORING
- EXISTING WATER LINE
- EXISTING OWTS

30' 0' 30' 60'

SCALE: 1" = 30'

feet 0 15 30 60

Advanced Geotechnical Services
5251 Verdugo Way, Suite L
Camarillo, California 93012
Office (805) 388-6162/Fax (805) 388-6167

Krishnamurti Education Center

OWTS Design Study Report
Proposed Residence Hall with Dining Commons
1098 McAndrew Road
Ojai Area of Ventura County, California

Client No.	4687
Report No.	9806
Date	11/22/2016
Drawing No.	9806cn4687

PLATE 1

advanced geotechnical services, inc.

April 27, 2018
Client Number 4687
Report Number 10104R
Revised 5/21/2018

Krishnamurti Education Center
1098 McAndrew Road
Ojai, CA 93023

OWTS Design Study Report
Proposed Facilities Improvements
1098 McAndrew Road
Ojai, California

In accordance with our proposal and your authorization, Advanced Geotechnical Services, Inc., has prepared this OWTS (Onsite Wastewater Treatment System) design study report to address the proposed onsite sewage disposal systems to be constructed to support the proposed improvements at the subject site. This report presents the results of our field-testing, analysis, and design recommendations for the proposed onsite sewage disposal systems to utilize the deep seepage pit method of effluent disposal and the leach line method of effluent disposal at the subject site. The testing, analysis, and design was intended to determine the suitability of the onsite soils to support the proposed onsite sewage disposal systems. The designs shall be in accordance with the current County of Ventura Environmental Health Department and Los Angeles Regional Water Quality Control Board Standards. The results of the percolation testing, as well as the recommendations for the design and construction of the proposed onsite sewage disposal systems, are contained in this report. Figures and Plates referred to in this report follow the main text.

Based on the results of our field study, it is our opinion that the site is suitable for construction of the proposed onsite sewage disposal systems, provided recommendations of this report are properly incorporated in the design and implemented during construction.

This opportunity to be of service is sincerely appreciated. If you have any questions, or if we may be of any further assistance, please do *not* hesitate to call. We look forward to being of continued service.

Respectfully submitted,
Advanced Geotechnical Services, Inc.

Kenneth J. Palos
President

Brett Wanner, CEG
Principal Engineering Geologist

PROFESSIONAL GEOLOGIST
BRETT M. WANNER
No. 2450
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

Enclosed: Appendix A - Figures / Plates

cc: (5) Addressee (1) File

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Ph 805.388.6162 / Fx 805.388.6167
info@advancedgeotechnical.com

Scope of Services

This onsite sewage disposal system study included:

a. Excavation, sampling, and logging of seven backhoe excavated test pits in the proposed disposal field areas extending to a maximum depth of 9.5 feet below the existing ground surface to evaluate subsurface soil conditions, and drilling, sampling and logging of three exploratory borings extending to as deep as 40 feet below the existing ground surface for soil and groundwater evaluation and for field percolation testing. The materials encountered and tested are considered to be representative of the materials in the proposed disposal field areas. The locations of the test pits and borings are shown on the *Site Plan* included as Plate 1.

b. Field percolation testing to determine the infiltration characteristics of the subsurface soils in the location of the proposed dispersal areas.

c. Engineering analysis of the data and information obtained from our field exploration and testing programs.

d. Preparation of this report summarizing our findings regarding the feasibility of the proposed onsite sewage disposal systems and providing our system design recommendations.

Site Description and Proposed Development

The subject property is located at 1098 McAndrew Road in the Ojai area of Ventura County, California (see Figure 1, *Site Location Map).* The subject site is situated within a gently southwest-sloping alluvial terrain.

Existing facilities at the subject site include the Arya Vihara structure, the Lawrence Building, the Pine Cottage Library and Study Center, the Pine Cottage Annex Guest House, a Laundry Building, and an Administration Building. Each of these structures are currently serviced by OWTSs which utilize the leach line method of effluent disposal. The locations of these existing structures and the approximate locations of the existing OWTS systems, as determined from information as provided by others, are shown on the *Site Plan* included as Plate 1 of this report.

We understand that the proposed improvements will include the construction of a new guest cottage structure comprised of two separate buildings which will have a combined total of 12 individual dwelling units to be constructed to the east of the existing Administration Building, the construction of a new dining commons structure which will service up to 40 people per day to be constructed to the east of the proposed guest cottage structures, the construction of a drinking fountain and hand wash station to be attached to the existing Yoga Pavilion situated near the southeastern corner of the property, the construction of a new guest restroom adjacent to the Pine Cottage Library and Study Center, and the construction of a replacement system to service the existing Administration Building following the demolition of the existing system to allow for the proposed parking lot and driveway improvements. Figures 2, 3, and 4 include the *Bedroom Equivalents and Fixture Units Worksheets* to address the proposed guest cottages, the proposed dining commons, and the existing Administration Building, respectively. It is anticipated that the improvements to be constructed at the existing Yoga Pavilion will consist of a single-drinking fountain and a single wash basin, and that the new guest restroom adjacent to the Pine Cottage Library and Study Center will consist of a single toilet and a single wash basin.

A proposed *Site Plan* showing the existing and the proposed improvements at the site, including the layout of the existing OWTS systems and the proposed OWTS systems to be constructed to service the proposed improvements, is included as Plate1.

Subsurface Conditions

Alluvial soils consisting of silty sand with abundant gravel, cobble and boulder sized clasts were encountered in the exploratory excavations to the maximum depths explored of 40 feet below the existing ground surface.

At the time of our field exploration, no groundwater was encountered to the maximum depths explored. Based on the CGS SHZR 074, the historical groundwater high in this area may be encountered at depths of greater than 40 feet below the existing ground surface. See Figure 5, *Historically Highest Groundwater Map*. Groundwater elevations are dependent on seasonal precipitation, irrigation, land use, climactic conditions, among other factors, and as a result fluctuates. Therefore, water levels at the time of construction and during the life of the facility may vary from the observation or conditions at the time of our field exploration, however it is our opinion that groundwater will not be within 10 feet of the bottom of the proposed systems at any time.

Percolation Testing for Deep Seepage Pits

Three 6-inch diameter borings were excavated in the proposed primary dispersal and expansion areas using a truck mounted air-rotary drilling rig. The locations of the exploratory borings are indicated on the *Site Plan* included as Plate 1. At the completion of our drilling operations, test borings B-1 and B-2 were backfilled to a minimum of 10 feet above the bottom of the total depth of the excavation, lined with perforated pipe, and filled with onsite water for a period of approximately 1 hour. Due to extensive caving of the side walls within Boring B-3, the installation of perforated pipe could not be performed, and the boring was backfilled at the completion of drilling for safety reasons. The locations of the borings were determined by measuring with a hand held tape from existing landmarks and should be considered approximate. While this does not represent an accurate survey, we feel that the accuracy is suitable for the purposes of this study.

The percolation test borings B-1 and B-2 were presaturated utilizing an onsite water source on the day prior to the start of the percolation testing. Percolation testing was performed by filling each test hole with water supplied from an onsite source for a period of approximately 1 hour, recording the top of the height of the water column after filling, and recording the drop in the water surface over time. The test results are included in Figures 6 and 7, *Seepage Pit Performance Test Data Work Sheets,* at the conclusion of this text, and are summarized in the table below. Although percolation testing could not be performed in test boring B-3 due to extensive caving of the side walls, it is anticipated that similar infiltration characteristics to borings B-1 and B-2 will be present within the proximity of this boring based upon the similarities of the materials encountered during exploration.

Test Boring Number	B-1	B-2	B-3
Stabilized Rate (gal / ft2 / day)	9.44	(Could Not Be Filled)	(Caving)

Since the percolation test borings B-1 and B-2 each displayed an infiltration rate of in excess of 5 gallons per square foot per day, the maximum allowable infiltration rate of 5 gallons per square foot per day should be utilized for design purposes. The maximum depth of the deep seepage pits should not exceed 30 feet below the existing ground surface and should have a minimum 18-inch capping depth. The deep seepage pits should be located within 50 feet of the percolation test borings, and no grading should be performed in the area of the proposed seepage pits, which should be excavated entirely into undisturbed native alluvial soil and should operate by gravity flow. If any grading is proposed in the dispersal field area, seepage pits shall be capped beneath the fill.

Percolation Testing for Leach Lines

A total of seven backhoe excavated test pits were excavated at the subject site for field evaluation and infiltration testing purposes, six extending to a depth of 4 feet below the existing ground surface, and one extending to a depth of 9.5 feet below the existing ground surface. The approximate locations of the test pits are indicated on the *Site Plan* included as Plate 1. The locations of the test pits were determined by measuring with a hand held tape from existing landmarks and should be considered approximate. While this does not represent an accurate survey, we feel that the accuracy is suitable for the purposes of this study.

An approximately 12-inch long by 12-inch wide by 12-inch deep percolation testing hole was excavated in the bottom of each of the 4-foot deep test pits with hand equipment. Due to the sandy nature of the side walls in the 9.5-foot deep excavation, the integrity of the walls of this excavation were suspect. It was deemed 'unsafe' to leave the excavation open for an extended period of time to allow for percolation testing, so a sample was collected from the bottom of the excavation for grain size evaluation, the deepened portion of the test pit was backfilled with the excavated spoils, and the test pit was extended to allow for testing at a depth of 5 feet below the adjacent ground surface.

The percolation test pits were presaturated utilizing an onsite water source starting on the day prior to the start of the percolation testing. Percolation testing was performed by filling each 12-inch-diameter test hole with water to approximately 6-inches above the bottom and recording the drop in the water surface at regular time intervals. Readings were taken at 30-minute intervals for a period of 4 hours. At the conclusion of each reading, the water level in each test hole was restored to be at or near the original water level, as necessary. The test results are included in Figures 8 and 9, *Percolation Test Data Sheets,* at the conclusion of this text, and are summarized in the table below.

Test Pit	P-1	P-2	P-3	P-4	P-5	P-6	P-7
Total Depth Below Adjacent Grade (Feet)	5	5	5	5	5	5	5
Slowest Recorded Infiltration Rate (Minutes Per Inch)	30	40	12	15	34.1	60	47.6

Based upon the results of our field percolation testing, it is our recommendations that any leach lines to be installed in the western portion of the site should be designed to utilize an infiltration rate of 40 minutes per inch, while any leach lines to be installed in the southeastern portion of the site should be designed to utilize an infiltration rate of 60 minutes per inch. The leach lines should be located in proximity to the test pits. No grading should be performed in the area of the leach lines, which should be bottomed at a depth of about 4 to 5 feet below exiting grade and should operate by gravity flow. If any grading is proposed in the leach field area, the leach lines shall be founded beneath the fill.

Conclusions and Recommendations

Conclusions

Based upon the results of our subsurface exploration and percolation testing program, the installation of the proposed onsite sewage disposal systems to support the proposed improvements is considered to be feasible from a geotechnical standpoint, provided the following recommendations are incorporated into the design of the disposal systems and implemented during construction.

a. The onsite wastewater treatment systems should be designed to include a 100% expansion area at least equal in size to the primary systems.

b. Included at the conclusion of the text are figures and plates which detail the recommended requirements for the locations of the sewage disposal systems, capacity of septic tanks, absorption area requirements, typical deep seepage pit details, and typical leach line details.

c. Based upon the results of our field percolation testing program, the deep seepage pit dispersal systems to be installed in the western portion of the property should be designed based on the maximum allowable percolation rate 5 gallons per square foot per day, and the leach line dispersal system to be installed in the southeastern portion of the property should be designed based on the lowest observed infiltration rate of 60 minutes per inch.

Specific details related to the design and construction of the proposed onsite sewage disposal systems to support the proposed improvements are provided in the following sections of this report.

System Design Recommendations - Proposed Guest Cottages

Proposed Usage:	Guest Cottages	12 Bedroom Units 132 Fixture Units
Minimum Required Septic Tank Capacity Per Fixture Units (Total):		4,050 Gallons
Anticipated Number of Guests Per Day (Maximum):		12 People Per Day
Design Percolation Rate:		5 gal. / sq. ft. / day

The proposed guest cottages will have a total of 12 individual bedroom units, each with a private bathroom and a small kitchenette, for a total combined plumbing fixture unit count of 132 fixture units, as shown on Figure 2, and will require a combined 4,050 gallon septic tank capacity, as shown on Figure 11, *Capacity of Septic Tanks*. The proposed cottages will consist of two separate structures, each with 6 bedroom units and 66 plumbing fixture units, therefore it is suggested that each structure be constructed with a separate sewage disposal system, each with a 2,500 gallon septic tank and a 2,500 gallon dispersal capacity, per the table shown on Figure 11.

Seepage Pit Design Criteria - Proposed Guest Cottages

A 6-foot diameter seepage pit, 30 feet deep with 3 feet of cover (yielding 27 feet of absorption area) will have the following absorption capacity:

Circumference:	3.0 ft. x 3.1415 x 2.0	= 18.85 feet
Absorption Area:	18.85 ft x 27.0 ft	= 508.94 square feet
Absorption Capacity:	508.94 sf x 5.0 g/sf/day	= 2,544.69 gallons
	Total Each Seepage Pit	= 2,544.69 gallons

Based upon the above information, it is recommended that the proposed guest cottages be serviced by two independent sewage disposal systems, one for each structure, each comprised of a 2,500 gallon septic tank and a 6-foot diameter by 30-foot deep seepage pit with 3 feet of cover (yielding 27 feet of absorption area). Setbacks should be maintained as shown on the *Individual Sewage Disposal Setback Requirements* table included on Figure 10. *Typical Deep Seepage Pit Design Details* have been provided on Figure 12. The proposed system layout has been provided on the *Site Plan* included as Plate 1.

System Design Recommendations - Proposed Dining Commons

Proposed Usage:	Dining Commons	36 Fixture Units
Minimum Required Septic Tank Capacity Per Fixture Units:		2,000 Gallons
Anticipated Number of People Provided Meals by Kitchen Per Day (Maximum):		40 People Per Day
Required Waste/Sewage Flow Rate for Dining Commons per CPC Appendix H (40 People Per Day, 3 Meals Per Day):		1,920 Gallons
Design Percolation Rate:		5 gal. / sq. ft. / day

The proposed dining hall will have a plumbing fixture unit count of 36 fixture units, as shown on Figure 3, and will require a 2,000 gallon tank, as shown on Figure 11, *Capacity of Septic Tanks*. The proposed dining hall will service a maximum of 40 people per day, providing 3 meals per person. Per the California Plumbing Code, based on the anticipated total number of meals to be provided per day, the maximum flow rate is anticipated to be 1,920 gallons per day, therefore a 2,000 gallon septic tank will provide adequate capacity. Due to the commercial nature of the kitchen, a grease trap should be installed ahead of the septic tank. Per the California Plumbing Code, the grease trap should have a minimum capacity of 1,920 gallons, therefore it is recommended that a grease trap with a capacity of 2,000 gallons be utilized.

Seepage Pit Design Criteria - Dining Commons

A 6-foot diameter seepage pit, 25 feet deep with 3 feet of cover (yielding 22 feet of absorption area) will have the following capacity:

Circumference:	3.0 ft. x 3.1415 x 2.0	= 18.85 feet
Absorption Area:	18.85 ft x 22.0 ft	= 414.69 square feet
Absorption Capacity:	414.69 sf x 5.0 g/sf/day	= 2,073.45 gallons
	Total Each Seepage Pit	= 2,073.45 gallons

Based upon the above information, it is recommended that the proposed dining commons be serviced by a sewage disposal system comprised of a 2,000 gallon grease trap ahead of a 2,000 gallon septic tank leading to a 6-foot diameter by 25-foot deep seepage pit with 3 feet of cover (yielding 22 feet of absorption area). Setbacks should be maintained as shown on the *Individual Sewage Disposal Setback Requirements* table included on Figure 10. *Typical Deep Seepage Pit Design Details* have been provided on Figure 12. The proposed system layout has been provided on the *Site Plan* included as Plate 1.

System Design Recommendations - Existing Administration Building

Existing Usage:	Administration Building	17 Fixture Units
Minimum Required Septic Tank Capacity Per Fixture Units:		1,000 Gallons
Anticipated Maximum Number of Occupants Per Day:		46 People Per Day
Required Waste/Sewage Flow Rate for Administration Building per CPC Appendix H (46 People Per Day @ 20 gallons Per Person Per Day):		920 Gallons
Design Percolation Rate:		5 gal. / sq. ft. / day

The existing administration building has a maximum occupancy rating of 46 people and a total of 17plumbing fixture units, as shown on Figure 4, and will require a minimum 1,000 gallon septic tank capacity, as shown on Figure 11, *Capacity of Septic Tanks*. It is our understanding, based upon available documentation, that the administration building is currently serviced by a 1,200 gallon septic tank which remains in usable condition, therefore it is anticipated that the existing septic tank will remain in service.

Seepage Pit Design Criteria - Existing Administration Building

A 4-foot diameter seepage pit, 23 feet deep with 3 feet of cover (yielding 20 feet of absorption area) will have the following absorption capacity:

Circumference:	2.0 ft. x 3.1415 x 2.0	= 12.57 feet
Absorption Area:	12.57 ft x 20.0 ft	= 251.33 square feet
Absorption Capacity:	251.33 sf x 5.0 g/sf/day	= 1,256.64 gallons
	Total Each Seepage Pit	= 1,256.64 gallons

Based upon the above information, it is recommended that the existing administration building be serviced by a sewage disposal system which will utilize the existing 1,200 gallon septic tank, if deemed suitable for reuse, leading to a 4-foot diameter by 23-foot deep seepage pit with 3 feet of cover (yielding 20 feet of absorption area). Setbacks should be maintained as shown on the *Individual Sewage Disposal Setback Requirements* table included on Figure 10. *Typical Deep Seepage Pit Design Details* have been provided on Figure 12. The proposed system layout has been provided on the *Site Plan* included as Plate 1.

System Design Recommendations - Proposed Drinking Fountain and Hand Wash Station at Yoga Pavilion

Proposed Usage:	Drinking Fountain and Hand Wash Station at Yoga Pavilion	3 Fixture Units
Minimum Required Septic Tank Capacity Per Fixture Units:		1,000 Gallons
Anticipated Maximum Number of Users Per Day:		40 People Per Day
Required Waste/Sewage Flow Rate for Yoga Pavilion per CPC Appendix H (40 People Per Day @ 20 gallons Per Person Per Day):		800 Gallons
Design Infiltration Rate (Test Pits P-5, P-6, and P-7):		60 Minutes Per Inch

The proposed drinking fountain and hand wash station at the yoga pavilion is anticipated to consist of a single wash basin and a drinking fountain and will require a minimum 1,000 gallon septic tank capacity, as shown on Figure 11, *Capacity of Septic Tanks*. It is our understanding, based upon available information, that the proposed drinking fountain and hand wash station will service a maximum of 40 people per day.

Leach Line Design Criteria - Proposed Drinking Fountain and Hand Wash Station at Yoga Pavilion

Based on current County of Ventura Environmental Health Department and Los Angeles Regional Water Quality Control Board Standards, the required absorption area will be sized based on the following equation.

$$\text{Absorption Area (sq.ft.)} = \text{Tank Capacity (gallons)} \times \frac{\text{Sq. rt. [Stabilization Rate (min./in.)]}}{5}$$

Based on the lowest observed field percolation rate of 60 minutes per inch in Test Pits P-5, P-6, and P-7 excavated in the vicinity of the Yoga Pavilion, and the proposed septic tank capacity of 1,000 gallons, the required absorption area shall be 1,549 square feet. A leach line trench 36 inches wide by 36 inches deep will yield 6 square feet of absorption area for each 1-foot of trench length. If a 36-inch wide by 36-inch deep leach line trench is utilized, 258 lineal feet of leach line trench must be installed to support the proposed restroom. Since a single leach line may not exceed 100 feet in length per current code requirements, it is proposed to install three 86-foot long leach lines, as shown on the *Site Plan* included as Plate 1 of this report. A *Typical Leach Line Detail* is included as Figure 13 of this report. Setbacks should be maintained as shown on the *Individual Sewage Disposal Setback Requirements* table included on Figure 10.

System Design Recommendations - Proposed Guest Restroom at Pine Cottage Library and Study Center

Proposed Usage:	Guest Restroom at Pine Cottage Library and Study Center	7 Fixture Units
Minimum Required Septic Tank Capacity Per Fixture Units:		1,000 Gallons
Anticipated Maximum Number of Users Per Day:		40 People Per Day

Required Waste/Sewage Flow Rate for Guest Restroom per CPC Appendix H (40 People Per Day @ 20 gallons Per Person Per Day):	800 Gallons
Design Infiltration Rate:	15 Minutes Per Inch

The proposed guest restroom to be installed at the Pine Cottage Library and Study Center is anticipated to consist of a single wash basin and a single toiler and will require a minimum 1,000 gallon septic tank capacity, as shown on Figure 11, *Capacity of Septic Tanks*. It is our understanding, based upon available information, that the proposed restroom will service a maximum of 40 people per day.

Leach Line Design Criteria - Proposed Guest Restroom at Pine Cottage Library and Study Center

Based on current County of Ventura Environmental Health Department and Los Angeles Regional Water Quality Control Board Standards, the required absorption area will be sized based on the following equation.

$$\text{Absorption Area (sq.ft.)} = \text{Tank Capacity (gallons)} \times \frac{\text{Sq. rt. [Stabilization Rate (min./in.)]}}{5}$$

Based upon the topographic conditions of the subject site and the observations made during the onsite exploration programs, it is anticipated that the material types present in the proximity of the Pine Cottage Library and Study Center are similar in composition and condition to the soils present in our exploratory Test Pits P-1 through P-4, and as such the infiltration rates determined in the field within these pits shall be considered to be applicable to the soils present in the vicinity of the Pine Cottage Library and Study Center. Based on the lowest observed field percolation rate of 15 minutes per inch, and the proposed septic tank capacity of 1,000 gallons, the required absorption area shall be 775 square feet. A leach line trench 36 inches wide by 36 inches deep will yield 6 square feet of absorption area for each 1-foot of trench length. If a 36-inch wide by 36-inch deep leach line trench is utilized, 129 lineal feet of leach line trench must be installed to support the proposed restroom. Since a single leach line may not exceed 100 feet in length per current code requirements, it is proposed to install two 65-foot long leach lines, as shown on the *Site Plan* included as Plate 1 of this report. A *Typical Leach Line Detail* is included as Figure 13 of this report. Setbacks should be maintained as shown on the *Individual Sewage Disposal Setback Requirements* table included on Figure 10.

Closing

This opportunity to be of service is sincerely appreciated. If you have any questions, or if we may be of any further assistance, please do *not* hesitate to call. We look forward to being of continued service on this project. We have strived to provide our services in accordance with generally accepted geotechnical engineering practices in this community at this time, but we make no warranty, either express or implied.

Appendix A

Figures and Plates

Figures

1 Site Location Map
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3 Bedroom Equivalents and Fixture Units Worksheet - Proposed Dining Commons
4 Bedroom Equivalents and Fixture Units Worksheet - Existing Administration Building
5 Historically Highest Groundwater Map
6 Seepage Pit Performance Test Data Work Sheet Boring B-1
7 Seepage Pit Performance Test Data Work Sheet Boring B-2
8 Percolation Test Data Sheet 1 of 2
9 Percolation Test Data Sheet 2 of 2
10 Individual Sewage Disposal Setback Requirements
11 Capacity of Septic Tanks
12 Typical Deep Seepage Pit Design Details
13 Typical Leach Line Detail

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Plate 1 Site Plan

Advanced Geotechnical Services

Key to Soil Symbols and Terms

Major Divisions			USCS Group Symbols	Typical Names
Coarse-Grained Soils (More than half of material is larger than No. 200 sieve)	Gravels (More than half of coarse fraction is larger than No. 4 sieve)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand, clay mixtures
	Sands (More than half of coarse fraction is smaller than No. 4 sieve)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sand, little or no fines
			SP	Poorly graded sands, gravelly sands little or no fines
		Sands and fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (More than half of material is smaller than No. 200 sieve)	Silts and Clays Liquid Limit < 50		ML	Silts and very fine sands, rock-flour, silty or clayey fine sands, or clayey silts with slight plasticity
			CL	Inorganic clays of low or medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid Limit > 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
	Highly Organic Soils		OH	Organic clays of medium to high plasticity, organic silts
			Pt	Peat and other highly organic soils

Legend of Laboratory Tests

G - Grain Size	C - Consolidation	PP - Pocket Penetrometer
A - Atterberg Limits	DS - Direct Shear	CH - Chemical
P - Compaction	U - Unconfined	
S - Swell/Expansion	T - Triaxial	

Sampler Type

Modified California / Hand Sampler — SPT / Shelby Tube — Rock Core / Bulk — No Recovery

Terms used in this report for describing soils according to their texture or grain size distributions are generally in accordance with the Unified Soil Classification System.

Terms Describing Density and Consistency

Coarse Grained soils (major portion retained on No. 200 sieve) include (1) clean gravels, (2) silty or clayey gravels, and (3) silty, clayey, or gravelly sands. Relative density is related to SPT blow count corrected for overburden pressure or drive energy.

Density		SPT *N* Value Blows/Ft	Relative Density %
Very Loose	vl	0 to 4	0 to 15
Loose	l	4 to 10	15 to 35
Medium Dense	md	10 to 30	35 to 65
Dense	d	30 to 50	65 to 85
Very Dense	vd	> 50	85 to 100

Fine Grained soils (major portions passing No. 200 sieve) inlcude (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shear strength as indicated by penetrometer readings, direct shear, or SPT blow count.

Consistency	Shear Strength, ksf	SPT *N* Value
Very Soft	< 0.25	0 to 2
Soft	0.25 to 0.50	2 to 4
Firm	0.50 to 1.00	4 to 8
Stiff	1.00 to 2.00	8 to 16
Very Stiff	2.00 to 4.00	16 to 32
Hard	> 4.00	> 32

Terms Characterizing Soil Structure

Slickensided	Having inclined planes of weakness that are slick and glossy in appearance.
Fissured	Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated	Composed of thin layers of varying color and texture.
Interbedded	Composed of alternate layers of different soil types.
Calcareous	Containing appreciable quantities of calcium carbonate.
Well Graded	Having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly Graded	Predominately one grain size, or having a range of grain sizes with some intermediate sizes missing.
Porous	Having visibly apparent void spaces through which water, air, or light may pass.

Soil Moisture

From low to high, the moisture content is indicated by:

Dry	D
Slightly Moist	Sl M
Moist (near optimum for compaction)	M
Very Moist	V M
Wet	W

Size Proportions

Designation	Percent by Weight
Trace	< 5
Few	5 to 10
Little	15 to 25
Some	30 to 45

Grain Size Distribution

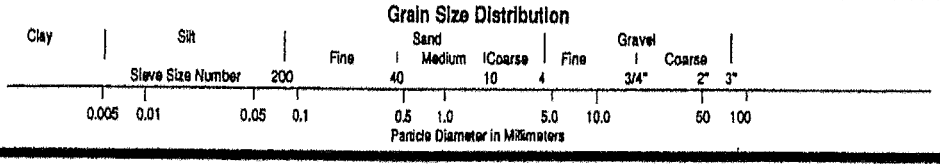


Plate A-1

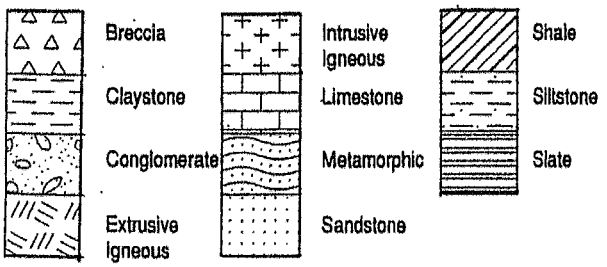
Degree of Weathering
Diagnostic Feature

Descriptive Term	Discoloration Extent	Fracture Condition	Surface Characteristics	Original Texture	Grain Boundary Condition
Unweathered	None	Closed or discolored	Unchanged	Preserved	Tight
Slightly Weathered	Less 20% of fracture spacing on both sides of fracture	Discolored, may contain thin filling	Partial discoloration	Preserved	Tight
Moderately Weathered	Greater than 20% of fracture spacing on both sides of fracture	Discolored, may contain thick filling, cemented rock	Partial to complete discoloration, not friable except poorly cemented rocks	Preserved	Partial Opening
Highly Weathered	Throughout		Friable and possibly pitted	Mainly Preserved	Partial Separation
Completely Weathered	Throughout		Resembles a soil	Partly Preserved	Complete Separation

Discontinuity Spacing

Description for Structural Feature: Bedding, Foliation, or Flow Banding	Spacing		Description for Joints, Faults, or Other Fractures
Very Thickly (Bedded, Foliated, or Banded)	More than 2 m	More than 6 ft	Very Widely (Fractured or Jointed)
Thickly	60 cm to 2 m	2 to 6 ft	Widely
Moderately	20 to 60 cm	8 to 24 in.	Medium
Thinly	60 to 200 mm	2.5 to 8 in.	Closely
Very Thinly	20 to 60 mm	0.75 to 2.5 in.	Very Closely
Description for Microstructural Features: Bedding, Foliation, or Cleavage			
Intensely (Laminated, Foliated, or Cleaved)	6 to 20 mm	0.25 to 0.75 in.	Extremely Close
Very Intensely	< 6 mm	< 0.25 in.	

Graphic Symbols - Bedrock



Rock Hardness

Classification	Field Test
Very Weak	Can be dug by hand and crushed with fingers.
Weak	Friable, can be gouged deeply with a knife and will crumble readily under light hammer blows.
Moderately Strong	Can be peeled with a knife. Material crumbles under firm blows with the sharp end of a geologic pick.
Strong	Cannot be scaped or peeled with a knife point. Hand held specimen breaks with firm blows of the pick.
Very Strong	Difficult to scratch with knife point. Cannot break hand held specimen.

Separation of Fracture Walls

Description	Separation of Walls, mm
Closed	0
Very Narrow	0 to 0.1
Narrow	0.1 to 1.0
Wide	1.0 to 5.0
Very Wide	> 5.0

Fracture Filling

Description	Definition
Clean	No fracture filling material
Stained	Discoloration of rock only. No recognizable filling material.
Filled	Fracture filled with recognizable filling material.

Surface Roughness

Description	Classification
Smooth	Appears smooth and is essentially smooth to the touch. May be slickensided.
Slightly Rough	Asperities on the fracture surfaces are visible and can be distinctly felt.
Medium Rough	Asperites are clearly visible and fracture surface feels abrasive to the touch.
Rough	Large angular asperites can be seen. Some ridge and high-side angle steps evident.
Very Rough	Near vertical steps and ridges occur on the fracture surface.

Where slickensides are observed, the direction of the slickensides should be recorded after the standard discontinuity surface description.

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Boring Log B-1

Sheet 1 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to light brown Silty SAND matrix within abundant gravel, cobble and small boulder fabric, dry, loose to moderately dense					
5	B								
10	B			large boulder @ 10 ft.					
15	B								
20	B			excessive caving of hole @ 20 ft., drilling advanced with water and foam (soap) to maintain integrity					
25									

Plate A- 3

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Boring Log B-1

Sheet 2 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				large boulder @ 30 ft.					
35				large boulder @ 35 ft.					
40				Total Depth Explored = 40 ft. No Groundwater Encountered Lined with Perforated Pipe to 30 ft. and Pre-Saturated for 1 hour 11/16/2016 Backfilled with Spoils 11/17/2016					
45									
50									
55									

Plate A- 4

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Boring Log B-2

Sheet 1 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
				excessive caving of hole, drilling advanced with water and foam (soap) to maintain integrity					
5				large boulder @ 5 ft.					
10									
15				large boulder @ 15 ft.					
20				very rocky below 20 ft.					
25									

Plate A- 5

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Boring Log B-2

Sheet 2 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
35				very large boulder @ 30 ft.					
40				Total Depth Explored = 40 ft. No Groundwater Encountered Lined with Perforated Pipe to 25 ft. and Pre-Saturated for 1 hour 11/16/2016 Backfilled with Spoils 11/17/2016					
45									
50									
55									

Plate A- 6

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Boring Log B-3

Sheet 1 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
5									
10				large boulder @ 12 ft.					
15									
20				large boulder @ 20 ft.					
25									

Plate A- 7

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Boring Log B-3

Sheet 2 of 2

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **11/16/16**

Comment **1098 McAndrew Road**

Drilling Company/Driller **Hansen Well Do** Equipment **Air Rotary**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **6**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
35									
40				Total Depth Explored = 40 ft. No Groundwater Encountered Excessive Caving Below 10 ft. Led to Abandonment of Boring 11/16/2016 Backfilled with Spoils 11/16/2016					
45									
50									
55									

Plate A- 8

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s e r v i c e s, i n c.

Boring/Test Pit Log P-1

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

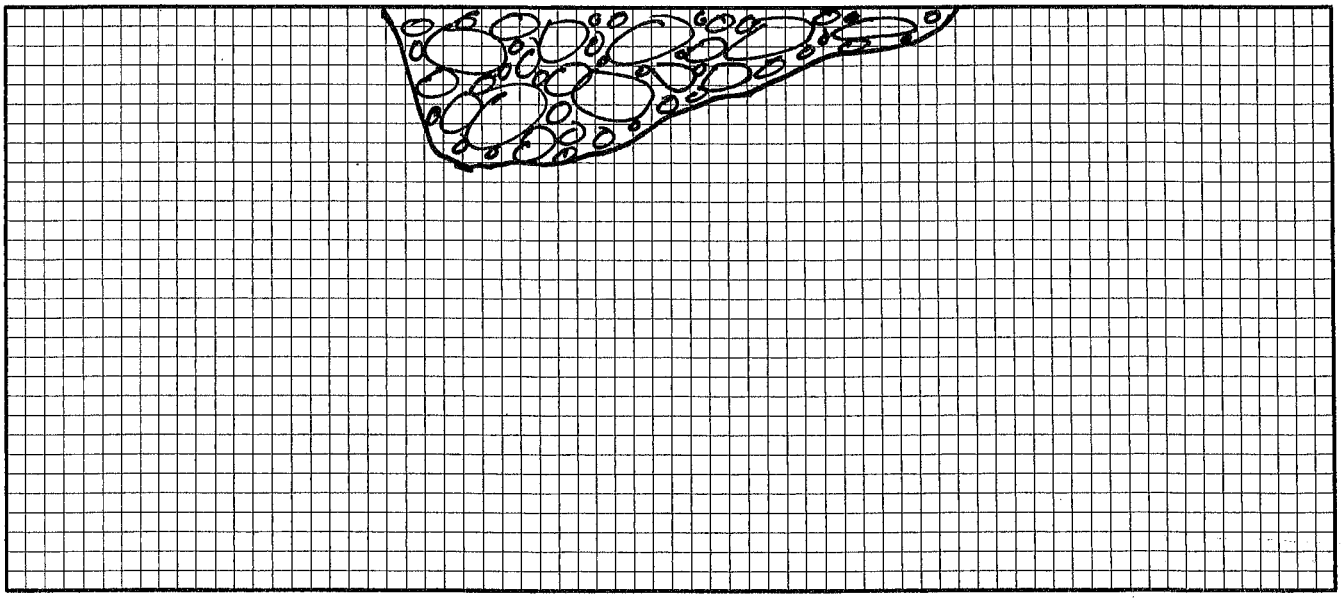
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **15'x3'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel and cobble, pinhole voids, rootlets, dry, moderately dense below 2 feet, abundant very large cobbles					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description



Depth, ft
1" = 5'

Plate A- 9

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Boring/Test Pit Log P-2

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

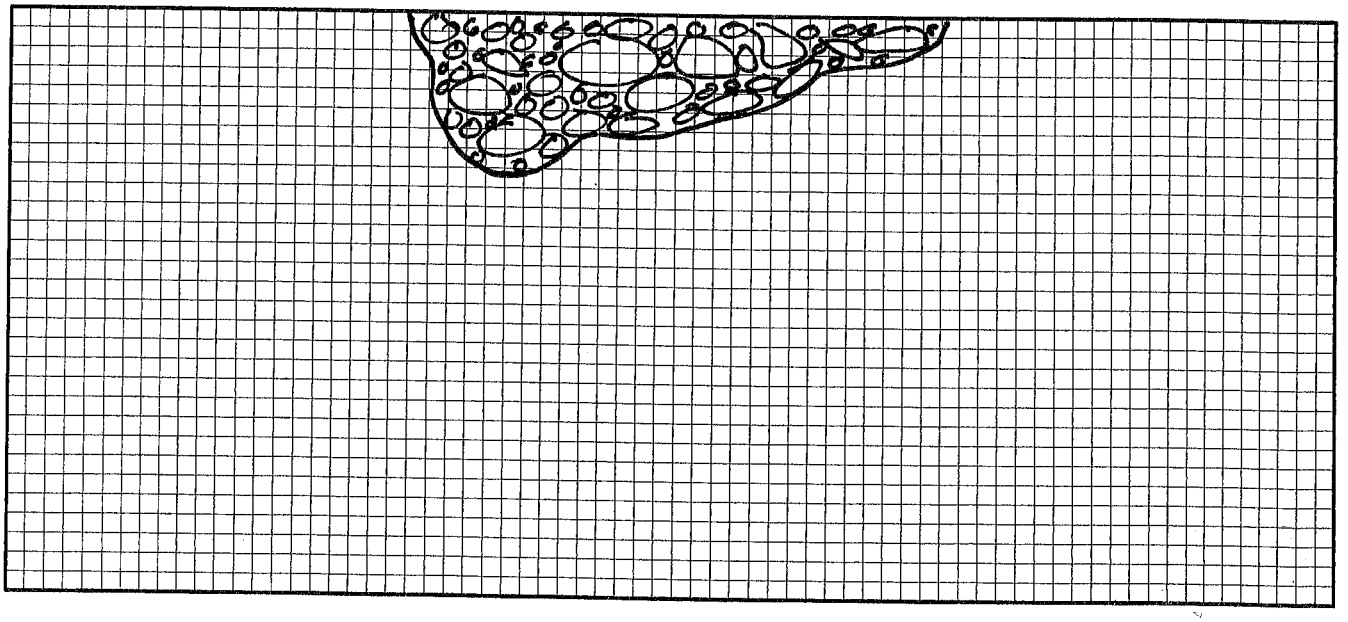
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **14'x4'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel and cobble, roots and rootlets, pinhole voids, loose, dry below 2 foot, very cobble rich					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description



Depth, ft
1" = 5'

Plate A- 10

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Boring/Test Pit Log P-3

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **13'x5'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulder, dry, loose to moderately dense					
5				Total Depth Explored = 4 ft. No Groundwater Encountered					
10									

Trench Description

Depth, ft
1" = 5'

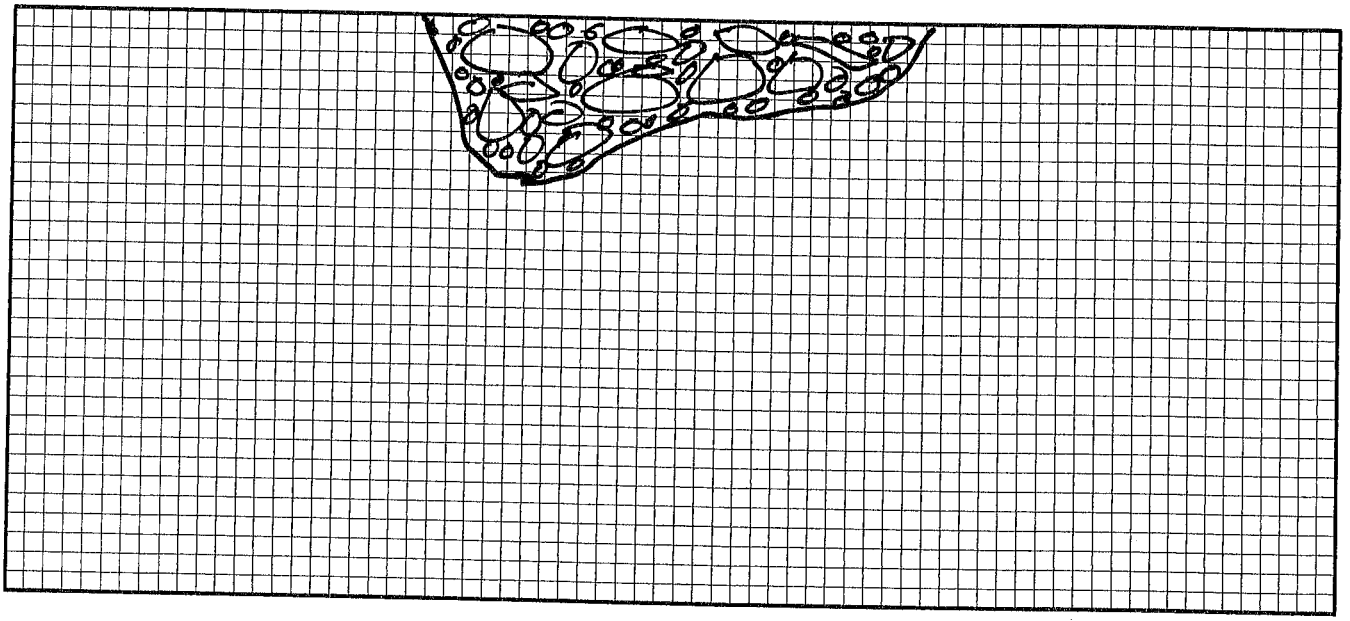


Plate A- 11

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Boring/Test Pit Log P-4

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **16'x6'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble, and small boulder, pinhole voids, roots and rootlets, minor bedding, very large boulders below 3 feet, becomes moderate yellowish brown color with depth, dry, moderately dense					
5									
10				Total Depth Explored = 4 ft. No Groundwater Encountered					

Trench Description

Depth, ft
1" = 5'

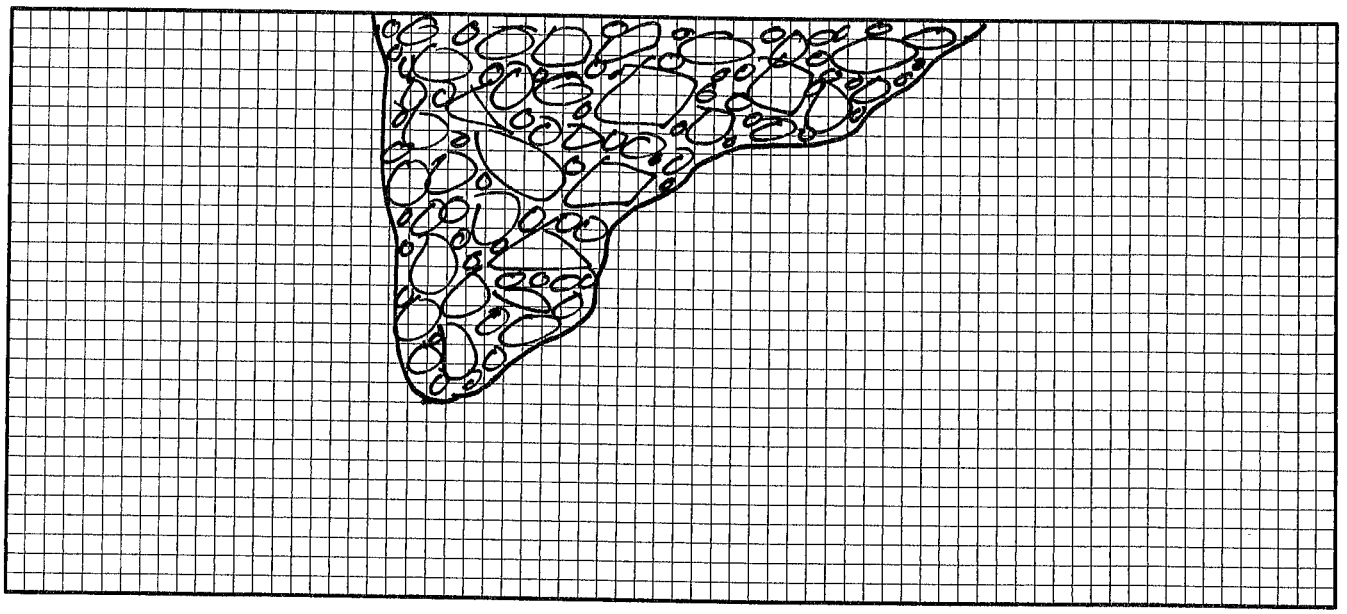


Plate A- 12

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Boring/Test Pit Log P-5

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **3'x16.5'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qoa) Light brown Silty SAND with minor gravel, moist, dense					
5				increasing gravel content with depth, minor small cobble in bottom of test hole					
10				Total Depth Explored = 4 ft. No Groundwater Encountered					

Trench Description

Depth, ft
1" = 5'

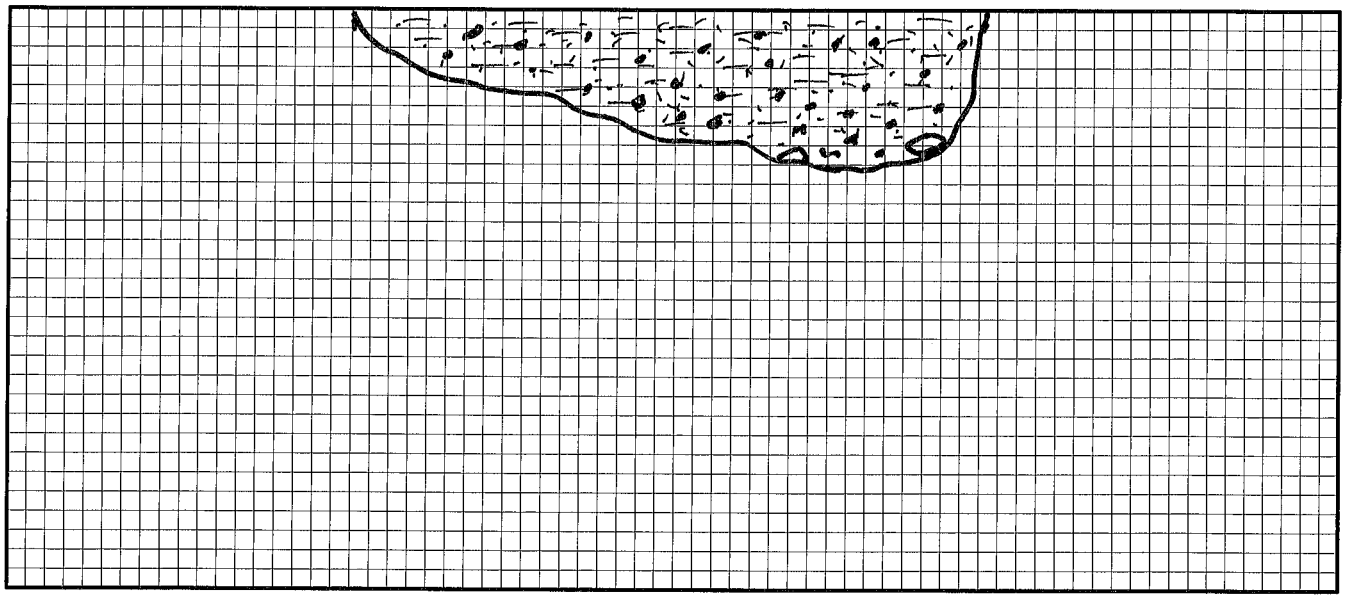


Plate A- 13

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Boring/Test Pit Log P-6

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

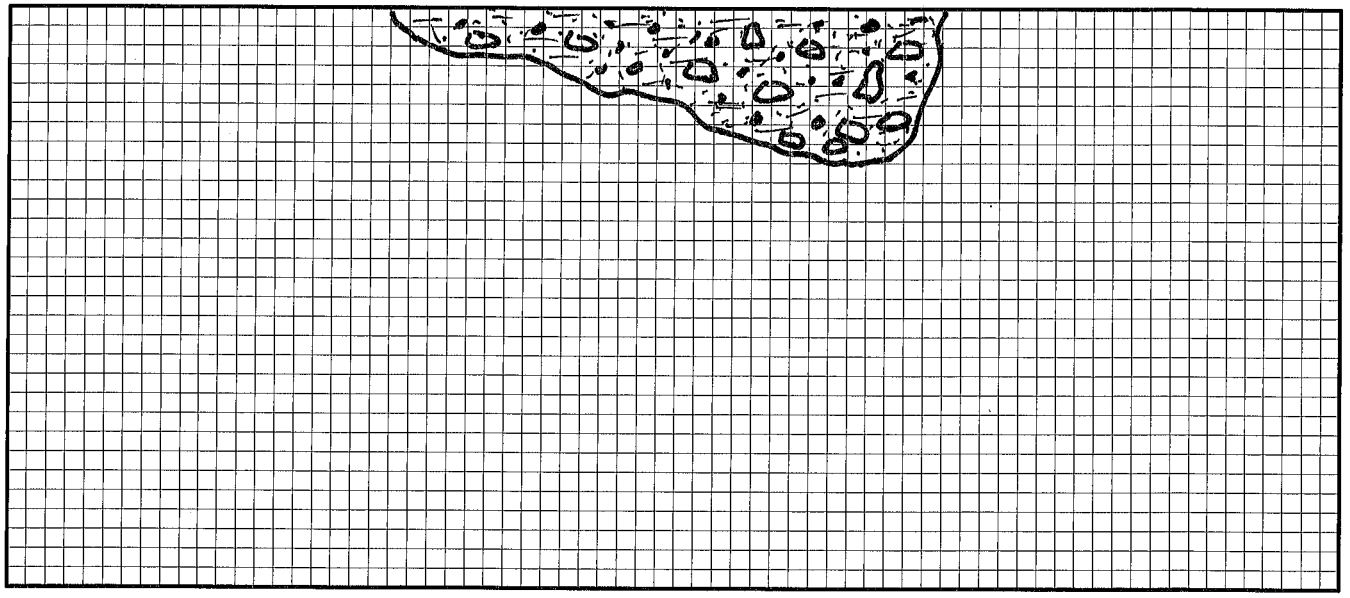
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **3'x14.5'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Light brown Silty SAND with Gravel, small cobble, roots and rootlets to 3 ft. below grade, moist, dense increasing cobble content below 3 ft.					
5									
10				Total Depth Explored = 4 ft. No Groundwater Encountered					

Trench Description



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Boring/Test Pit Log P-7

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

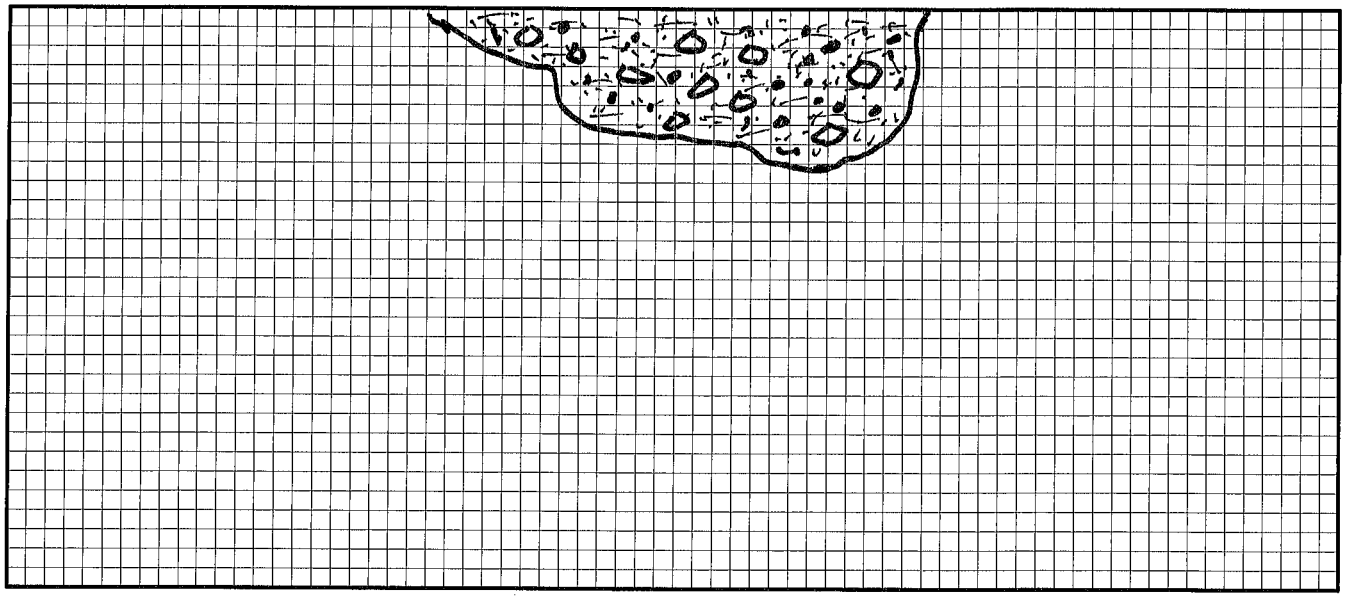
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **3'x13'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Light brown Silty SAND with Gravel, small cobble, roots and rootlets, moist, dense					
5									
10				Total Depth Explored = 4 ft. No Groundwater Encountered					

Trench Description



Depth, ft
1" = 5'

Plate A- 15



Reference: Google Earth 2016

N

No Scale

Advanced Geotechnical Services

SITE LOCATION MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10104R

FIGURE 1

Ventura County Environmental Health Division
Telephone: 805/654-5008, 654-2802, or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/envhealth

Onsite Wastewater Treatment System (OWTS)

BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure ***before and after your proposed construction is completed.*** Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name Krishnamurti Education Center

Site St addr., City, Zip 1098 McAndrew Road, Ojai, CA 93023

Assessor's Parcel Number _____

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by _____ Date _____
Bedroom		12	Work shop			Kitchen			
Library			Studio			Living			Comments by reviewer:
Study			Pool Cabaña			Dining			
Office			Recreation			Bath		12	
Exercise			Other:			Utility			
Game Room						Family			**A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/2 of the area of the common wall is open and unobstructed".*
Den						Garage/ Carport			
Loft									

TOTAL BEDROOM EQUIVALENTS = Existing _____ + Proposed 12 = Total 12

FIXTURE UNITS GUIDE *Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.*

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	X	Unit Value	=	Total Fixture Units
Bathtub		+		=		X	2	=	
Clothes Washer/Laundry Tub		+		=		X	2	=	
Tub/Shower Combination		+		=		X	2	=	
Shower		+	12	=	12	X	2	=	24
Kitchen Sink and/or Dishwasher		+	12	=	12	X	2	=	24
Bar Sink		+		=		X	1	=	
Flush Toilet		+	12	=	12	X	6	=	72
Utility Sink		+		=		X	3	=	
Bidet		+		=		X	2	=	
Floor Drains		+		=		X	3	=	
Wash Basin (Lavatory)		+	12	=	12	X	1	=	12
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing _____ + Proposed 132 = Total 132

2/22/08: McKinns/lsds/Fixture Units

Advanced Geotechnical Services	**BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET** Proposed Guest Cottages	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 2

Ventura County Environmental Health Division
Telephone: 805/654-5008, 654-2802, or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/envhealth

Onsite Wastewater Treatment System (OWTS)

BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure ***before and after your proposed construction is completed.*** Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name Krishnamurti Education Center

Site St addr., City, Zip 1098 McAndrew Road, Ojai, CA 93023

Assessor's Parcel Number ___ ___ ___ - ___ - ___ ___ ___ - ___ ___ ___

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by _____ Date _____
Bedroom			Work shop			Kitchen		1	
Library			Studio			Living			Comments by reviewer:
Study			Pool Cabaña			Dining		1	
Office			Recreation			Bath		1	
Exercise			Other:			Utility			
Game Room						Family			**A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/2 of the area of the common wall is open and unobstructed".*
Den						Garage/ Carport			
Loft									

TOTAL BEDROOM EQUIVALENTS = Existing _____ + Proposed _____ = Total _____

FIXTURE UNITS GUIDE *Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.*

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	X	Unit Value	=	Total Fixture Units
Bathtub		+		=		X	2	=	
Clothes Washer/Laundry Tub		+		=		X	2	=	
Tub/Shower Combination		+		=		X	2	=	
Shower		+		=		X	2	=	
Kitchen Sink and/or Dishwasher		+	7	=	7	X	2	=	14
Bar Sink		+		=		X	1	=	
Flush Toilet		+	1	=	1	X	6	=	6
Utility Sink		+	1	=	1	X	3	=	3
Bidet		+		=		X	2	=	
Floor Drains		+	4	=	4	X	3	=	12
Wash Basin (Lavatory)		+	1	=	1	X	1	=	1
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing _____ + Proposed 36 = Total 36

2/22/08: McKinns/lsds/Fixture Units

ags Advanced Geotechnical Services	**BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET** Proposed Dining Commons	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 3

Ventura County Environmental Health Division
Telephone: 805/654-5008, 654-2802, or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/envhealth

Onsite Wastewater Treatment System (OWTS)

BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure *before and after your proposed construction is completed.* Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name Krishnamurti Education Center

Site St addr., City, Zip 1098 McAndrew Road, Ojai, CA 93023

Assessor's Parcel Number ____ - ____ - ____ - ____

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by _____ Date _____
Bedroom			Work shop			Kitchen			
Library			Studio			Living			Comments by reviewer:
Study			Pool Cabaña			Dining			
Office			Recreation			Bath			
Exercise			Other:			Utility			
Game Room						Family			**A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/2 of the area of the common wall is open and unobstructed".*
Den						Garage/ Carport			
Loft									

TOTAL BEDROOM EQUIVALENTS = Existing _____ + Proposed _____ = Total _____

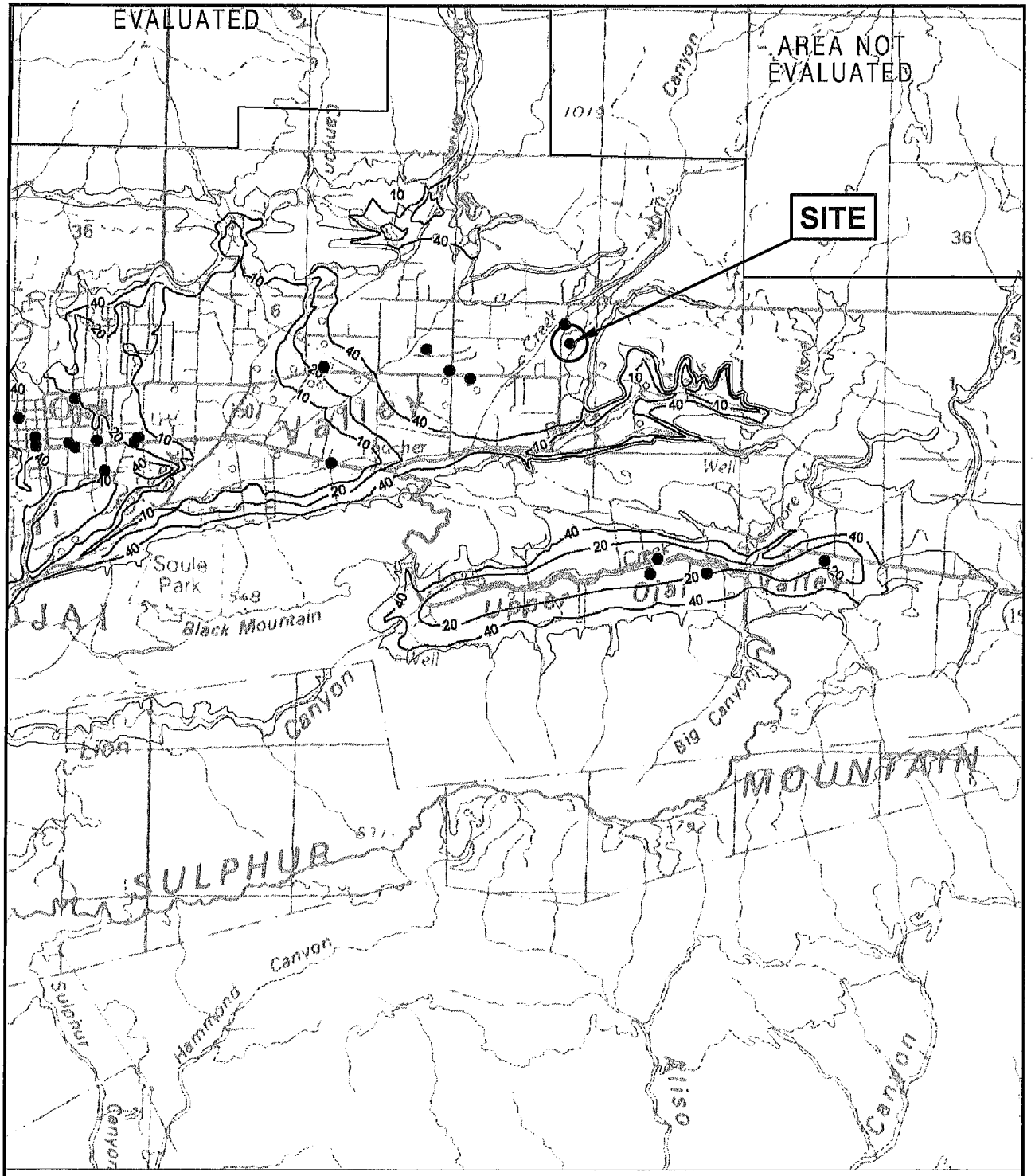
FIXTURE UNITS GUIDE *Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.*

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	X	Unit Value	=	Total Fixture Units
Bathtub		+		=		X	2	=	
Clothes Washer/Laundry Tub		+		=		X	2	=	
Tub/Shower Combination		+		=		X	2	=	
Shower		+		=		X	2	=	
Kitchen Sink and/or Dishwasher		+		=		X	2	=	
Bar Sink		+		=		X	1	=	
Flush Toilet	2	+		=	2	X	6	=	12
Utility Sink	1	+		=	1	X	3	=	3
Bidet		+		=		X	2	=	
Floor Drains		+		=		X	3	=	
Wash Basin (Lavatory)	2	+		=	2	X	1	=	2
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing 17 + Proposed _____ = Total 17

2/22/08: McKinnis/Isds/Fixture Units

Advanced Geotechnical Services	**BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET** Existing Administration Building	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 4



Reference: CDMG, 2002, SHZR 072

N

Scale: 1" = 1 mile

Advanced Geotechnical Services

DEPTH TO HISTORICALLY HIGH GROUNDWATER MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10104R

FIGURE 5

BORING B-1
SEEPAGE PIT PERFORMANCE TEST DATA WORK SHEET

Location 1098 McAndrew Road, Ojai, CA — Date Tested 11/17/2016

Test Performed By BG — Depth of Hole 40' / 30'

Date Presaturated 11/16/2016 — Diameter 6"

Time (Min)	Elapsed Time (ET) (Min)	Depth to Top of Water (TP) (Inches)	Water Drop (Δh) (ft)	Depth of Water Left in Hole (d) (ft)	Average Head (Have) (ft)	Absorption Rate (A) gal/ft²/day	Comments
1	0	-	-	-	-	-	Begin Fill
2	54	164.4	-	16.3	-	-	Begin Test
3	57	236.4	6.0	10.3	13.3	200.6	
4	73	296.4	5.0	5.3	7.8	53.8	
5	197	350.4	4.5	0.8	3.1	9.4	End Test
6							
7							NOTE: Hole Could Not Be Filled Above 16.5 Feet After 54 Minutes of Saturation
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

* Appendix 9.31 shows how to calculate the pit absorption rate.

ags Advanced Geotechnical Services	SEEPAGE PIT PERFORMANCE TEST DATA WORKSHEET BORING B-1	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 6

BORING B-2
SEEPAGE PIT PERFORMANCE TEST DATA WORK SHEET

Location 1098 McAndrew Road, Ojai, CA — Date Tested 11/17/2016

Test Performed By BG — Depth of Hole 40' / 20.1'

Date Presaturated 11/16/2016 — Diameter 6"

Time (Min)	Elapsed Time (ET) (Min)	Depth to Top of Water (TP) (Inches)	Water Drop (Δh) (ft)	Depth of Water Left in Hole (d) (ft)	Average Head (Have) (ft)	Absorption Rate (A) gal/ft²/day	Comments
1	0	-	-	-	-	-	Begin Fill
2	63	205.2	-	2.9	-	-	End Test
3							
4							NOTE: Hole Could Not Be Filled Above 2.9 Feet After 63 Minutes of
5							
6							
7							Saturation
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

* Appendix 9.31 shows how to calculate the pit absorption rate.

ags Advanced Geotechnical Services	SEEPAGE PIT PERFORMANCE TEST DATA WORKSHEET BORING B-2	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 7

Static head test: 6" water, 24 hr. presoak, 12"x12" square hole, 240 min. test period

Job Address: **1098 McAndrew Road, Ojai, California** Nearest Cross Street: **Grand Avenue**

Owner/Builder: **Krishnamurti Education Center** Address: **1098 McAndrew Road, Ojai, California**

Diameter of Hole: **12" x 12"** Testing Laboratory: **AGS, Inc.**

Test Performed By: **BW** Parcel #: - -

H = Height of Water Column at Each Observation Time (Inches)

dH = Drop in Water Level Between Observations (Inches)

T = Time Interval Between Observations (Minutes) R = Percolation Rate (Minutes/Inch)

Date and Time of Soaking: **9-22-2016 8:30am** Weather Conditions: **Sunny**

Date and Time of Testing: **9-23-2016 8:30am** Temperature (Approximate): **75° F**

TEST HOLE P-1 Depth[2] **5'** Stabilized Rate **5** min/inch

TIME	H (in)*	dH (in)	T (min)	R (Minutes/Inch)	REMARKS
8:30	5.5	-	-	-	
9:00	3.5 / 5.5*	2	30	15	
9:30	4 / 5.5*	1.5	30	20	
10:00	4 / 5.5*	1.5	30	20	
10:30	4.5 / 5.5*	1	30	30	
11:00	4.75 / 5.5*	1.25	30	24	
11:30	4.75 / 5.5*	1.25	30	24	
12:00	4.5 / 5.5*	1.25	30	24	
12:30	4	1.5	30	20	

TEST HOLE P-2 Depth[2] **5'** Stabilized Rate **5** min/inch

8:32	7.5	-	-	-	
9:02	5.75	1.75	30	17.1	
9:32	4.5 / 6.5*	1.25	30	24	
10:02	5.25	1.25	30	24	
10:32	4.5 / 6.25*	0.75	30	40	
11:02	5.5	0.75	30	40	
11:32	4.5 / 6.5*	1	30	30	
12:02	5.5	1	30	30	
12:32	4.5	1	30	30	

TEST HOLE P-3 Depth[2] **5'** Stabilized Rate **5** min/inch

8:34	7	-	-	-	
9:04	4 / 7*	3	30	10	
9:34	4 / 7.5*	3	30	10	
10:04	4.5 / 7.5*	3	30	10	
10:34	4.75 / 7.5*	2.75	30	10.9	
11:04	3.5 / 6.5*	4	30	7.5	
11:34	4 / 8*	2.5	30	12	
12:04	5.13 / 7.5*	2.88	30	10.4	
12:34	5	2.5	30	12	

TEST HOLE P-4 Depth[2] **5'** Stabilized Rate **15** min/inch

TIME	H (in)*	dH (in)	T (min)	R (Minutes/Inch)	REMARKS
8:36	9	-	-	-	
9:06	5.5 / 8*	3.5	30	8.6	
9:36	5.75 / 8*	2.25	30	13.3	
10:06	5.75 / 8.25*	2.25	30	13.3	
10:36	5.5 / 7.75*	2.75	30	10.9	
11:06	5.75 / 8.5*	2.38	30	15	
11:36	6.5 / 8.5*	2	30	15	
12:06	6 / 8*	2	30	15	
12:36	6.25	2	30	15	

* Note time of refill. 2 - Distance from ground surface to bottom of test hole

Advanced Geotechnical Services

PERCOLATION TEST DATA SHEET 1 of 2

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10104R

FIGURE 8

Static head test: 6" water, 24 hr. presoak, 12"x12" square hole, 240 min. test period

Job Address: **1098 McAndrew Road, Ojai, California** Nearest Cross Street: **Grand Avenue**

Owner/Builder: **Krishnamurti Education Center** Address: **1098 McAndrew Road, Ojai, California**

Diameter of Hole: **12" x 12"** Testing Laboratory: **AGS, Inc.**

Test Performed By: **TR** Parcel #: - -

H = Height of Water Column at Each Observation Time (Inches)
dH = Drop in Water Level Between Observations (Inches)
T = Time Interval Between Observations (Minutes) R = Percolation Rate (Minutes/Inch)

Date and Time of Soaking: **4-16-2018 8:30am** Weather Conditions: **Sunny**

Date and Time of Testing: **4-17-2018 8:30am** Temperature (Approximate): **75° F**

TEST HOLE P-5 Depth[2] **5'** Stabilized Rate **34.1** min/inch

TIME	H (in)*	dH (in)	T (min)	R (Minutes/Inch)	REMARKS
8:31	8.38	-	-	-	
9:01	6.38 / 8.5*	2	30	15	
9:31	6.75 / 8.38*	1.75	30	17.1	
10:01	6.88 / 8.38*	1.5	30	20	
10:31	6.75 / 8.63*	1.63	30	18.4	
11:01	6.88 / 8.63*	1.75	30	17.1	
11:31	6.88 / 8.38*	1.75	30	17.1	
12:01	7.5 / 8.63*	0.88	30	34.1	
12:31	7.125	1.5	30	20	

TEST HOLE P-6 Depth[2] **5'** Stabilized Rate **60** min/inch

8:40	7	-	-	-	
9:10	6.38 / 7*	0.63	30	47.6	
9:40	6.38 / 7*	0.63	30	47.6	
10:10	6.5 / 7.5*	0.5	30	60	
10:40	6.75 / 7*	0.75	30	40	
11:10	6.38 / 6.94*	0.63	30	47.6	
11:40	6.38 / 7.5*	0.56	30	53.6	
12:10	6.75 / 6.88*	0.75	30	40	
12:40	6.38	0.5	30	60	

TEST HOLE P-7 Depth[2] **5'** Stabilized Rate **47.6** min/inch

8:51	6.75	-	-	-	
9:21	5.75 / 6.81*	1	30	30	
9:51	5.75 / 6.88*	1.1	30	27.3	
10:21	6 / 7.25*	0.88	30	34.1	
10:51	6.25 / 6.75*	1	30	30	
11:21	5.94 / 7.13*	0.82	30	36.6	
11:51	6.5 / 6.82*	0.63	30	47.6	
12:21	5.94 / 6.88*	0.88	30	34.1	
12:51	6	0.88	30	34.1	

* Note time of refill. 2 - Distance from ground surface to bottom of test hole

Advanced Geotechnical Services

PERCOLATION TEST DATA SHEET 2 of 2

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10104R

FIGURE 9

Ventura County Environmental Health Division - 800 S. Victoria Ave., Ventura CA 93009-1730
805/654-5008, 654-2802, or 654-2859
Internet Web Site Address: *www.ventura.org/rma/envhealth*

INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACK REQUIREMENTS

Minimum Horizontal Distance in Feet from:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit	Subsurface Sand Filtration System	Mound System
Buildings or Structures[1]	2	5	8	8	8	20[2]
Property line adjoining private property	Clear[3]	5	5	8	8	10
Water supply well on suction line	50[4]	50	100	150	100[5]	100
Streams, lakes, tidal waters, or ocean waters	50	50	100	150	100	100
Large Trees	--	10	--	10	10	--
Seepage pits or cesspools	--	5	5	12	--	--
Disposal Field	--	5	4[6]	5	--	--
Onsite domestic water service line	1[7]	5	5	5	5	5
Distribution Box	--	--	5	5	--	--
Pressure public water main	10[8]	10	10	10	10	10

NOTE: When disposal fields and/or seepage pits are installed in sloping ground, the minimum horizontal distance between any part of the leaching system and ground surface shall be fifteen (15) feet.

When facilities are located near tidal or ocean waters, the horizontal distance shall be measured from the historically most landward location of the beach at the mean high tide elevation. Structures or facilities shall be constructed in accordance with Federal, State, and local laws to prevent erosion of the beaches and movement of the mean high tide closer than the horizontal distances specified above.

---

1 Including porches and steps, whether covered or uncovered; breezeways; roofed port-cocheres; roofed patios; carports; covered walks; covered driveways; and similar appurtenances.

2 This distance shall be increased to 30 feet when the system is located upslope of the structure.

3 See UPC, Section 315(c)

4 The distance may be reduced to not less than twenty-five (25) feet when approved metallic piping is installed. Where special hazards are involved, the distance required shall be increased, as may be directed by the County Health Officer or the Administrative Authority.

5 This distance shall be increased to 150 feet when seepage pits are used as a component of the system.

6 Plus two (2) feet for each additional foot of depth in excess of one (1) foot below the bottom of the drain line (See UPC, Section I-6(l).

7 See UPC, Section 1108

8 For parallel construction. For crossings, approval by the Administrative Authority is required.

Advanced Geotechnical Services	**INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACK REQUIREMENTS**	**Krishnamurti Education Center** **1098 McAndrew Road** **Ojai, California**	
		Client # 4687 **Report # 10104R**	**FIGURE 10**

SINGLE FAMILY DWELLINGS

Calculate septic tank capacity by both number of bedrooms and by number of plumbing fixture units. Use the capacity based on plumbing fixture units if greater than capacity based on number of bedrooms.

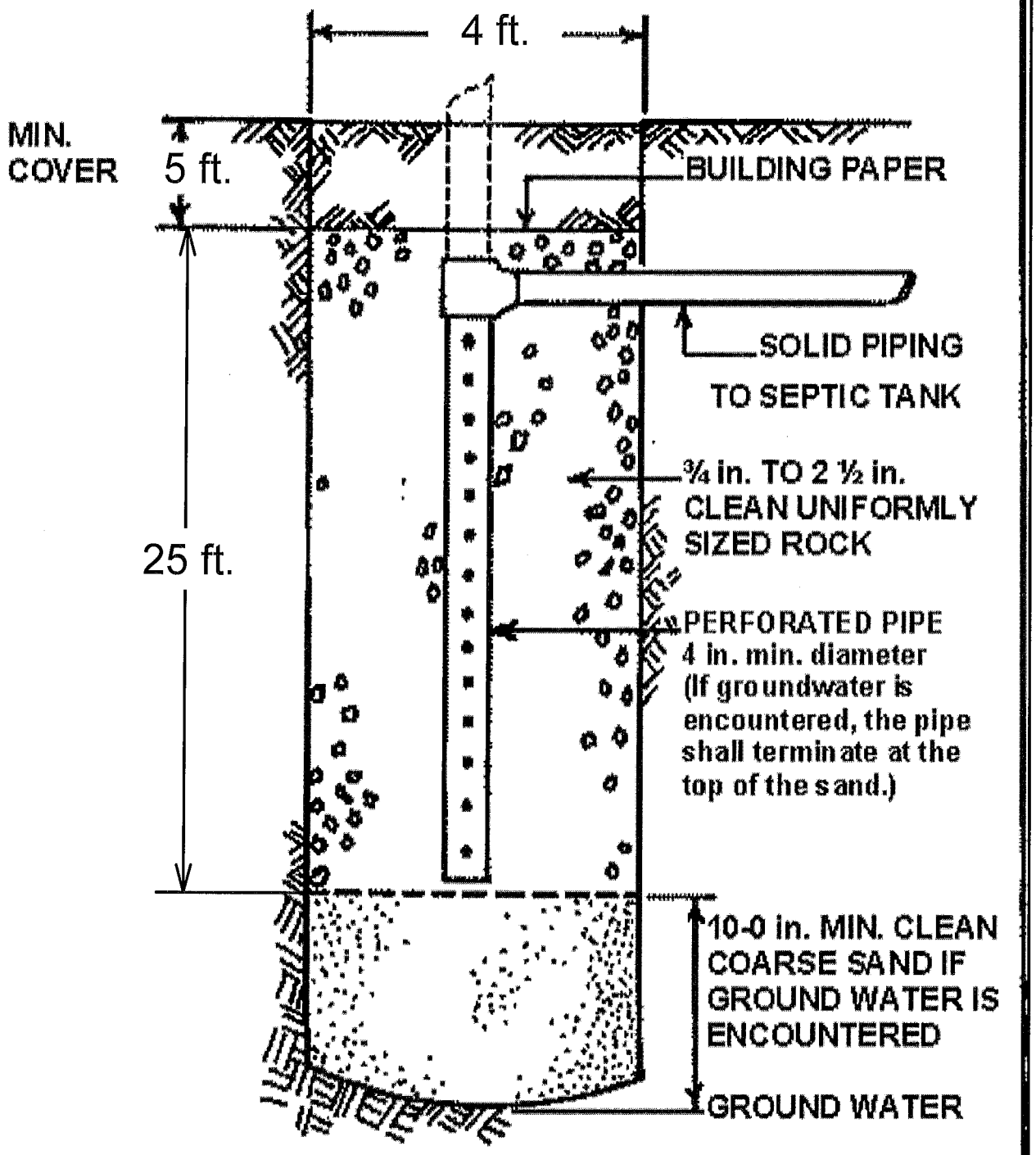
Number of Bedrooms	Septic Tank Capacity (gallons)	Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
3 or less	1,000	25 or less	1,000
4	1,200	26-33	1,200
5-6	1,500	34-45	1,500
Additional Bedrooms	Add 150 gallons capacity per bedroom in excess of 6	46-55	2,000
		56-60	2,250
		61-70	2,500
		71-80	2,750
		81-90	3,000
		91-100	3,250
		Over 100	Add 25 gallons capacity per fixture unit in excess of 100

NON-RESIDENTIAL STRUCTURES

Calculate septic tank capacity based solely on number of plumbing fixture units.

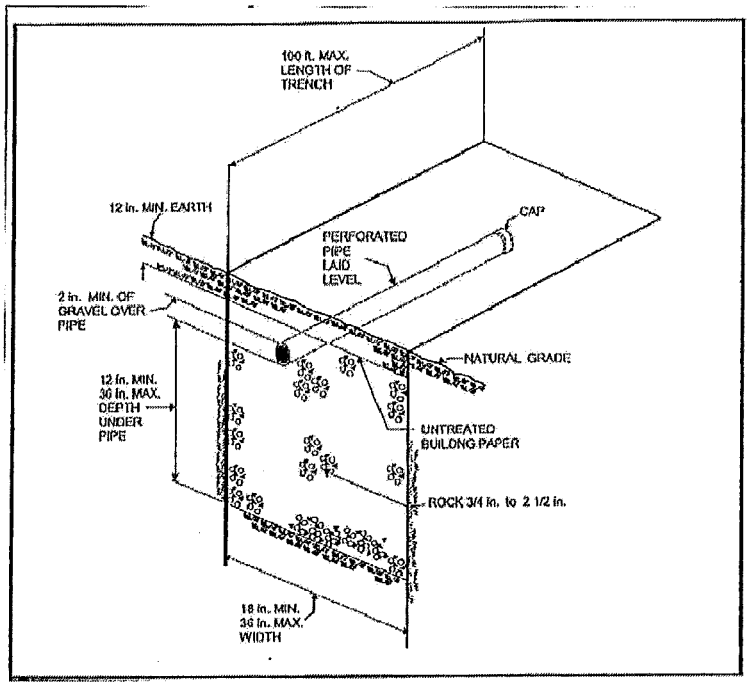
Number of Plumbing Fixture Units	Septic Tank Capacity (gallons)
20 or less	1,000
21-25	1,200
26-33	1,500
34-45	2,000
46-55	2,250
56-60	2,500
61-70	2,750
71-80	3,000
81-90	3,250
91-100	3,500
Over 100	Add 25 gallons capacity per plumbing fixture unit in excess of 100.

NOTE: Where tank size is not commercial available for calculated capacity, round up to the next available size.



ags Advanced Geotechnical Services	TYPICAL DEEP SEEPAGE PIT DESIGN DETAILS	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10104R	FIGURE 12

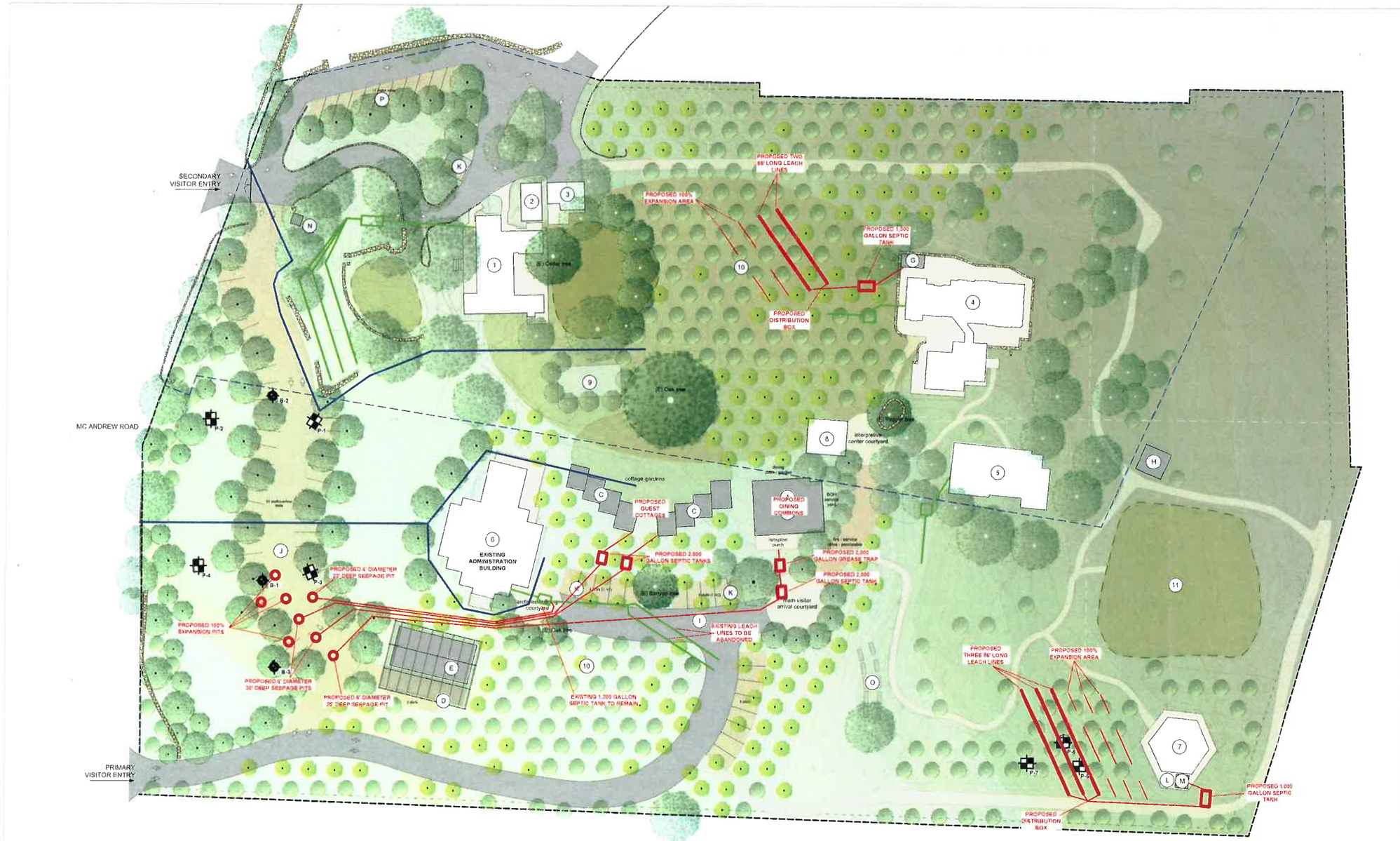
Typical Leach Lines



Square Feet Per Lineal Foot
Trench Widths and Depths

		Width of Trench Bottom			
		18 inches	24 inches	30 inches	36 inches
Depth of Gravel Below Pipe	12 inches	1 ½ Feet^2	2 Feet^2	2 ½ Feet^2	3 Feet^2
	18 inches	2 ½ Feet^2	3 Feet^2	3 ½ Feet^2	4 Feet^2
	24 inches	3 Feet^2	4 Feet^2	4 ½ Feet^2	5 Feet^2
	30 inches	3 Feet^2	4 Feet^2	5 Feet^2	6 Feet^2
	36 inches	3 Feet^2	4 Feet^2	5 Feet^2	6 Feet^2

1. No system may be installed with less than 150 square feet of trench bottom.
2. In large specially designed systems 50% of the required square footage of leaching area must be obtained from trench bottom, and no more than 50% from side walls.
3. Additional footage may be obtained from side walls measured between 12 inches and 36 inches below the pipe.



80' 0' 80' 160'

SCALE: 1" = 80'

SITE PLAN

EXPLANATION

P-7 APPROXIMATE LOCATION OF PERCOLATION TEST PIT

B-3 APPROXIMATE LOCATION OF PERCOLATION BORING

EXISTING WATER LINE

EXISTING OWTS

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Krishnamurti Education Center

OWTS Design Study Report
Proposed Facilities Improvements
1098 McAndrew Road
Ojai Area of Ventura County, California

Client No.	4687	PLATE 1
Report No.	10104R	
Date	4/27/2018 Revised 5/21/18	
Drawing No.	10104Rcn4687	

advanced geotechnical services, inc.

April 27, 2018
Client Number 4687
Report Number 10103

Krishnamurti Education Center
1098 McAndrew Road
Ojai, CA 93023

Geotechnical Engineering Study
Proposed Facilities Improvements
1098 McAndrew Road
Ojai, California

In accordance with our proposal and your authorization, Advanced Geotechnical Services, Inc., (AGS) has prepared this *Geotechnical Engineering Study* report for the proposed facilities improvements to be constructed at the subject site. This report presents the results of our data research, subsurface exploration, laboratory testing, and our professional opinions regarding the geotechnical engineering factors that may affect the proposed improvements.

Based on the results of our geotechnical study, it is our opinion that the site is suitable for construction of the proposed improvements, provided recommendations of this report are properly incorporated in the design and implemented during construction.

This opportunity to be of service is sincerely appreciated. This report should be read from over to cover to understand its limitations and to avoid taking a recommendation out-of-context. If you have any questions, or if we may be of any further assistance, please do *not* hesitate to call. We look forward to being of continued service.

Respectfully submitted,
Advanced Geotechnical Services, Inc.

Kenneth J. Palos
President

Brett Wanner, CEG
Principal Engineering Geologist

Scott Moore, GE
Principal Engineer

Enclosure: *Report No. 10103*

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GEOTECHNICAL
STATE OF CALIFORNIA

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 8 - Geotechnical Engineering Study, prepared by Advanced Geotechnical Services, Inc., dated April 27, 2018



GEOTECHNICAL ENGINEERING STUDY

Proposed Facilities Improvements
1098 McAndrew Road
Ojai, California

Report to
Krishnamurti Education Center
Ojai, California

April 27, 2018
Client Number 4687
Report Number 10103

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1. INTRODUCTION

1.1 General Remarks

This *Geotechnical Engineering Study* has been prepared to address the proposed facilities improvements which have been proposed to be constructed at the subject site. The purposes of this study are to (1) identify onsite soil conditions that may affect the proposed improvements, and (2) provide geotechnical recommendations for site preparation, grading, temporary excavations, foundation design, slabs-on-grade, and drainage. This report presents the findings of our data review, subsurface exploration, laboratory testing, engineering analyses and evaluations, and our conclusions and recommendations.

Appendices are attached following the main report. Appendix A includes field exploration and logs, Appendix B includes laboratory test results, Appendix C includes the results of our seismicity study, and Appendix D includes the citations of references used in this study and mentioned within this report. Figures referenced in this report are included in Appendix E.

1.2 Site Description and Proposed Development

The proposed improvements will be constructed at the Krishnamurti Education Center, located at 1098 McAndrew Road, in the Ojai area of Ventura County, California, as shown on Figure 1, *Site Location Map*. The subject site is situated within a gently southwest-sloping alluvial terrain.

The proposed improvements, as we understand them as of the date of this report, will include the construction of a two-story, twelve-unit guest cottage complex in the central portion of the property to the east of the existing Administration Building, the construction of a new dining commons building in the central portion of the property to the east of the proposed guest cottage buildings, the installation of a new solar array within the southwestern portion of the property to the south of the existing Administration Building, the construction of a new shade structure in the eastern portion of the property, and various driveway and parking lot improvements within the western portion of the property.

Grading is expected to consist of minor cut and fill operations to create the level building pads and proper site drainage, and removal and recompaction of the upper site soils for support of the proposed improvements.

1.3 Scope of Services

This geotechnical engineering study included:

a. Site observation and review of geotechnical and geologic data of the general study area.

b. Review of available documentation related to the existing improvements at the subject site.

c. Preparation of a *Site Plan* (Plate 1) to illustrate the nature and location of the proposed improvements, based on the improvement plan as prepared by Blackbird Architects.

d. Excavating, sampling, and logging of eight exploratory test pits at various locations across the site to depths between approximately 4 to 7 feet below the existing ground surface, utilizing a backhoe. The exploratory excavations were located in the field using a tape measure and approximate reference points. Thus, the actual locations of the exploratory excavations may deviate slightly from the locations shown on the *Site Plan* (Plate 1). The logs are included in Appendix A, along with a general description of the field operations.

e. Laboratory testing to determine the engineering properties of onsite soils. The results of laboratory testing are presented in Appendix B and on the test pit logs in Appendix A. Soil

samples will be *discarded* 30 days after the date of this report, unless this office receives a specific request and fee to retain the samples for a longer period of time.

f. Determination of seismic parameters for potential onsite ground motion.

g. Engineering analysis of the data and information obtained from our field study, laboratory testing, and literature review.

h. Development of geotechnical recommendations and design criteria for new foundations, grading, underground utility trenches, temporary excavations, and drainage.

i. Preparation of this report summarizing our findings, conclusions, and recommendations regarding the geotechnical aspects of the project site.

The scope of this geotechnical study did *not* include environmental issues or detailed assessments of soil corrosivity.

2. GEOLOGIC SETTING

2.1 Geology

Geologic conditions beneath the subject property have been characterized based upon our review of published and unpublished references, our observations of isolated exposures available during surface mapping, and our subsurface exploration. Our interpretations involve projections of data and require that geologic conditions are reasonably constant between points of exposure. Certain subsurface conditions such as groundwater levels and the consistency of near-surface soils will vary with the seasons.

The subject site is located within the Ojai USGS 7.5-minute quadrangle. According to Dibblee (1987), the site is underlain by older dissected surficial sediments (Qog) consisting of cobble-boulder fan gravel deposits (older alluvium), as shown on the attached Figure 2, *Regional Geological Map*.

2.2 Faulting

Southern California is a tectonically active region subject to hazards associated with earthquakes and faulting. The site is *not* located in an Alquist-Priolo Earthquake Fault Zone (CDMG 1998), as shown on the *Earthquake Fault Zones Map* by the CDMG. Alquist-Priolo Earthquake Fault Zones are zones that have been established by the State that contain active faults, and projects that are located within these zones require that a fault investigation be performed to determine if active faulting affects the site. Based on the *Special Studies Zones Map* of the subject area (CDMG, 1986), the nearest earthquake fault zone is located approximately 1.5 miles southeast of the site. Other undiscovered active faults without surface expression, called blind faults, are also capable of generating earthquakes, and may be present beneath the subject site. The scope of this study did *not* include a detailed subsurface fault investigation.

3. EARTH MATERIALS AND SUBSURFACE CONDITIONS

Exploration was conducted at the site as close as possible to the footprints of the proposed structures. Due to the presence of existing improvements, it was not possible to excavate within all of the proposed building footprints. Based on our site observations, and general knowledge of the area however, it is our opinion that the earth materials encountered in the test pits are generally representative of the earth materials across the entire site. All of the test pits were excavated until refusal was encountered on large cobble and or boulders of undetermined size.

3.1 Artificial Fill (af)

Artificial fill soils were encountered in limited quantities within the central portion of the site and is presumed to have been placed during the construction of the existing landscape and parking lot improvements. The artificial

fill soils which are present in the footprint of the proposed improvements will be removed by the proposed construction processes, and thus were not evaluated as a part of this study.

3.2 Older Alluvium (Qog)

The native earth materials across the subject site consist of older alluvial deposits. This material consists primarily of light brown to yellowish brown silty sand with abundant gravel and cobble, and a few boulder-sized sandstone clasts to a depth of approximately 4 feet, where more abundant boulders were encountered, and refusal was finally encountered on large boulders at depths ranging from 4 to 7 feet below the existing ground surface. The consistency of these older alluvial soils was generally loose near the surface, becoming moderately dense to dense with depth, and relatively dry. Caving of the side walls of the excavation occurred within the sandier, and or more gravelly layers.

Exploratory excavation documents by Buena Engineers, Inc. in their **Soil Engineering Report** dated July 7, 1983 (Project No. B-13465-V1) have been reported to have encountered similar materials in a similar condition. The approximate locations of the exploratory excavations as made by Buena Engineers, Inc., have been included on Plate 1 as included in Appendix E of this report.

3.3 Soil Parameters

3.3.1 Compaction

Compaction curves were developed in this study for representative samples of the near surface earth materials. The maximum dry density was 123 pcf at an optimum moisture content of 11.5% for the sample collected from Test Pit TP-2, the maximum dry density was 120 pcf at an optimum moisture content of 11% for the sample collected from Test Pit TP-3, and the maximum dry density was 128 pcf at an optimum moisture content of 10.5% for the sample collected from Test Pit TP-4.

3.3.2 Expansion Category

The potential of the soil to swell or expand increases with an increase in soil density, a decrease in initial moisture content (low percent saturation), an increase in clay content, and an increase in the activity of the clay content. Expansive soils change in volume (shrink or swell) due to changes in the soil moisture content. In addition to swell potential of the soil, the amount of volume change depends on (1) the availability of water, (2) the restraining pressure, and (3) time. The risk of soil expansion increases with an increase in expansion index. The expansion index test results show an expansion index of 12 for the sample collected from Test Pit TP-2, an expansion index of 6 for the sample collected from Test Pit TP-3, and an expansion index of 3 for the sample collected from Test Pit TP-4, all of which are in the *very low* expansion category.

3.3.3 Corrosivity

The risk of corrosion of construction materials relates to the potential for soil-induced chemical reaction. The rate of deterioration depends on soil resistivity, texture, acidity, and chemical concentration. To provide a basis for a preliminary corrosion evaluation one sample of the surficial soil was analyzed. The results of these tests are summarized in the following table. Sulfate and chloride concentrations are expressed in mg/kg on a dry weight basis.

Test Pit	Depth, Ft	Description	pH	Chloride, mg/kg	Sulfate, mg/kg	Conductivity, umhos/cm
TP-4	0 - 4	DARK BROWN CLAYEY SILTY SAND WITH GRAVEL	7.4	3.8	120	120

3.4 Groundwater

At the time of our field exploration, groundwater was *not* encountered in any of the test pits which were excavated throughout the subject site. Based on the *Depth to Historically High Groundwater Map,* Figure 3, the historic high groundwater levels in this area are more than 40 feet deep, as presented in the Seismic Hazard Zone Report 072 (CGS, 2002). Groundwater elevations are dependent on seasonal precipitation, irrigation, land use,

and climatic conditions, among other factors, and as a result fluctuate. Therefore, water levels at the time of construction and during the life of the facility may vary from the observations or conditions at the time of our field exploration.

4. SEISMICITY

4.1 Seismic Design Criteria

For certain types of analyses, the 2016 CBC specifies the use of the *Mapped Maximum Considered Geometric Mean (MCEG) Peak Ground Acceleration, PGA*, which is adjusted for site class effects to obtain PGA_M. For the subject site, PGA and PGA_M are both 1.034g, as indicated on page 5 of the *USGS Design Maps Detailed Report* included as an attachment in Appendix C of this report.

The 2016 California Building Code (CBC) is utilized in seismic design, and is based on the *Maximum Considered Earthquake Ground Motion*. The earth materials underlying the site are classified based on parameters such as shear wave velocity, standard penetration test resistance, undrained shear strength, and earth material type. The maximum considered earthquake spectral response accelerations are then adjusted for general type of earth materials underlying the site, or *Site Class*. The remaining seismic parameters used in structural analyses are computed and derived from those shown below by the Structural Engineer.

The following seismic design coefficients and parameters for the project site have been determined utilizing the U.S. Seismic Design Maps web program developed by the United States Geologic Survey (2014). The program incorporates seismic provisions set forth in the 2016 California Building Code (CBC) and 2015 International Building Code (IBC) procedures. Printout data generated by the USGS program is included in Appendix C of this report for reference.

Site Class	Spectral Accelerations, 0.2-Second Period, S_S	Spectral Accelerations, 1-Second Period, S_1	Site Coefficient, F_a	Site Coefficient, F_v	Adjusted Spectral Accelerations, 0.2-Second Period, S_{MS}	Adjusted Spectral Accelerations, 1-Second Period, S_{M1}	Adjusted Spectral Accelerations, 0.2-Second Period, S_{DS}	Adjusted Spectral Accelerations, 1-Second Period, S_{D1}
D	2.733	1.056	1.0	1.5	2.733	1.585	1.822	1.056

Conformance to these criteria does *not* constitute a guarantee or assurance that significant structural damage or ground failure will *not* occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and *not* to avoid all damage, since such design may be economically prohibitive.

4.2 Earthquake Effects

The intensity of ground shaking during an earthquake can result in a number of phenomena classified as ground failure, which include ground rupture due to faulting, landslides, liquefaction, lurching, and seismically induced settlement. Other seismic hazards include seiches and tsunamis. Descriptions of each of these phenomena, and an assessment of each, as it affects the subject site, are included in the following paragraphs. The Seismic Hazards Mapping Act of 1990, which became effective in 1991, requires mitigation of seismic hazards to a level that does *not* cause collapse of a building intended for human occupancy, but it does *not* require mitigation to a level of no ground failure or structural damage.

4.2.1 Shallow Ground Rupture

Ground surface rupture occurs when movement along a fault is sufficient to cause a gap or rupture where the upper edge of the fault zone intersects the ground surface. Where associated with reverse faults, such ruptures rarely occur as single breaks or are confined to a narrow zone. More commonly, ground rupture associated with faulting is characterized by relatively short segments of faulting that occur over a broad area of the upper plate. In some cases, particularly in unconsolidated alluvial sediments, *secondary ground ruptures* can develop from a

number of causes not necessarily related directly to surface rupture of the causative fault. The secondary processes may include ground shaking, seismic settlement, landslides, and liquefaction.

Since there are no known active or potentially active faults passing through the site, the potential of on-site ground rupture due to movement on an underlying fault in not considered a significant hazard, although it is a possibility at any site. The potential for ground rupture due to other causes is discussed in the following paragraphs.

4.2.2 Earthquake-Induced Landsliding

Seismically-induced landslides are slope failures that occur where the horizontal seismic forces act to induce soil failure. Seismic Hazard Maps have been released by the California Geological Survey that delineate areas that have been subject to or are potentially subject to landsliding or permanent ground displacement as a result of earthquake-induced ground shaking. The site is *not* located in an area designated by the *Seismic Hazard Zones Map* (CDMG 2002, Figure 4) that is susceptible to hazards associated with earthquake-induced landslides. Based on the Seismic Hazard Zone Report for the Ojai 7.5-Minute Quadrangle, Ventura County, California (CDMG 2002) *no* mapped landslides are located within the site. Based on this information, the dense nature of the earth materials underlying the site, and the relatively gently sloping nature of the surrounding terrain, onsite earthquake-induced landsliding is *not* considered to be a hazard.

4.2.3 Ground Lurching

Ground lurching is defined as earthquake motion at right angles to a cliff or bluff, or more commonly to a stream bank or artificial embankment that results in yielding of material in the direction to which it is unsupported. The initial effect is to produce a series of more or less parallel cracks separating the ground into rough blocks. These cracks are generally parallel with the top of the slope or embankment. The topography of the site, and soil conditions in the vicinity of the proposed improvements are not conducive to lurching.

4.2.4 Seiches and Tsunamis

Seiches are an oscillation of the surface of an inland body of water that varies in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. Since the site is *not* located close to an inland body of water and is at an elevation sufficiently above sea level to be outside the zone of a tsunami runup, the risk of these two hazards is *not* pertinent to this site.

4.2.5 Evaluation of Liquefaction Potential

The site is located on the *Seismic Hazard Zones Map* (CGS 2002, Figure 4) in an area *not* considered to be susceptible to hazards associated with liquefaction. In addition, the historically highest groundwater levels underlying the site are deeper than 40 feet. Therefore, the subject site would not be considered to be susceptible to liquefaction.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions and Design Requirements

Based on the findings of our data review, subsurface exploration, laboratory testing, field testing, and engineering analysis, and within the scope of this study, construction of the proposed improvements is considered to be *feasible* from a geotechnical engineering viewpoint, provided the recommendations in this report are incorporated into the plans, and implemented during construction. The following sections discuss conditions that should be anticipated, and provide recommendations for specific mitigation during design and construction.

The existing native older alluvial soils are relatively loose and dry at the surface, and not suitable for foundation support. It has been observed that existing artificial fill soils will be encountered in the vicinity of the proposed guest cottages structures, and is anticipated to be present elsewhere across the site. Therefore, it is recommended

that all existing artificial fill material, and the relatively loose, upper native soils either be removed and recompacted for support of the proposed foundations, or that foundations be deepened to extend through these materials and bear on the dense boulder deposits encountered in the vicinity of the proposed structures.

For support of proposed floor slabs, and exterior hardscape features such as driveways, walkways, patios, etc., it is recommended that at a minimum all existing fill material (where present), and the upper 1 foot (approximately) of the older alluvial soils be recompacted. It is anticipated that compaction of the upper 1 foot of older alluvial soils may be achieved by scarification, moisture conditioning, and track or wheel rolling with suitable equipment, depending on the exact conditions in any given area (i.e. cobbles, boulders, roots, etc.). Specific recommendations for recompaction of the upper native soils in any given area can be given by the field representative of the Geotechnical Engineer after clearing and grubbing, and removal of the fill material.

5.1.1 Faults / Seismicity

Although no known active faults traverse through the subject site, like most of Southern California, the site lies within a seismically active area. Earthquake resistant structural design is recommended. Designing structures to be earthquake-proof is generally considered to be impractical, especially for private projects, due to cost limitations. Significant damage to structures may be unavoidable during large earthquakes. Structural design based on the 2016 CBC (California Building Code) structural analysis procedures calls for the seismic parameters given previously in the *Seismic Design Criteria* section. These minimum code values are intended to protect life and may not provide an acceptable level of protection against significant cosmetic damage and serious economic loss. Significantly higher than code parameters would be necessary to further reduce potential economic loss during a major seismic event. Structural Engineers, however, often regard higher than code values or procedures as impractical for use in structural design. The Structural Engineer and project owner must decide if the level of risk associated with code values is acceptable and, if not, to assign appropriate seismic values above code values for use in structural design.

5.1.2 Hazardous Materials

AGS has *not* been retained to provide any type of environmental assessment of the subject property, *nor* to provide recommendations with respect to any contamination that might be present.

5.1.3 Landslides

Based on the results of our analysis of the proposed improvements with respect to the existing conditions of the subject site, it is our professional opinion that the risk of landsliding as a result of the construction of the proposed improvements at the subject site is *very low*.

5.1.4 Cut Slopes

No cut slopes have been proposed to be constructed to complete the proposed improvements.

5.1.5 Fill Slopes

No fill slopes have been proposed to be constructed to complete the proposed improvements.

5.1.6 Rockfall

Damage to life or property due to rockfall is *not* considered to be a risk at the subject site.

5.1.7 Site Grade Adjustments

Only relatively minor cut and fill operations of a few feet or less are anticipated to be required to construct the proposed improvements.

5.1.8 Exploratory Excavations

The locations and dimensions of excavations completed during site exploration should be noted relative to the future plans. Although test pit backfill was tamped during placement, these materials may settle with time.

5.1.9 Excavation Characteristics

Difficult excavation should be anticipated, due to the presence of abundant cobble and boulder sized material.

5.1.10 Drainage

All surface runoff must be carefully controlled and must remain a crucial element of site maintenance. Proper drainage and irrigation are important to reduce the potential for damaging ground/foundation movements. Final grading should provide positive drainage away from footings in compliance with the local jurisdiction's grading requirements. All pad drainage shall be collected and diverted away from proposed buildings and foundations in non-erosive devices. Gutters and roof drains should be provided, properly maintained, and discharge directly into glue-joined, watertight subsurface piping. A drainage system consisting of area drains, catch basins, and connecting lines should be provided to capture landscape/hardscape sheetflow discharge water. All drainage piping should be watertight and discharge directly to an approved dispersal area.

All underground plumbing fixtures should be absolutely leak-free. As part of the maintenance program, utility lines should be checked for leaks for early detection of water infiltrating the soils that could cause detrimental soil movements. Detected leaks should be promptly repaired. Proper drainage shall also be provided away from the building footings during construction. This is especially important when construction takes place during the rainy season.

Seepage of surface irrigation water or the spread of extensive root systems into the subgrade of footings, slabs, or pavement can cause differential movements and consequent distress in these structural elements. Trees and large shrubbery should not be planted so that roots grow under foundations and flatwork when they reach maturity. Landscaping and watering schedules should be planned with consideration for these potential problems.

Drainage systems should be well maintained, and care should be taken to *not over* or *under* irrigate the site. Landscape watering should be held to a minimum while maintaining a uniformly moist condition without allowing the soil to dry out. During extreme hot and dry periods, adequate watering may be necessary to keep soil from separating or pulling back from the foundations. Cracks in paved surfaces should be sealed to limit infiltration of surface waters.

5.1.11 Plan Review

When final plans become available, the appropriate sheets should be reviewed by AGS *prior* to submittal to regulatory agencies for approval. Additional analysis *may* be required at that time depending on specific details of the proposed improvements, and any corrections deemed *necessary* will be made known to the Project Civil Engineer. Approval by this office will be indicated by *manual* signature and stamp once our recommendations have been incorporated into the design or shown as notes on the plan.

Please be aware that the contract fee for our services to prepare this report does not include additional work that may be required, such as field observation and testing, footing observations, plan review, or responses to governmental (regulatory) plan reviews associated with you obtaining a building permit. Where additional services are requested or required, you will be billed on an hourly basis for consultation or analysis. AGS requests a minimum of 24 hours be provided for plan reviews. Please anticipate additional time for plan corrections if all of our geotechnical recommendations have not been added to the plans, prior to our approving and stamping the plans.

5.1.12 Additional Recommendations

The following additional geotechnical recommendations should be incorporated into the final design and construction practice. All such work and design should be in conformance with local governmental regulations or the recommendations contained herein, whichever are more restrictive. The following recommendations have *not*

been reviewed or approved by the County at this time. These recommendations may change based on obtaining approval from the County. Design of the proposed project should be made following approval from the County.

5.2 Site Preparation

General guidelines are presented below to provide a basis for quality control during site grading. It is recommended that all structural fills be placed and compacted with engineering control under continuous observation and testing by the Geotechnical Engineer and in accordance with the following requirements.

5.2.1 Removals

a. Remove all brush, vegetation, existing artificial fill, and loose soil *prior* to fill placement. The general depth of stripping should be sufficiently deep to remove the root systems and organic topsoil. A careful search shall be made for subsurface trash, abandoned masonry, abandoned tanks and septic systems, and other debris (including uncertified fill) during grading. All such materials shall be removed *prior* to fill placement. The removal of trees and large shrubs should include complete removal of their root structures.

b. To reduce the risk of differential foundation movements, it is recommended that all foundations be supported entirely by either the dense older alluvium deposits, or entirely within newly placed compacted fill with a minimum thickness of 2-feet below the bottom of the proposed foundations.

c. For support of the proposed floor slabs, and exterior hardscape such as driveways, walkways, patios, etc., it is recommended that at a minimum all existing fill material, where present, and the upper 1 foot (approximately) of the older alluvial soils be recompacted. It is anticipated that compaction of the upper 1 foot of older alluvial soils may be achieved by scarification, moisture conditioning, and track or wheel rolling with suitable equipment, depending on the exact conditions in any given area (i.e. cobbles, boulders, roots, etc.). Specific recommendations for recompaction of the upper native soils in any given area can be given by the field representative of the Geotechnical Engineer after clearing and grubbing, and removal of the fill material.

d. The removals can be limited to the areas of the proposed improvements, but should extend a minimum distance of approximately 5 feet outside the perimeter of all foundations, and 2 feet outside exterior hardscape areas. A careful search shall be made for areas of deeper loose soil during grading operations. If encountered, these loose areas should be properly removed to the firm underlying soil and properly backfilled and compacted as directed by a representative of the Project Geotechnical Engineer.

e. The exposed bottom of removal areas should be scarified, mixed, and moisture conditioned to a minimum depth of 8 inches (not required where large boulders are present). The scarified soil shall be moisture condition to near optimum moisture and compacted to a minimum of 90% of the laboratory maximum dry density as determined by ASTM D1557. Additional lifts should *not* be placed until the present lift has been tested and shown to meet the compaction requirements.

5.2.2 Suitable Fill Material

a. The excavated site soils, cleaned of deleterious material, can be re-used for fill. Rock larger than 6 inches should *not* be buried or placed in compacted fill. Rock fragments less than 6 inches may be used provided the fragments are *not* placed in concentrated pockets, and a sufficient percentage of finer grained material surrounds and infiltrates the rock voids.

It is anticipated that the excavation of the native onsite soils will generate abundant quantities of oversized material which will not be suitable for placement as fill.

b. Imported material should be approved by the Geotechnical Engineer *prior* to placement.

5.2.3 Placement of Compacted Fill

a. All fill materials should be placed in controlled, horizontal layers not exceeding 6 to 8 inches in loose thickness and moisture conditioned to near optimum moisture. Fill materials should be compacted to a minimum 90% of the laboratory maximum dry density, as determined by ASTM D1557. If the fill materials pump (flex) under the weight of construction equipment, difficulties in obtaining the required minimum compaction may be experienced. Therefore, if soil pumping occurs, it may be necessary to control the moisture content to a closer tolerance or use construction equipment that is not as prone to cause pumping.

b. Subgrade for the support of concrete driveways should be compacted to at least 95% of the maximum dry density to a depth of at least 12 inches.

5.2.4 Testing of Compacted Fill

a. At least one compaction test shall be performed for every 500 yd^3 of the fill material. In addition, at least one test shall be performed for every 2 feet of fill thickness.

5.2.5 Inclement Weather and Construction Delays

a. If construction delays or the weather result in the surface of the fill drying, the surface should be scarified and moisture conditioned before the next layer of fill is added. Each new layer of fill should be placed on a rough surface so planes of weakness are not created in the fill.

b. During periods of wet weather and before stopping work, all loose material shall be spread and compacted, surfaces shall be sloped to drain to areas where water can be removed, and erosion protection or drainage provisions shall be made in accordance with the plans provided by the Civil Engineer. After the rainy period, the Geotechnical Engineer shall review the site for authorization to resume grading and to provide any specific recommendations that may be required. As a minimum, however, surface materials previously compacted before the wet weather shall be scarified, brought to the proper moisture content, and recompacted *prior* to placing additional fill.

c. During foundation construction, including any concrete flatwork, construction sequences should be scheduled to reduce the time interval between subgrade preparation and concrete placement to avoid drying and cracking of the subgrade or the surface should be covered or periodically wetted to prevent drying and cracking.

5.2.6 Responsibilities

a. Representative samples of material to be used as compacted fill should be analyzed in the laboratory by the Geotechnical Engineer to determine the physical properties of the materials. If any materials other than those previously tested are encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as practical. Any imported soil from off-site sources shall be approved *prior* to placement.

b. All grading work shall be observed and tested by the Project Geotechnical Engineer or their representative to confirm proper site preparation, excavation, scarification, compaction of on-site soil, selection of satisfactory fill materials, and placement and compaction of fill. All

removal areas and footing excavations shall be observed by the representative of the Project Geotechnical Engineer before any fill or steel is placed.

c. The lateral limits and the depths of the removals should be shown by the Civil Engineer on the grading plans.

d. The grading contractor has the ultimate responsibility to achieve uniform compaction in accordance with the geotechnical report and grading specifications.

5.3 Utility Trench Backfill

The onsite soils are suitable for backfill of utility trenches from 1-foot above the top of the pipe to the surface, provided the material is free of organic matter, deleterious substances, and oversized rocks. The natural soils should provide a firm foundation for site utilities, but any soft or unstable material encountered at pipe invert should be removed and replaced with an adequate bedding material.

The Engineer in accordance with manufacturer's requirements should specify the type of bedding materials. Suitable non-expansive, granular soils may need to be imported for bedding or shading of utilities. Jetting of bedding materials should *not* be permitted unless appropriate drainage is provided and the bedding has a sand equivalent greater than 50.

Trench backfill should be placed in 8-inch lifts, moisture conditioned to near optimum moisture content, and compacted to at least 90% of the maximum density as determined by ASTM D1557, with the exception of the one foot below subgrade in areas to be paved, which should be compacted to 95% of the maximum dry density. Jetting of trench backfill is *not* acceptable to compact the backfill.

In areas where utility trenches pass through an existing pavement section, the trench width at the surface shall be enlarged a minimum of 6 inches on each side to provide bearing on undisturbed material for the new base and paving section to match the existing section.

5.4 Temporary Excavations

Temporary excavations of 5 feet or less in height in onsite soils may not require any special shoring. Vertical excavations more than 5 feet deep, if necessary, will however require conventional shoring per CAL/OSHA Regulations, or the excavation may be laid back at a 1(H):1(V) gradient. Excavations should not be allowed to become soaked with water or to dry out. Surcharge loads should not be permitted within a horizontal distance equal to the height of the excavation from the top of the excavation, unless the excavation is properly shored. Excavations that might extend below an imaginary plane inclined at 45 degrees below the edge of an existing foundation should be properly shored to maintain foundation support of the existing structure.

5.5 Conventional Shallow Foundations

Conventional, shallow footings founded either entirely into compacted fill with a minimum thickness of 2 feet below the bottom of the proposed foundations, and/or entirely into the dense native older alluvial soils shall be utilized to support the proposed structures. The following foundation recommendations may be used in the design of conventional shallow footings.

5.5.1 Minimum Footing Dimensions

Minimum Footing Embedment Depth, Inches	Minimum Wall Footing Width, Inches	Minimum Isolated or Pad Footing Width, Inches
21	12	24

Where located adjacent to utility trenches, footings shall extend below a one-to-one plane projected upward from the inside bottom of the trench.

5.5.2 Allowable Bearing Pressure and Lateral Resistance

Allowable net vertical soil bearing pressure, including dead and live loads, are given below for footings founded in certified compacted fill or dense older alluvial soils, at the minimum required embedment depths below the lowest adjacent ground surface, provided the footing width equals or exceeds the recommended minimum. This allowable bearing value includes a safety factor of 3 or more and can be increased by ⅓ when considering short duration wind or seismic loads.

Support Material	Allowable Bearing Pressure, psf	Allowable Sliding Friction Coefficient	Allowable Passive Resistance, psf per foot of depth	Maximum Passive Resistance, psf
CERTIFIED COMPACTED FILL OR DENSE ALLUVIUM	1500	0.3	250	1500

The above bearing value may be increased by 150 psf for each additional foot of footing width and 150 psf for each additional foot of embedment beyond the minimum, to a maximum allowable bearing capacity of 2000 psf. The bearing capacity can be increased by ⅓ when considering short duration wind or seismic loads.

Resistance to lateral loads can be assumed to be provided by friction along the base of the foundation and by passive earth pressures on the side of the footing. The allowable friction coefficient may be used with the vertical dead loads, and the allowable lateral passive pressure can be utilized for the sides of footings poured against the supporting material to resist lateral loads. These allowable values can be increased by a factor of 1.5 to convert from allowable to ultimate values. Where the soil on the resistance side of the passive wedge in not covered by a hard surface (e.g., concrete or pavement), however, the upper 1-foot of soil shall be neglected when computing resistance due to the potential for the material to become disturbed or degraded during the life of the structure.

5.5.3 Foundation Settlement

Static settlement of proposed foundations due to dead and frequently applied live loads is not expected to exceed approximately ½ inch under the assumed loading conditions, and is expected to occur upon initial application of loading. Differential settlement is not expected to exceed approximately ¼ inch.

5.5.4 Steel Reinforcement

All foundations should be reinforced with a minimum of four #4 steel bars. Two of these should be placed near the top of the foundation, and two should be placed near the bottom. Final structural details of the footings, such as footing thickness, concrete strength, and amount of reinforcement, should be established by the project Structural Engineer. The earth materials underlying the site are in the *very low* expansion category.

5.5.5 Required Observations

a. Prior to placing concrete in the footing excavations, an observation should be made by the representative of the Project Geotechnical Engineer to confirm that the footing excavations are free of loose and disturbed soils and are embedded in the recommended earth materials.

b. Within 24-hours prior to placing concrete within the footing excavations, the foundation bearing soils should be observed and tested to verify that adequate moisture conditions have been achieved.

5.6 Concrete Floor Slabs and Exterior Flatwork

For support of any proposed concrete slabs, and exterior hardscape such as driveways, walkways, patios, etc., it is recommended that, as a minimum, all existing artificial fill material, and or the upper 1 foot (approximately) of the native older alluvial soils be recompacted. It is anticipated that compaction of the upper 1 foot of older

alluvial soils may be achieved by scarification, moisture conditioning, and track or wheel rolling with suitable equipment, depending on the exact conditions in any given area (i.e. cobbles, boulders, roots, etc.). Specific recommendations for recompaction of the upper native soils in any given area can be given by the field representative of the Geotechnical Engineer after clearing and grubbing, and removal of the fill material. The upper 12 inches of driveway subgrade should be compacted to a minimum of 95% of the maximum dry density.

If earthwork operations are conducted such that the construction sequence is *not* continuous or if construction operations disturb the surface soils, it is recommended that the exposed subgrade for support of concrete slabs or exterior flatwork be tested within a day of the concrete pour to *verify* adequate compaction and moisture conditions. If adequate compaction and moisture conditions are *not* demonstrated, the subgrade soils should be scarified, moisture conditioned and recompacted in accordance with the guidelines in *Site Preparation* section *prior* to pouring concrete.

5.6.1 Structural Design

It is recommended that concrete floor slabs and exterior flatwork be reinforced with a minimum of #4 steel bars at 24 inches on center each way. The final structural details, such as (1) slab thickness, (2) concrete strength, (3) type, amount, and placement of reinforcing, and (4) joint spacing, should be determined by the project Structural Engineer. The soils underlying the site are in the *very low* expansion range.

Cracking of concrete flatwork can occur and is relatively common. Steel reinforcement and crack control joints are intended to reduce the risk of concrete slab cracking, as are the use of fiber reinforced concrete and proper concrete curing.

5.6.2 Vapor Barrier

It is recommended that a minimum 10-mil plastic vapor retarder be used under floor slabs in moisture sensitive areas. Based on the latest industry standard of practice, it is recommended that the concrete floor slab be placed directly on top of the vapor retarder. No sand should be placed between the concrete slab and vapor retarder. The placement of the vapor retarder should be selected giving consideration to the factors discussed in ASTM E1643. Seams of the vapor retarder should be overlapped and sealed. Where pipes extend through the vapor retarder, the barrier should be sealed to the pipes. Tears or punctures in the vapor retarder should be completely repaired *prior* to placement of concrete.

5.7 Solar Array

It is anticipated that the proposed solar array will be a 'ground-mounted' system, however, specific information regarding the exact system to be utilized it not yet available. These systems typically consist of poles which are anchored in the ground, and connected to a framework on which the solar panels are mounted. There are various methods utilized to anchor the poles to the ground, with the primary design factors being resistance of uplift and lateral forces due to wind loads. Due to the nature of the earth materials underlying the site, it is recommended that some type of conventional, shallow foundation system be utilized, consisting of either continuous strip footings, or isolated pad footings. The weight of the concrete in the footings would be utilized to resist uplift forces, and the passive earth resistance along the sides of the footings would be used to resist lateral forces. These foundations may be designed utilizing the parameters given in the *Conventional Shallow Foundations* section of this report.

The use of one common type of anchoring system consisting of 12 to 18-inch diameter, approximately 5-foot deep drilled concrete piers is *not* recommended, due to the presence of abundant cobbles and boulders, and the difficulty that would be experienced while drilling such piers. There are also various types of proprietary ground anchors, such as screw-in anchors, intended to anchor the poles into the ground without the use of concrete. These types of systems are also *not* recommended, based on recent experience with the governing building department, and the enforcement of certain building code provisions regarding lateral deflections.

6. OBSERVATIONS AND TESTING

Prior to the start of site preparation and/or construction, *we recommend that a meeting be held with the contractor to discuss the project*. We recommend that AGS be retained to perform the following tasks prior to and/or during construction. Please *advise* AGS a minimum 24 hours *prior* to any required site visit. *All approved plans, permits, and geotechnical reports must be at the jobsite and be made available during inspections*.

a. *Review* plans to *verify* that the recommendations contained in this report have been properly interpreted and are incorporated into the project specifications. *If we are not accorded the opportunity to review these documents, we can take no responsibility for misinterpretation of our conclusions and recommendations*.

b. *Observe and advise* during all necessary construction activities, including site preparation, foundation excavation, and placement of any required fill, to confirm that suitable fill soils are placed upon competent material, and to allow design changes if subsurface conditions differ from those anticipated prior to the start of construction.

c. *Observe* the installation of all drainage devices.

d. Test all fill placed for engineering purposes to *confirm* that suitable fill materials are used and properly compacted.

7. LIMITS AND LIABILITY

All building sites are subject to elements of risk that cannot be wholly identified and/or entirely eliminated. Building sites are subject to many detrimental geotechnical hazards, including but *not* limited to the effects of water infiltration, erosion, concentrated drainage, total settlement, differential settlement, expansive soil movement, seismic shaking, fault rupture, landsliding, and slope creep. The risks from these hazards can be reduced by employing subsurface exploration, laboratory testing, analyses, and experienced geotechnical judgment. Many geotechnical hazards, however, are highly dependent on the property owner properly maintaining the site, drainage facilities, and slope and by correcting any deficiencies found during occupancy of the property in a timely manner. Even with a thorough subsurface exploration and testing program, significant variability between test locations and between sample intervals may exist. Ultimately, geotechnical recommendations are based on the experience and judgment of the geotechnical professionals in evaluating the available data from site observations, subsurface exploration, and laboratory tests. Latent defects can be concealed by earth materials, deposition, geologic history, and existing improvements. If such defects are present, they are beyond the evaluation of the geotechnical professionals. No warranty, expressed or implied, is made or intended in connection with this report, by furnishing of this report, or by any other oral or written statement. Owners and developers are responsible for retaining appropriate design professionals and qualified contractors in developing their property and for properly maintaining the property. Retaining the services of a geotechnical consultant should *not* be construed to relieve the owner, developer, or contractors of their responsibilities or liabilities.

The analysis and recommendations submitted in this report are based in part on our subsurface exploration, laboratory testing, site observations, and provided data on geology and the proposed site development. Our descriptions and the boring logs may show distinctions between fill and native soils, between native (e.g., alluvium, colluvium, slopewash) and bedrock formation, and between soil type (e.g., sands and silty sands). Such distinctions were based on geologic information, grading plans when available, intermittent recovered soil/bedrock samples, and judgment. Delineations between these categories of materials may not be perfect and may be subject to change as more information becomes available. For example, judgments may be clouded when

recovered samples are intermittent and small in comparison to the volume of soil under study, and macrostructure that would aid the identification process are not as apparent as they would be when the borehole is geologically downhole logged by entering the excavation. When the age of the fill is old, the difference between the structure of the fill and native materials may be less pronounced, or the degree of bedrock formation weathering sometimes makes it difficult to distinguish between overlying alluvium, colluvium, or slopewash and weathered bedrock formational material. In general, our recommendations are based more on the properties of the materials than on the category of the material type such as fill, alluvium, colluvium, slopewash, or bedrock formation. Furthermore, the actual stratigraphy may be more variable than shown on the logs.

Although this report may comment or discuss construction techniques or procedures for the design engineer's guidance, this report should *not* be interpreted to prescribe or dictate construction procedures or to relieve the contractor in any way of their responsibility for the construction.

Please be aware that the contract fee for our services to prepare this report does not include additional work that may be required, such as grading observation and testing, footing observations, plan review, or responses to governmental (regulatory) plan reviews associated with you obtaining a building permit. Where additional services are requested or required, you will be billed for any equipment costs and on an hourly basis for consultation or analysis.

The geotechnical engineer's actual scope of work during construction is very limited and does *not* assume the day-to-day physical direction of the work, minute examination of the elements, or responsibility for the safety of the contractor's workers. Our scope of services during construction consists of taking soil tests and making visual observations, sometimes on only an intermittent basis, relating to earthwork or foundation excavations for the project. We do *not* guarantee the contractor's performance, but rather look for general conformance to the intent of the plans and geotechnical report. Any discrepancy noted by us regarding earthwork or foundations will be referred to the owner, project engineer, architect, or contractor for action.

This report is issued with the understanding that it is the responsibility of the Owner, or of their representative, to ensure that the information and recommendations contained herein are called to the attention of the Architect and Engineers for the project and incorporated into the plan and that the necessary steps are taken to see that the Contractor carry out such recommendations in the field. Advanced Geotechnical Services, Inc., (AGS) has prepared this report for the exclusive use of the Client and authorized agents, and this report should *not* be considered transferable. We do recommend, however, that the report be given to future property owners for the sole purpose of disclosing the report findings.

Findings of this report are valid as of the date of issuance. Changes in conditions of a property may occur with the passage of time whether attributable to natural processes or works of man on this or adjacent properties. Furthermore, changes in applicable or appropriate standards occur due, for example, to legislation and broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, *this report is subject to our review and remains valid for a maximum period of one year*, unless we issue a written opinion of its continued applicability thereafter.

In the event that any changes in the nature and design (including structural loadings different from those anticipated), or other improvements are planned, the conclusions and recommendations contained in this report shall *not* be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing.

This report may be subject to review by controlling agencies, and any modifications they deem necessary should be made a part thereof, subject to our technical acceptance of such modifications. All submissions of this report

should be in its entirety. Under no circumstances should this report be summarized and synthesized to be quoted out of context for any purpose.

Test findings and statements of professional opinion do *not* constitute a guarantee or warranty, and *no* warranties, either expressed or implied, are made as to the professional advice provided under the terms of this agreement. We have strived, however, to provide our services in accordance with generally accepted geotechnical engineering practices in this community at the time of this report.

Appendix A

Field Exploration and Boring/Test Pit Logs

Appendix A
Field Exploration and Boring/Test Pit Logs

The field exploration included a site reconnaissance and subsurface exploration. During the site reconnaissance, the surface site conditions were noted, and the approximate locations of any exploration points were determined. The following descriptions of exploration methods are generic and may include methods not used on this project. Reference to the boring logs can be made to determine which methods are applicable to this project, and any differences between what is described below and actually occurred is described on the boring logs or in the main body of the report.

The test borings were advanced by either hand digging, digging with a backhoe, or drilling. In the case of drilling, a truck-mounted rotary drilling rig with a hollow-stem auger or bucket was used to advance the borings. When we expect to encounter shallow groundwater, a wet rotary drilling operation is usually used. The method actually used is noted on the boring logs. For geologic studies when the need for visual examination of the bedding and other stratigraphic features is needed along with engineering data, the larger bucket augers are used to allow a geologist to enter the excavation for visually logging the hole. When geologically logging borings and trenches, the sides are scraped prior to logging. A prefix B is used to designate a boring made with a drilling rig. When hand dug, the boring numbers have a prefix HB. When a backhoe was used, prefixes TP (test pit) or T (trench) are used. The difference between a trench and test pit being the length of the exploration; a trench being a long narrow exploration, most commonly used for fault studies. In each case, the soils were logged by technical personnel from our office and visually classified in the field in general accordance with the Unified Soil Classification system. The field descriptions have been modified as appropriate to reflect laboratory results when preparing the final boring logs.

Relatively undisturbed samples of the subsurface materials were obtained at appropriate intervals in the borings using a steel drive sampler (2.5-inches inside diameter, 3-inches outside diameter) lined with brass, one-inch-high sample rings with a diameter of 2.4 inches. This is referred to as a modified California sampler. The boring may be advanced by drilling with a hollow-stem auger or with a wet rotary operation. If below the groundwater, the hollow-stem is filled with water or drilling mud to counteract the fluid pressure of the groundwater. The sampler was usually driven into the bottom of the borehole with successive drops of a 140-pound safety hammer connected to the sampler with either A or AW rod and falling 30 inches. An automatic hammer is usually used when drilling with a CME dill rig, and a Safe-T-Driver is used when drilling with a Mobile drill rig. When above the groundwater level, a downhole Safe-T-Driver is usually used. Studies have shown that hammer efficiencies of the automatic hammer is over 90% while that of the Safe-T-Driver is about 70%, based on impact velocities. When a bucket auger is used to advance the boring, the driving weights change with depth, depending on the weight characteristics of the telescoping kelley bar, but the height of fall is usually 18 inches. Sampler driving resistance, expressed as blows per 6 inches of penetration, is presented on the boring logs at the respective sampling depths. When the borings or trenches are excavated with a backhoe, the sampler is pushed into the soil with the force of the backhoe. A hand sampler is used when the borings or trenches are advanced by hand digging or in some cases when a backhoe is used to make the excavation. This hand sampler is similar to the conventional California sampler, but lighter weight. An approximately 8-pound hammer falling about 18 inches is used to drive the hand sampler about 6 inches into the bottom of the exploration. The type of sampler used is noted on the boring logs. In some cases the hammer weight and falling distance deviate from those given above. The actual conditions are shown on the boring logs and supersede the conditions given above.

Ring samples were retained in close-fitting, moisture tight containers for transport to our laboratory for testing. Bulk samples, which were collected from cuttings, were placed in bags and transported to our laboratory for testing.

When noted on the boring logs, standard penetration test (SPT) samples were obtained using either a 20-inch or a 32-inch long split-barrel sampler with a 2-inch outside diameter and a 1.375-inch inside diameter when liners are used (1.5-inch inside diameter without liners). Unless noted otherwise, liners are used. This sampler is driven into the soil with successive drops of a 140-pound, safety hammer falling 30 inches. The blows are recorded for each 6 inches of penetration for a total penetration of 18 or 24 inches. The sum of the number of blows for the last 12 inches of an 18-inch penetration or the middle 12 inches of a 24-inch penetration is referred to as the *N* value.

Logs, which are presented on Plates at the end of this Appendix, include a description and classification of each stratum, sample locations, blow counts, groundwater conditions encountered during drilling, results from selected types of laboratory tests, and drilling information. Keys to *Soil and Bedrock Symbols and Terms* are included on Plate A-1 and Plate A-2.

Each boring or trench, unless noted otherwise, was backfilled with cuttings at the completion of the logging and sampling. The backfill, however, may settle with time, and it is the responsibility of our client to ensure that such settlement does *not* become a liability.

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Key to Soil Symbols and Terms

Major Divisions			USCS Group Symbols	Typical Names
Coarse-Grained Soils (More than half of material is larger than No. 200 sieve)	Gravels (More than half of coarse fraction is larger than No. 4 sieve)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with fines (Appreciable amount of fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand, clay mixtures
	Sands (More than half of coarse fraction is smaller than No. 4 sieve)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sand, little or no fines
			SP	Poorly graded sands, gravelly sands little or no fines
		Sands and fines (Appreciable amount of fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (More than half of material is smaller than No. 200 sieve)	Silts and Clays Liquid Limit < 50		ML	Silts and very fine sands, rock-flour, silty or clayey fine sands, or clayey silts with slight plasticity
			CL	Inorganic clays of low or medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid Limit > 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
	Highly Organic Soils		Pt	Peat and other highly organic soils

Legend of Laboratory Tests

G - Grain Size	C - Consolidation	PP - Pocket Penetrometer
A - Atterberg Limits	DS - Direct Shear	CH - Chemical
P - Compaction	U - Unconfined	
S - Swell/Expansion	T - Triaxial	

Sampler Type

Modified California / Hand Sampler — SPT / Shelby Tube — Rock Core / Bulk — No Recovery

Terms used in this report for describing soils according to their texture or grain size distributions are generally in accordance with the Unified Soil Classification System.

Terms Describing Density and Consistency

Coarse Grained soils (major portion retained on No. 200 sieve) include (1) clean gravels, (2) silty or clayey gravels, and (3) silty, clayey, or gravelly sands. Relative density is related to SPT blow count corrected for overburden pressure or drive energy.

Density		SPT *N* Value Blows/Ft	Relative Density %
Very Loose	vl	0 to 4	0 to 15
Loose	l	4 to 10	15 to 35
Medium Dense	md	10 to 30	35 to 65
Dense	d	30 to 50	65 to 85
Very Dense	vd	> 50	85 to 100

Fine Grained soils (major portions passing No. 200 sieve) include (1) inorganic and organic silts and clays, (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shear strength as indicated by penetrometer readings, direct shear, or SPT blow count.

Consistency	Shear Strength, ksf	SPT *N* Value
Very Soft	< 0.25	0 to 2
Soft	0.25 to 0.50	2 to 4
Firm	0.50 to 1.00	4 to 8
Stiff	1.00 to 2.00	8 to 16
Very Stiff	2.00 to 4.00	16 to 32
Hard	> 4.00	> 32

Terms Characterizing Soil Structure

Slickensided	Having inclined planes of weakness that are slick and glossy in appearance.
Fissured	Containing shrinkage cracks, frequently filled with fine sand or silt; usually more or less vertical.
Laminated	Composed of thin layers of varying color and texture.
Interbedded	Composed of alternate layers of different soil types.
Calcareous	Containing appreciable quantities of calcium carbonate.
Well Graded	Having wide range in grain sizes and substantial amounts of intermediate particle sizes.
Poorly Graded	Predominately one grain size, or having a range of grain sizes with some intermediate sizes missing.
Porous	Having visibly apparent void spaces through which water, air, or light may pass.

Soil Moisture

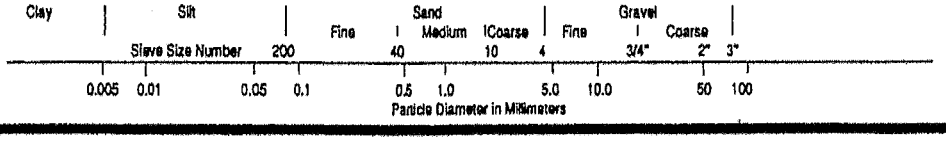
From low to high, the moisture content is indicated by:

Dry	D
Slightly Moist	Sl M
Moist (near optimum for compaction)	M
Very Moist	V M
Wet	W

Size Proportions

Designation	Percent by Weight
Trace	< 5
Few	5 to 10
Little	15 to 25
Some	30 to 45

Grain Size Distribution



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Key to Bedrock Symbols and Terms

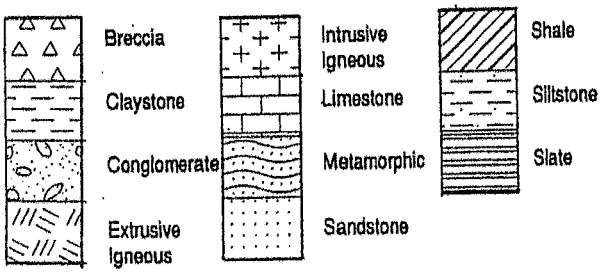
Degree of Weathering
Diagnostic Feature

Descriptive Term	Discoloration Extent	Fracture Condition	Surface Characteristics	Original Texture	Grain Boundary Condition
Unweathered	None	Closed or discolored	Unchanged	Preserved	Tight
Slightly Weathered	Less 20% of fracture spacing on both sides of fracture	Discolored, may contain thin filling	Partial discoloration	Preserved	Tight
Moderately Weathered	Greater than 20% of fracture spacing on both sides of fracture	Discolored, may contain thick filling, cemented rock	Partial to complete discoloration, not friable except poorly cemented rocks	Preserved	Partial Opening
Highly Weathered	Throughout		Friable and possibly pitted	Mainly Preserved	Partial Separation
Completely Weathered	Throughout		Resembles a soil	Partly Preserved	Complete Separation

Discontinuity Spacing

Description for Structural Feature: Bedding, Foliation, or Flow Banding	Spacing		Description for Joints, Faults, or Other Fractures
Very Thickly (Bedded, Foliated, or Banded)	More than 2 m	More than 6 ft	Very Widely (Fractured or Jointed)
Thickly	60 cm to 2 m	2 to 6 ft	Widely
Moderately	20 to 60 cm	8 to 24 in.	Medium
Thinly	60 to 200 mm	2.5 to 8 in.	Closely
Very Thinly	20 to 60 mm	0.75 to 2.5 in.	Very Closely
Description for Microstructural Features: Bedding, Foliation, or Cleavage			
Intensely (Laminated, Foliated, or Cleaved)	6 to 20 mm	0.25 to 0.75 in.	Extremely Close
Very Intensely	< 6 mm	< 0.25 in.	

Graphic Symbols - Bedrock



Rock Hardness

Classification	Field Test
Very Weak	Can be dug by hand and crushed with fingers.
Weak	Friable, can be gouged deeply with a knife and will crumble readily under light hammer blows.
Moderately Strong	Can be peeled with a knife. Material crumbles under firm blows with the sharp end of a geologic pick.
Strong	Cannot be scaped or peeled with a knife point. Hand held specimen breaks with firm blows of the pick.
Very Strong	Difficult to scratch with knife point. Cannot break hand held specimen.

Separation of Fracture Walls

Description	Separation of Walls, mm
Closed	0
Very Narrow	0 to 0.1
Narrow	0.1 to 1.0
Wide	1.0 to 5.0
Very Wide	> 5.0

Surface Roughness

Description	Classification
Smooth	Appears smooth and is essentially smooth to the touch. May be slickensided.
Slightly Rough	Asperities on the fracture surfaces are visible and can be distinctly felt.
Medium Rough	Asperites are clearly visible and fracture surface feels abrasive to the touch.
Rough	Large angular asperites can be seen. Some ridge and high-side angle steps evident.
Very Rough	Near vertical steps and ridges occur on the fracture surface.

Where slickensides are observed, the direction of the slickensides should be recorded after the standard discontinuity surface description.

Fracture Filling

Description	Definition
Clean	No fracture filling material
Stained	Discoloration of rock only. No recognizable filling material.
Filled	Fracture filled with recognizable filling material.

PLATE A-2

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s e r v i c e s, i n c.

Boring/Test Pit Log TP-1

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **11'x3'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Light brown Silty SAND with abundant gravel and cobble, animal burrows, pinhole voids, dry, moderately dense becomes very rocky below 2.5 feet becomes very sandy below 3.5 feet					
5				Total Depth Explored = 4 feet No Groundwater Encountered Backfilled with Spoils 9/22/2016					
10									

Trench Description

Depth, ft
1" = 5'

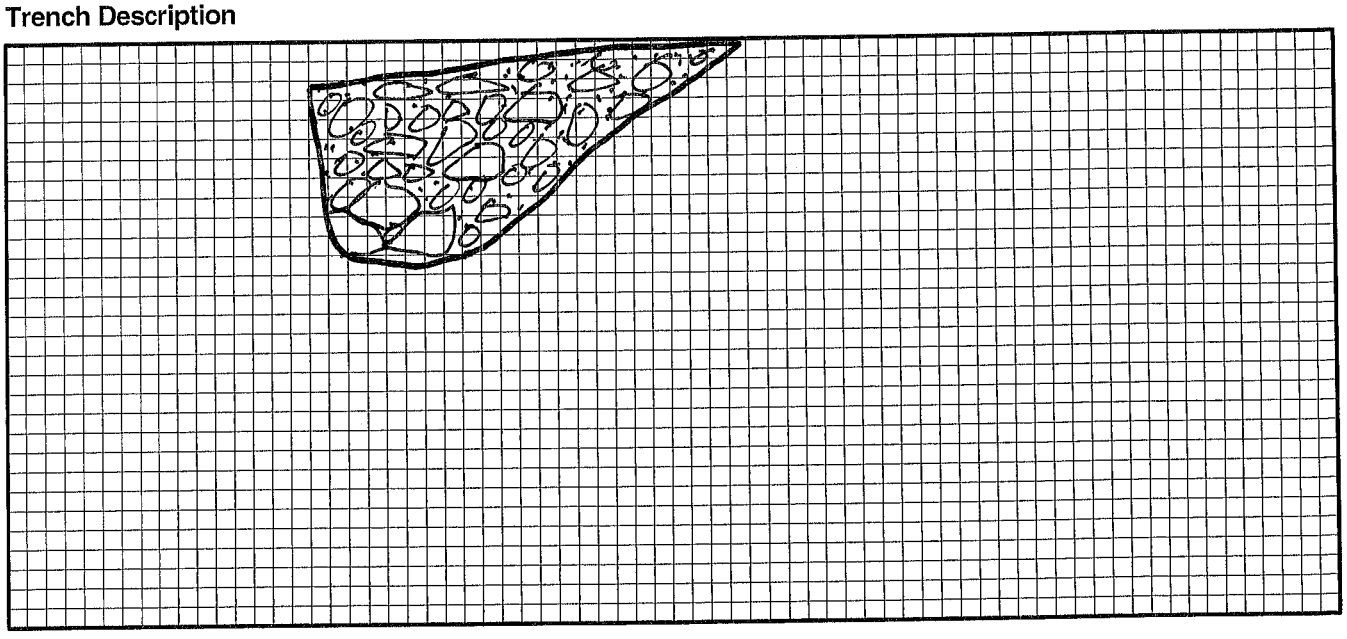


Plate A- 3

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Boring/Test Pit Log TP-2

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **9/22/16**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **8'x4'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Moderate to dark yellowish brown Silty SAND with abundant gravel, cobble and small boulders, pinhole voids, rootlets, dry, moderately dense					EI = 12
5				Total Depth Explored = 4.5 ft. No Groundwater Encountered Backfilled with Spoils 9/22/2016					
10									

Trench Description

Depth, ft
1" = 5'

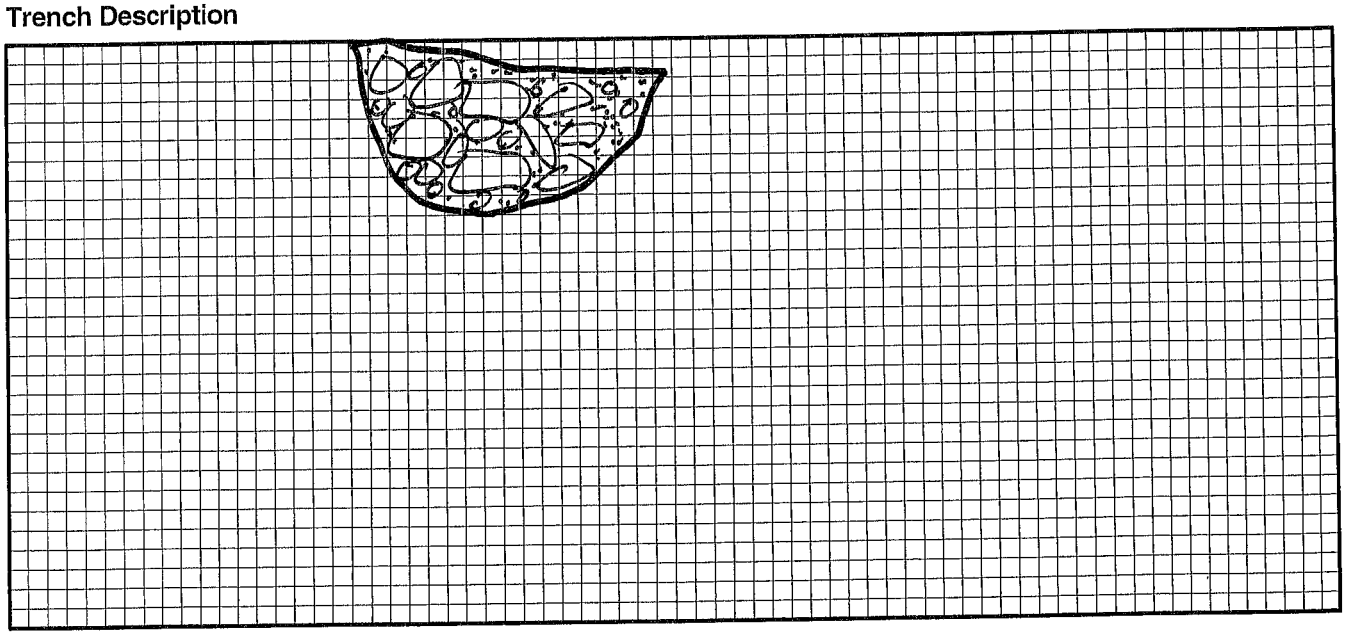


Plate A- 4

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Boring/Test Pit Log TP-3

Sheet 1 of 1

Project: Krishnamurti Education Center | Client No.: 4687 | Date Drilled: 9/22/16

Comment: 1098 McAndrew Road, Ojai, California

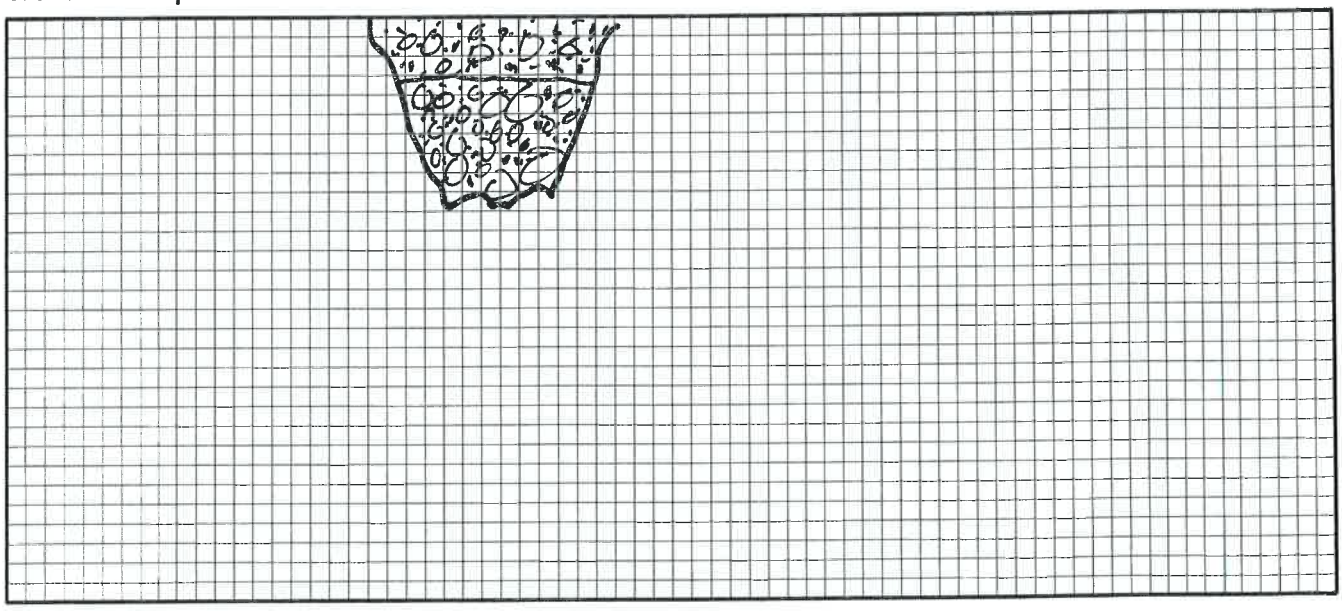
Drilling Company/Driller: KT Construction | Equipment: Backhoe

Driving Weight (lbs): | Average Drop (in.): | Hole Diameter (in.): 6'x3.5'

Elevation: ft | Depth to Water: ft After: hrs on: | Logged By: BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog)					EI = 6
				Dark yellowish brown to light greyish brown Silty SAND with abundant gravel, pinhole voids, rootlets, dry, loose to moderately dense					
				below 1.5 feet, increase in gravel and small cobble, very gravelly below 1.5 feet					
				Refusal on cobble at 4.5 feet					
5									
				Total Depth Explored = 4.5 ft.					
				No Groundwater Encountered					
				Backfilled with Spoils 9/22/2016					
10									

Trench Description



Depth, ft
1" = 5'

Plate A- 5

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s e r v i c e s, i n c.

Boring/Test Pit Log TP-4

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **3'x8'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Light brown Silty SAND with abundant semi-rounded gravel, cobble, and small boulders up to 27" in diameter, minor roots and rootlets, slightly moist to moist, dense					E.I.=3
5									
10				Total Depth Explored = 7 ft. No Groundwater Encountered Backfilled with Spoils 4/13/2018					

Trench Description

Depth, ft
1" = 5'

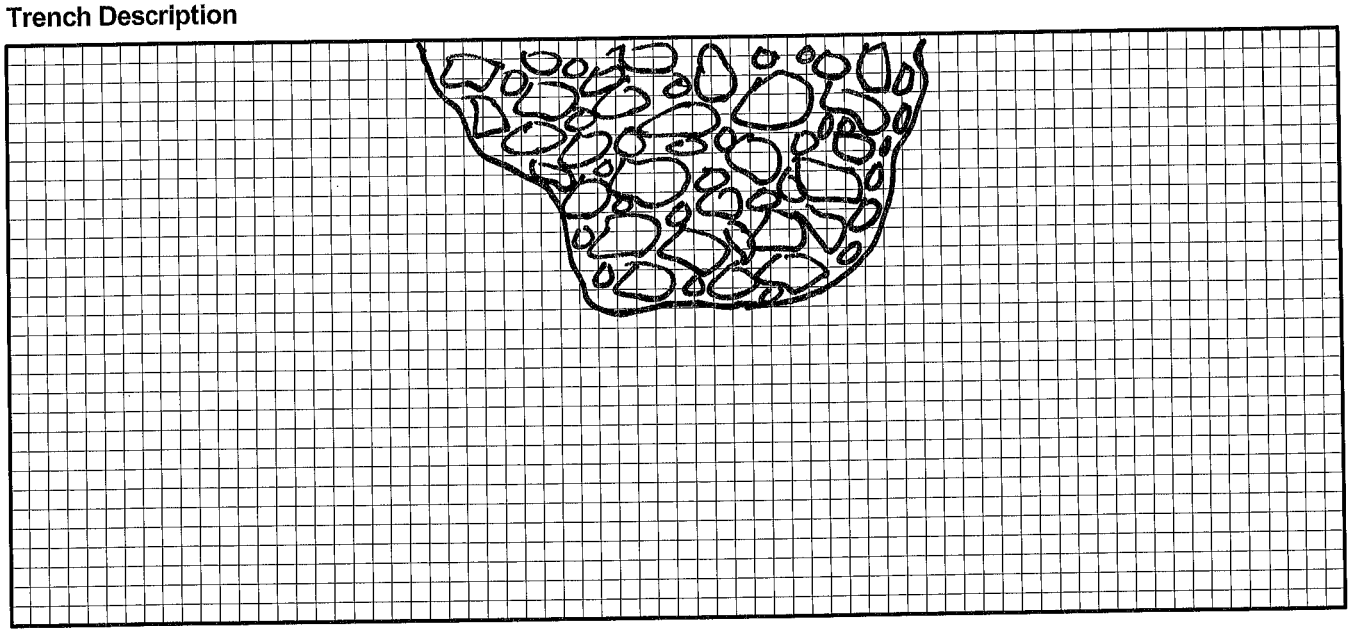


Plate A- 6

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Boring/Test Pit Log TP-5

Sheet 1 of 1

Project: Krishnamurti Education Center | Client No.: 4687 | Date Drilled: 4/13/18

Comment: 1098 McAndrew Road, Ojai, California

Drilling Company/Driller: KT Construction | Equipment: Backhoe

Driving Weight (lbs): | Average Drop (in.): | Hole Diameter (in.): 2'x8'

Elevation: ft | Depth to Water: ft After: hrs on: | Logged By: BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af) Light brown Silty Gravelly SAND, with small cobble, dry, moderately dense					
				Older Alluvium (Qog) Dark yellowish brown Silty SAND with abundant semi-rounded gravel, cobble, and small boulders up to 30" in diameter, abundant roots and rootlets, moist, dense					
5									
10				Total Depth Explored = 5 ft. No Groundwater Encountered Backfilled with Spoils 4/13/2018					

Trench Description

Depth, ft
1" = 5'

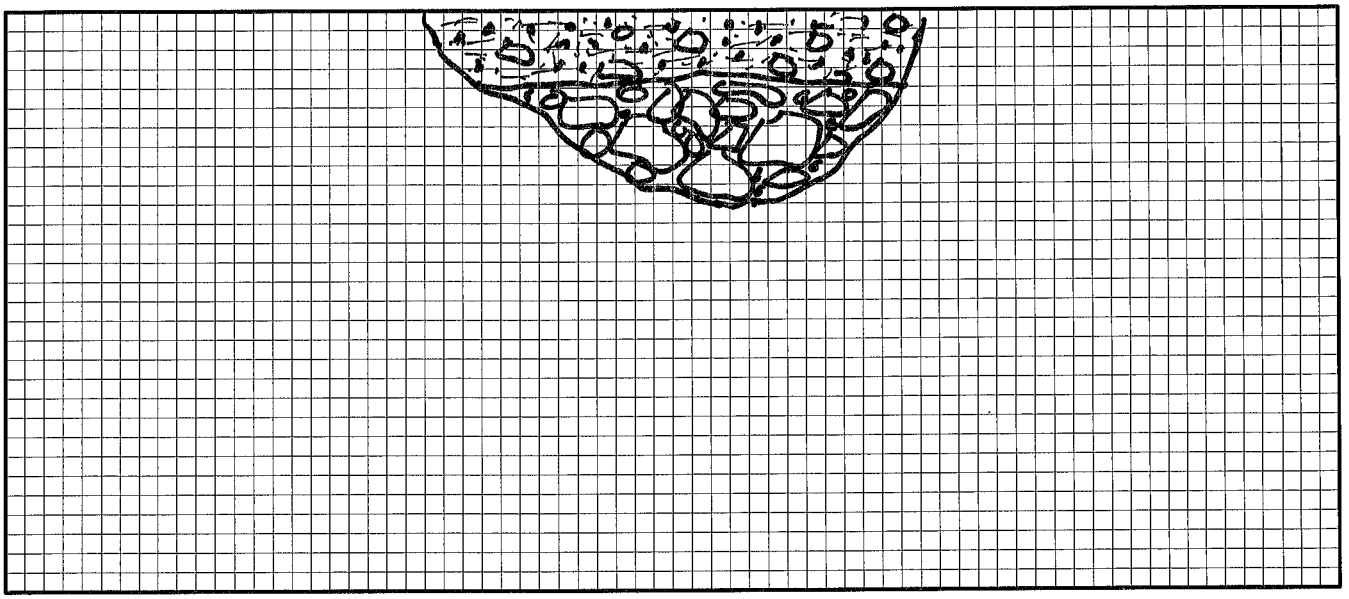


Plate A- 7

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Boring/Test Pit Log TP-6

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

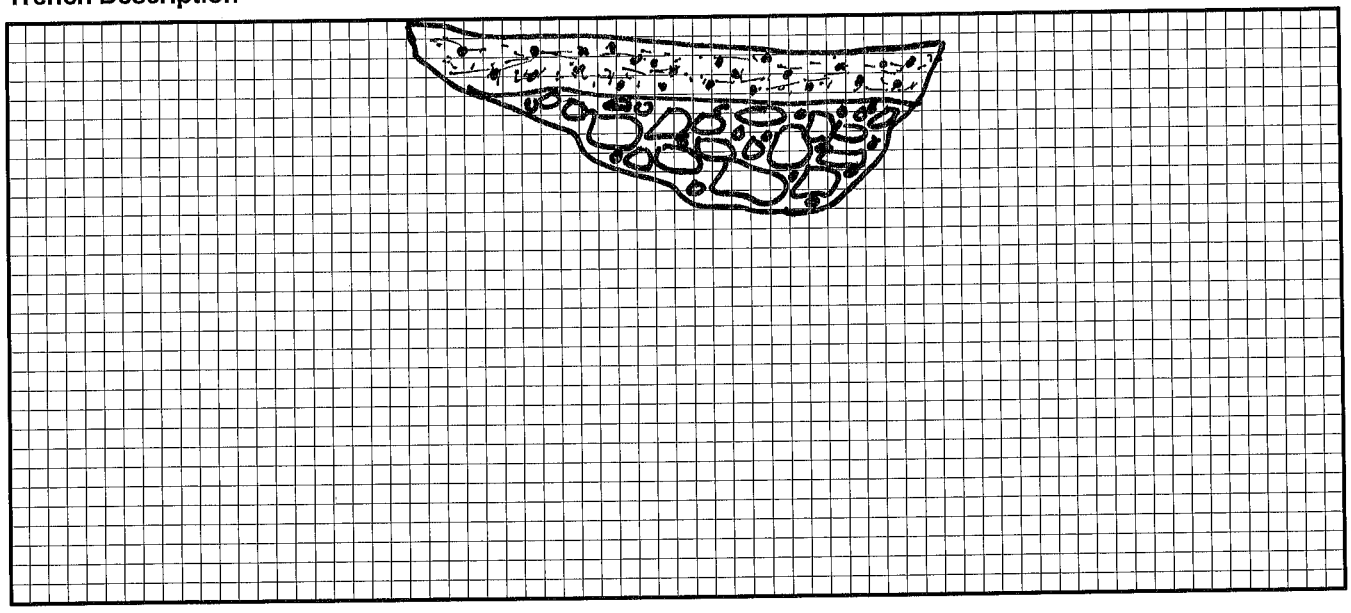
Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **3'x9'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af) Light brown Silty Gravelly SAND, with buried 9-inch diameter concrete pipe sections, roots and rootlets, slightly moist, moderately dense					
5				**Older Alluvium (Qog)** Dark yellowish brown Silty SAND with abundant semi-rounded gravel, cobble, and small boulders up to 20" in diameter, minor roots and rootlets, slightly moist to moist, dense					
10				Total Depth Explored = 5 ft. No Groundwater Encountered Backfilled with Spoils 4/13/2018					

Trench Description



Depth, ft
1" = 5'

Plate A- 8

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Boring/Test Pit Log TP-7

Sheet 1 of 1

Project: Krishnamurti Education Center | Client No.: 4687 | Date Drilled: 4/13/18

Comment: 1098 McAndrew Road, Ojai, California

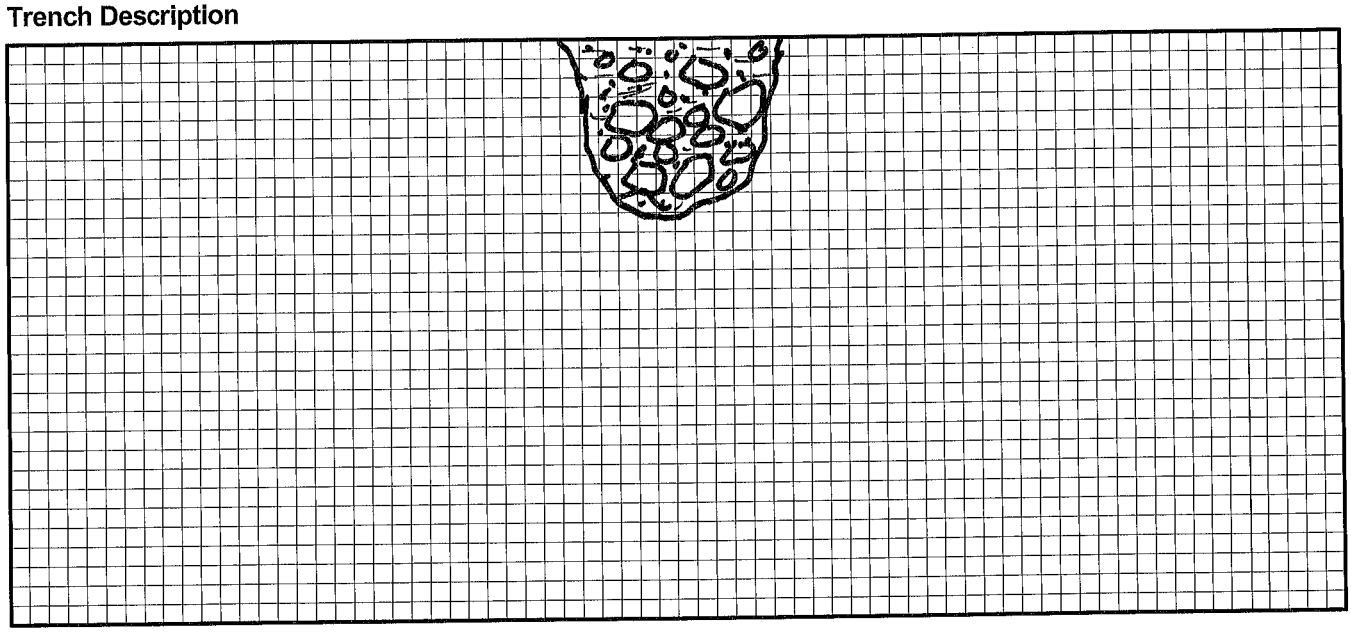
Drilling Company/Driller: KT Construction | Equipment: Backhoe

Driving Weight (lbs): | Average Drop (in.): | Hole Diameter (in.): 3'x5'

Elevation: ft | Depth to Water: ft After: hrs on: | Logged By: BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Older Alluvium (Qog) Light brown Silty SAND with abundant semi-rounded gravel, cobble, and small boulders up to 24" in diameter, minor roots and rootlets, slightly moist to moist, dense					
				increasing cobble content with depth					
5									
10				Total Depth Explored = 4.5 ft. No Groundwater Encountered Backfilled with Spoils 4/13/2018					

Trench Description



Depth, ft
1" = 5'

Plate A- 9

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Boring/Test Pit Log TP-8

Sheet 1 of 1

Project **Krishnamurti Education Center** Client No. **4687** Date Drilled **4/13/18**

Comment **1098 McAndrew Road, Ojai, California**

Drilling Company/Driller **KT Construction** Equipment **Backhoe**

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) **2'x5'**

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By **BW**

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af) Light brown Silty Gravelly SAND, dry, loose					
				Older Alluvium (Qog) Dark yellowish brown Silty SAND with abundant semi-rounded gravel, cobble, and small boulders up to 18" in diameter, roots and rootlets, moist, dense					
5									
10				Total Depth Explored = 4 ft. No Groundwater Encountered Backfilled with Spoils 4/13/2018					

Trench Description

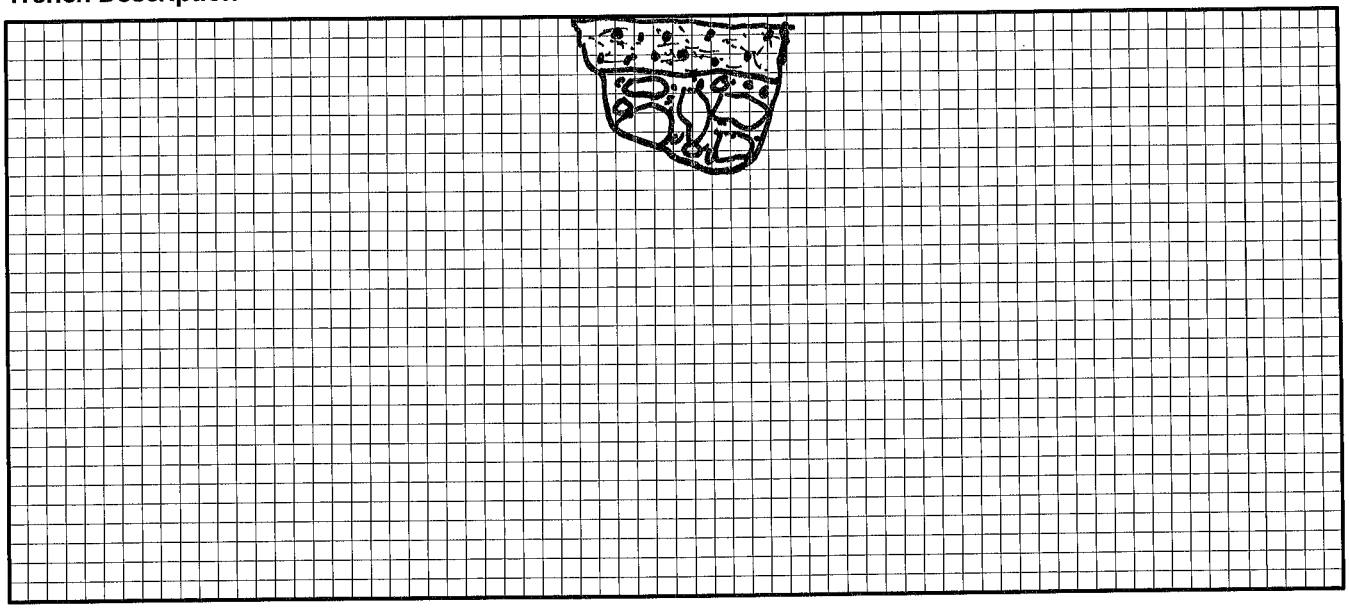


Plate A- 10

Appendix B

Laboratory Testing

Appendix B
Laboratory Testing

A laboratory test program is designed for each project to evaluate the physical and mechanical properties of the soil and bedrock materials encountered at the site during our field exploration program. Laboratory tests were conducted on representative samples for the purpose of classification and determining their properties for use in analyses and evaluations. The most common laboratory tests include moisture-density, Atterberg limits, grain-size analyses (sieve and hydrometer analyses), sand equivalent, direct shear, consolidation, compaction, expansion index, and *R*-values. The following descriptions of test methods are generic and may include methods not used on this project. Reference to the boring logs and test results on Plates attached to this appendix will show which tests were performed for this project. Laboratory testing is performed in general accordance with the most recent ASTM (2016) test designations available at the time of testing.

Classification Tests

Classification testing is performed to identify differences in material behavior and to correlate the results with shear strength and volume change characteristics of the materials. Classification testing includes unit weight (e.g., dry density), moisture content, Atterberg limits, grain size analyses (sieve and hydrometer), and sand equivalent.

Moisture-Density Test

Site soils were classified in the laboratory in accordance with the Unified Soil Classification System. Moisture contents are performed in general accordance with ASTM Test Designation D2216 and unit weights were determined in general accordance with ASTM Test Designation D2937. Field moisture contents and dry unit weights were determined for the ring samples obtained in the field. Field moisture contents and dry unit weights are shown on the boring logs in Appendix A.

Sieve Analysis

Sieve analysis tests were conducted on the on-site soils in general accordance with sieve analysis test procedure from ASTM Test Designation D422. This method covers the quantitative determination of the distribution of particle sizes in soils. If this test was performed, the results are presented on Plates attached to this appendix.

Hydrometer Test

Hydrometer tests were performed in general accordance with ASTM Test Designation D422. If this test was performed, the results are presented on Plates attached to this appendix. Samples with obviously little course material and a high percentage of fines were prepared with a wet method (ASTM Test Designation D2217) rather than air-drying the sample and pulverizing with a mortar and pedestal.

Shear Tests

Direct shear tests were performed in general accordance with ASTM D3080 to determine the shear strength parameters of undisturbed on-site soils or remolded soil specimens. The samples are usually tested in an artificially saturated condition. This is accomplished by soaking the specimens in a confined container for a period of one or two days, depending on the permeability of the material. The specimen, 1-inch-high and 2.4-inch-diameter, is placed in the shear device, and a vertical stress is applied to the specimen. The specimen is allowed to reach an equilibrium state (swell or consolidate). The specimen is then sheared under a constant rate of deformation. The rate of deformation for a slow test, sufficiently slow to presumably allow drainage, is selected from computed or measured consolidation rates to simulate full drainage (full dissipation of any tendency for pore water pressure changes) during shear. A rate of displacement of 0.005 inches per minute was used for the most tests. The process usually is repeated for three specimens, each under different vertical stresses. The results from the three tests are plotted on a diagram of shear stress and normal (vertical) stress at failure, and linear approximations are drawn of the failure curves to determine the angle of internal friction and cohesion. The first

moisture content shown on the graphs (associated with peak values) is for either the in-situ condition or the remolded condition, and the second moisture content (associated with ultimate value) is for the soaked condition.

Consolidation Test

Consolidation tests were performed in general accordance with ASTM D2435 and D5333 on selected samples to evaluate the load-deformation characteristics of the earth soils. The tests were performed primarily on material that would be most susceptible to consolidation under anticipated foundation loading. The soil specimen, contained in a 2.4-inch-diameter, 1.0-inch-high sampling ring, is placed in a loading frame under a seating pressure of 0.1 ksf. Vertical loads are applied to the samples in several geometric increments, and the resulting deformations were recorded at selected time intervals. When the pressure reaches a preselected effective overburden pressure (often 2 ksf) and the specimen has consolidated under that pressure, the laboratory technician adds water to the test cell and records the vertical movement. After the specimen reaches equilibrium with the addition of water, the technician continues the loading process, usually up to a pressure of about 8 ksf. The specimen is then unloaded in increments, and the test is dismantled. The results of the test are presented in terms of percent volume change versus applied vertical stress. If this test was performed, the results are presented on Plates attached to this appendix.

Compaction Test

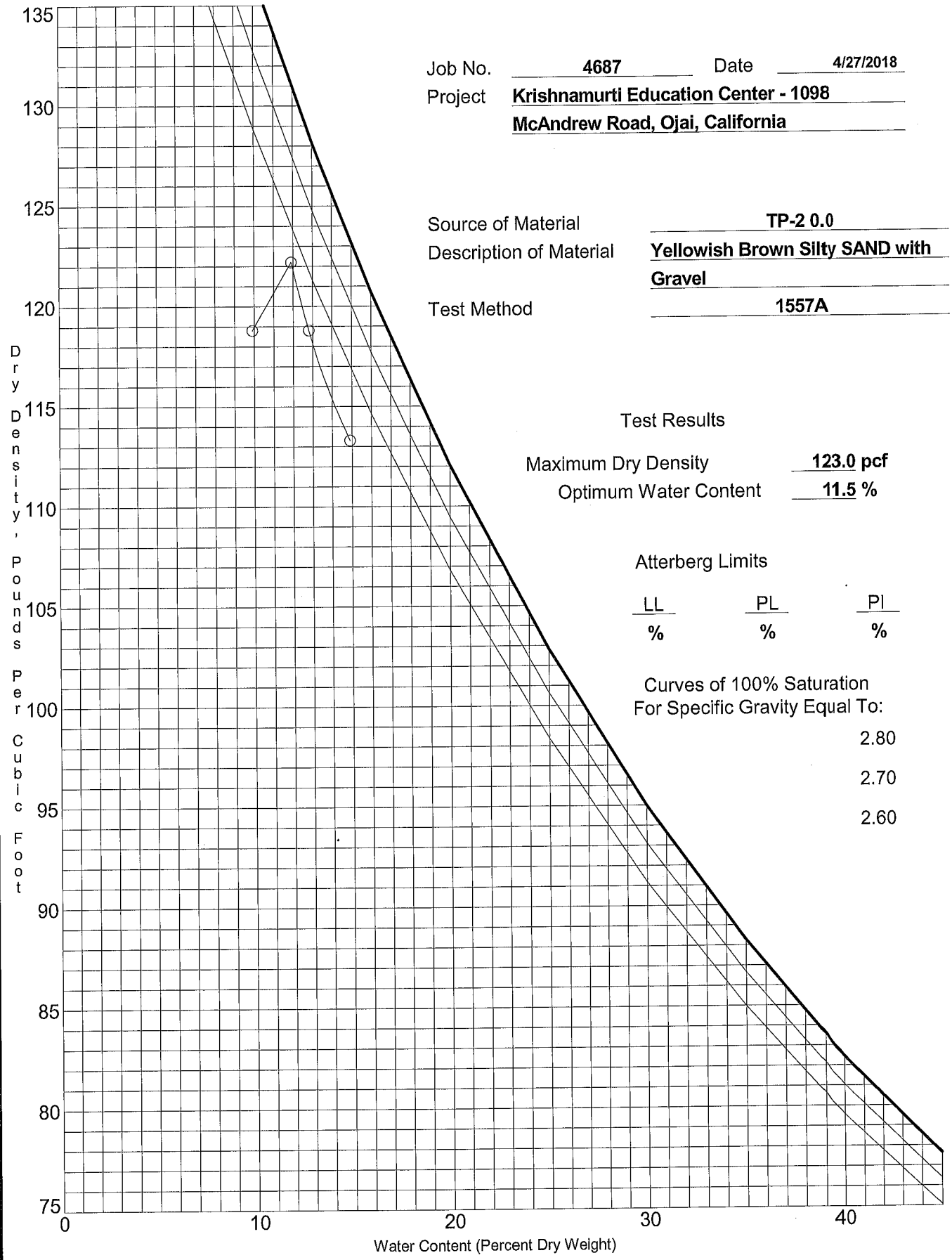
Compaction tests provide information on the relationship between moisture content and dry density of the soil compacted in a given manner. The maximum density is obtained for a given compaction effort at an optimum moisture content. Specifications for earthwork are in terms of the unit weight (or dry density) expressed as a percentage of the maximum density, and the moisture content compared to the optimum moisture content. Compaction tests were performed in general accordance with ASTM Test Designation D1557 to determine the maximum dry densities and optimum moisture contents of the on-site soils. If this test was performed, the results are presented on Plates attached to this appendix.

Expansion Index Test

The expansion index test provides an assessment of the potential for expansion or heave that could be detrimental to foundation or slab performance. Expansion Index tests are performed on shallow on-site soils in general accordance with expansion test procedures in ASTM D4829. In this test, a specimen is compacted at a degree of saturation between 45% and 55% in a 4.01-inch-diameter, 1.0-inch-high ring. The specimen is subjected to a seating pressure of 144 psf, water is added to the test cell, and swell is monitored until the expansion stops. The volume of swell is converted to an expansion index. Any test results are summarized on the boring logs in Appendix A.

Sample Remolding

In some cases remolded samples are used when performing direct shear tests and consolidation tests. Samples are remolded to a specified moisture and density by compacting the soil in a 2.42-inch-diameter sample ring. The specified moisture content is either at optimum or a few percentage points above optimum. The specified dry density is usually at a relative compaction of 90%. The required moisture is added to and mixed with dry soil, providing a homogeneous mixture. A 2.42-inch-diameter ring is placed in a 6-inch-diameter compaction mold, and soil is placed in the mold to above the ring. The soil is then compacted with a 5.5-pound hammer with a free-fall drop of 12 inches. The sample is trimmed, and the dry density is determined. If the dry density deviates more than about one pound per cubic foot from the specified dry density, the process is repeated with the number of blows altered to better achieve the specified dry density.



Job No. 4687 Date 4/27/2018

Project Krishnamurti Education Center - 1098
McAndrew Road, Ojai, California

Source of Material TP-2 0.0

Description of Material Yellowish Brown Silty SAND with Gravel

Test Method 1557A

Test Results

Maximum Dry Density 123.0 pcf

Optimum Water Content 11.5 %

Atterberg Limits

LL	PL	PI
%	%	%

Curves of 100% Saturation
For Specific Gravity Equal To:

2.80

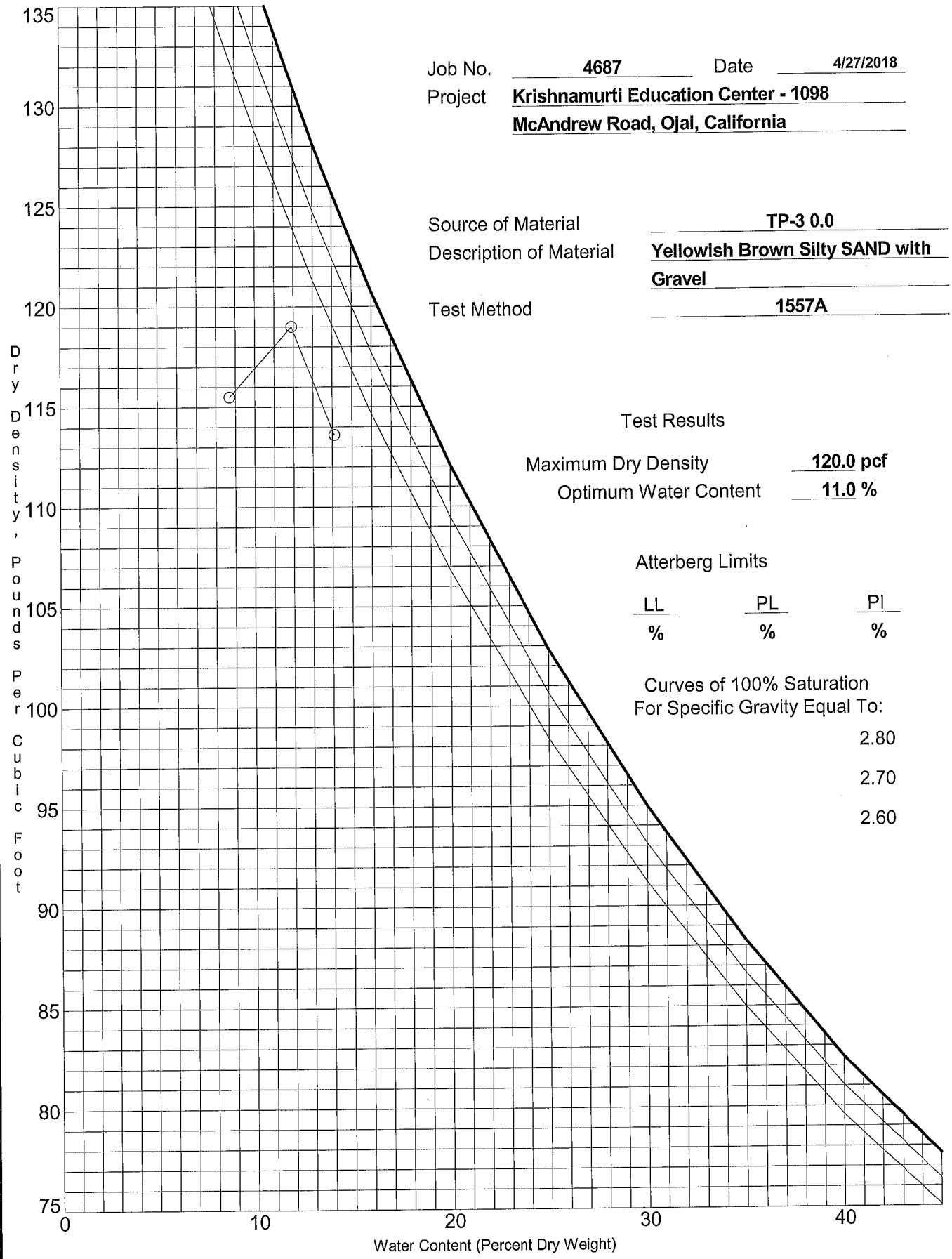
2.70

2.60

Moisture-Density Relationship

Advanced Geotechnical Services, Inc.

Plate B- 3



Job No. 4687 Date 4/27/2018

Project Krishnamurti Education Center - 1098
McAndrew Road, Ojai, California

Source of Material TP-3 0.0

Description of Material Yellowish Brown Silty SAND with Gravel

Test Method 1557A

Test Results

Maximum Dry Density 120.0 pcf

Optimum Water Content 11.0 %

Atterberg Limits

LL	PL	PI
%	%	%

Curves of 100% Saturation
For Specific Gravity Equal To:

2.80

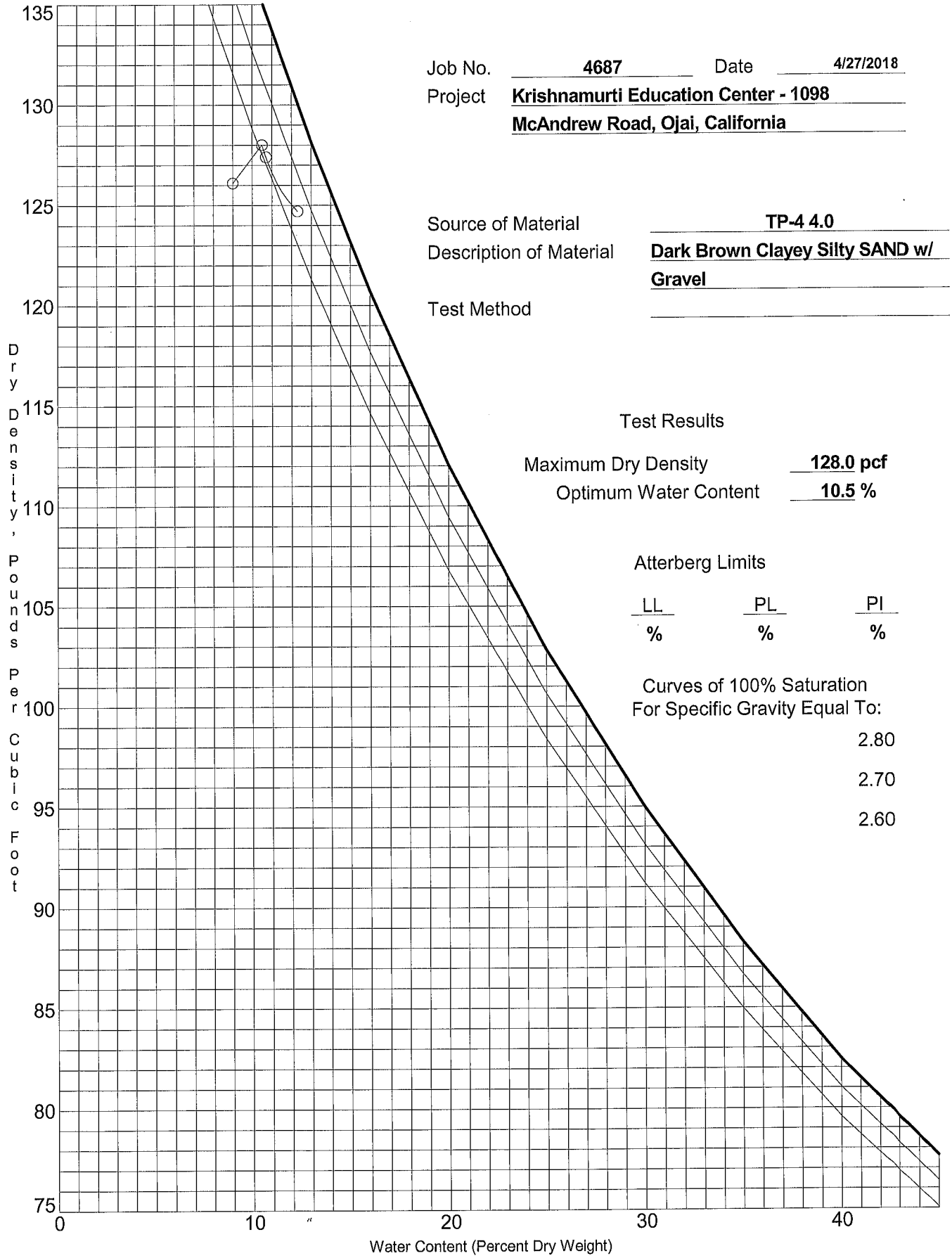
2.70

2.60

Moisture-Density Relationship

Advanced Geotechnical Services, Inc.

Plate B- 4



Job No. 4687 Date 4/27/2018

Project Krishnamurti Education Center - 1098
McAndrew Road, Ojai, California

Source of Material TP-4 4.0

Description of Material Dark Brown Clayey Silty SAND w/ Gravel

Test Method

Test Results

Maximum Dry Density 128.0 pcf

Optimum Water Content 10.5 %

Atterberg Limits

LL	PL	PI
%	%	%

Curves of 100% Saturation
For Specific Gravity Equal To:

2.80

2.70

2.60

Moisture-Density Relationship

Advanced Geotechnical Services, Inc.

Plate B- 5

LABORATORY ANALYSIS RESULTS

Client: Advanced Geotechnical Services, Inc.
Project No: 4687
Project Name: Krishnamarti

AA Project No: A97556
Date Received: 04/20/18
Date Reported: 04/27/18

ANALYTICAL DATA SUMMARY

Analyte	Sample Name	Result	MRL	Units	Dilution	Prepared	Analyzed	Method
Chloride by Ion Chromatography								
Chloride	TP-4 @0-4'	**3.8**	0.50	mg/kg	1	04/23/18	04/23/18	EPA 300.0
General Chemistry Analyses								
pH	TP-4 @0-4'	**7.4**	0.50	pH Units	1	04/23/18	04/23/18	9045C
Specific Conductance (EC)	TP-4 @0-4'	**120**		umhos /cm	1	04/23/18	04/23/18	EPA 120.1
Sulfate by Ion Chromatography								
Sulfate	TP-4 @0-4'	**120**	5.0	mg/kg	1	04/23/18	04/23/18	EPA 300.0

Allen Aminian
QA/QC Manager

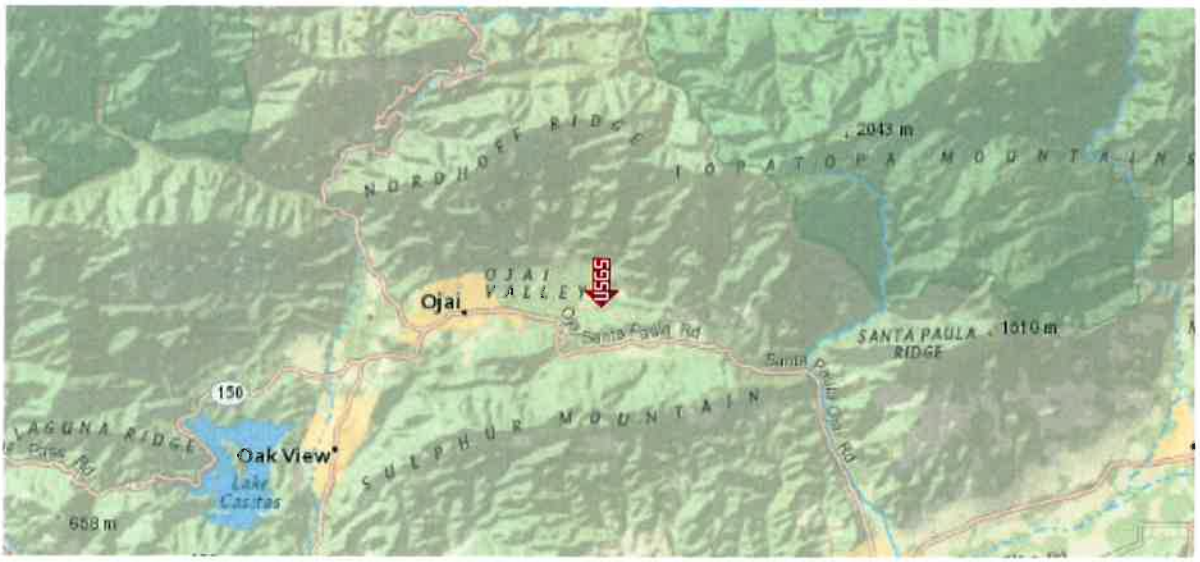
Appendix C

Seismicity Study

USGS Design Maps Summary Report

User–Specified Input

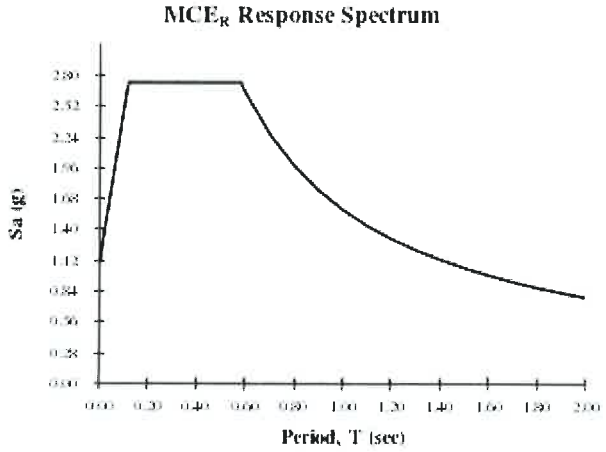
Report Title	1098 McAndrew Road Tue April 17, 2018 16:09:34 UTC
Building Code Reference Document	ASCE 7-10 Standard (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.45943°N, 119.1825°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

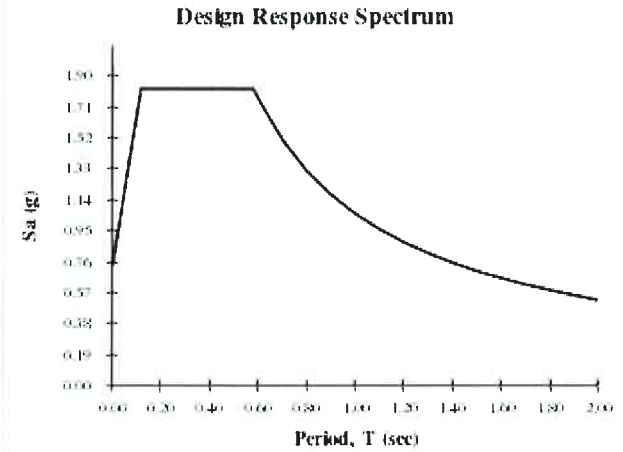


USGS–Provided Output

S_S =	2.733 g	S_{MS} =	2.733 g	S_{DS} =	1.822 g
S_1 =	1.056 g	S_{M1} =	1.585 g	S_{D1} =	1.056 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





For PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

USGS Design Maps Detailed Report

ASCE 7-10 Standard (34.45943°N, 119.1825°W)

Site Class D – "Stiff Soil", Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From Figure 22-1 [1]	S_S = 2.733 g
From Figure 22-2 [2]	S_1 = 1.056 g

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3–1 Site Classification

Site Class	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
	Any profile with more than 10 ft of soil having the characteristics: • Plasticity index PI > 20, • Moisture content $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_a

Site Class	Mapped MCE $_R$ Spectral Response Acceleration Parameter at Short Period				
	$S_S \leq 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_S

For Site Class = D and S_s = 2.733 g, F_a = 1.000

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE $_R$ Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of S_1

For Site Class = D and S_1 = 1.056 g, F_v = 1.500

Equation (11.4–1): $S_{MS} = F_a S_S = 1.000 \times 2.733 = 2.733$ g

Equation (11.4–2): $S_{M1} = F_v S_1 = 1.500 \times 1.056 = 1.585$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

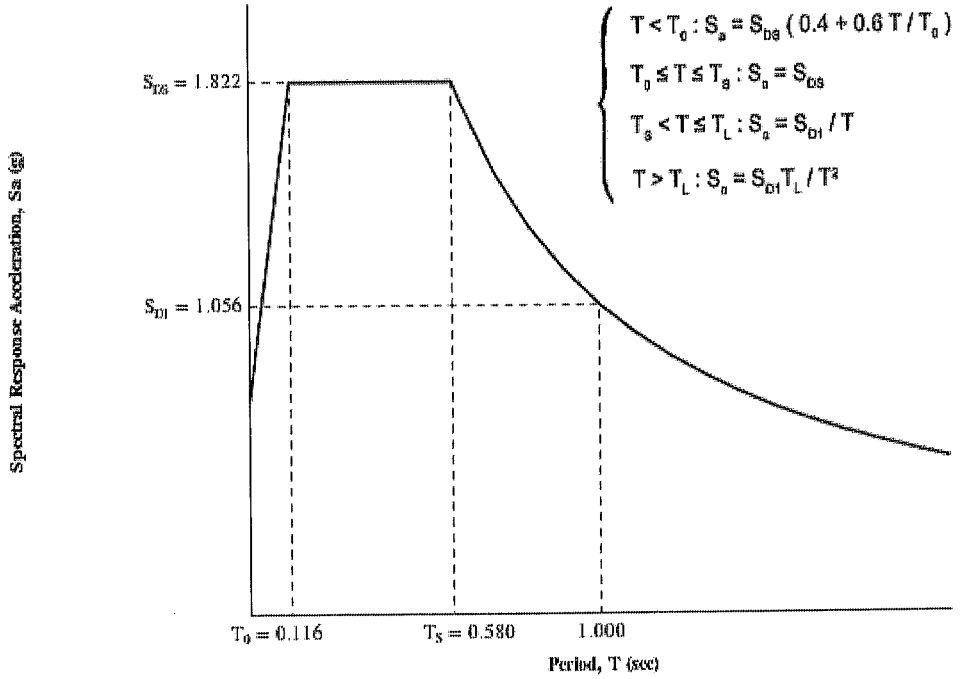
Equation (11.4–3): $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 2.733 = 1.822$ g

Equation (11.4–4): $S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 1.585 = 1.056$ g

Section 11.4.5 — Design Response Spectrum

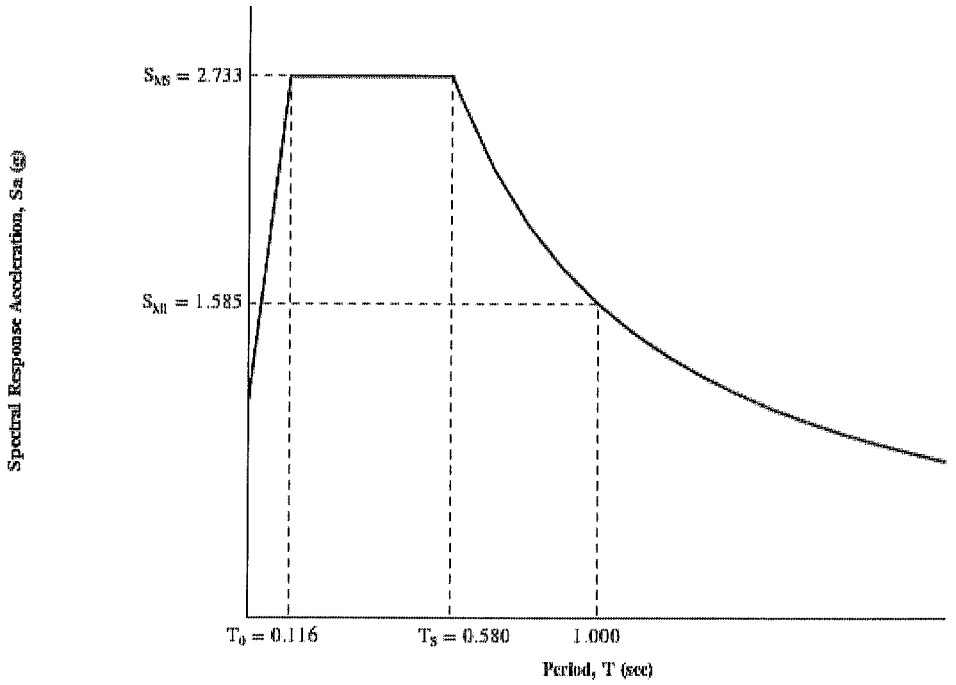
From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4-1: Design Response Spectrum



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From Figure 22-7 [4] PGA = 1.034

Equation (11.8-1): $PGA_M = F_{PGA}PGA = 1.000 \times 1.034 = 1.034$ g

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = D and PGA = 1.034 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 0.938

From Figure 22-18 [6] C_{R1} = 0.924

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \le S_{DS} < 0.33g$	B	B	C
$0.33g \le S_{DS} < 0.50g$	C	C	D
$0.50g \le S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 1.822 g, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \le S_{D1} < 0.133g$	B	B	C
$0.133g \le S_{D1} < 0.20g$	C	C	D
$0.20g \le S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 1.056 g, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category ≡ "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = E

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 22-1*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

Appendix D

References

Appendix D
References

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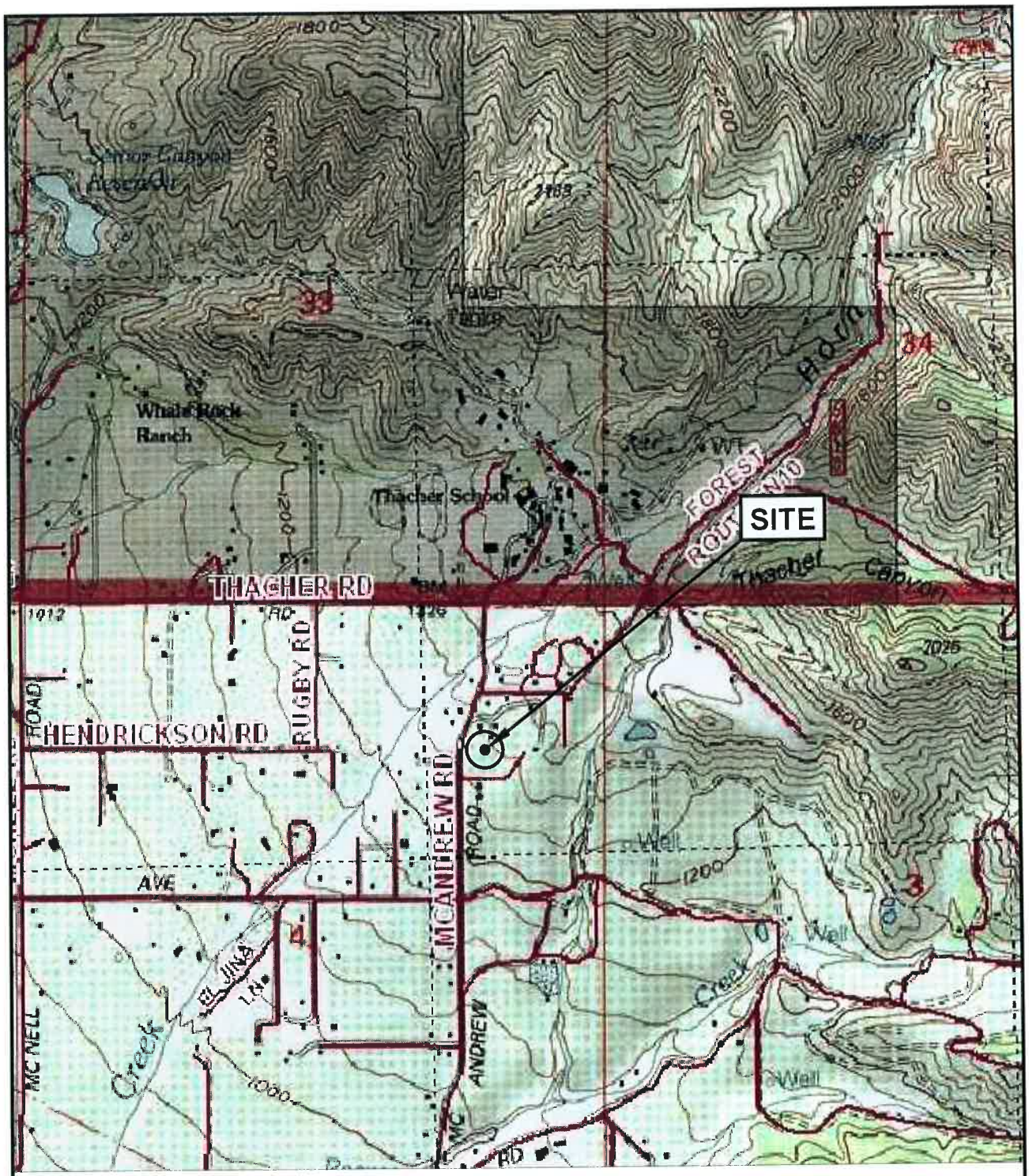
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http://earthquake.usgs.gov/designmaps/us/application.php

Appendix E

Report Figures and Plate



Reference: National Geographic Holdings TOPO! (2006)

N

Scale: 1" = $\frac{1}{4}$ mile

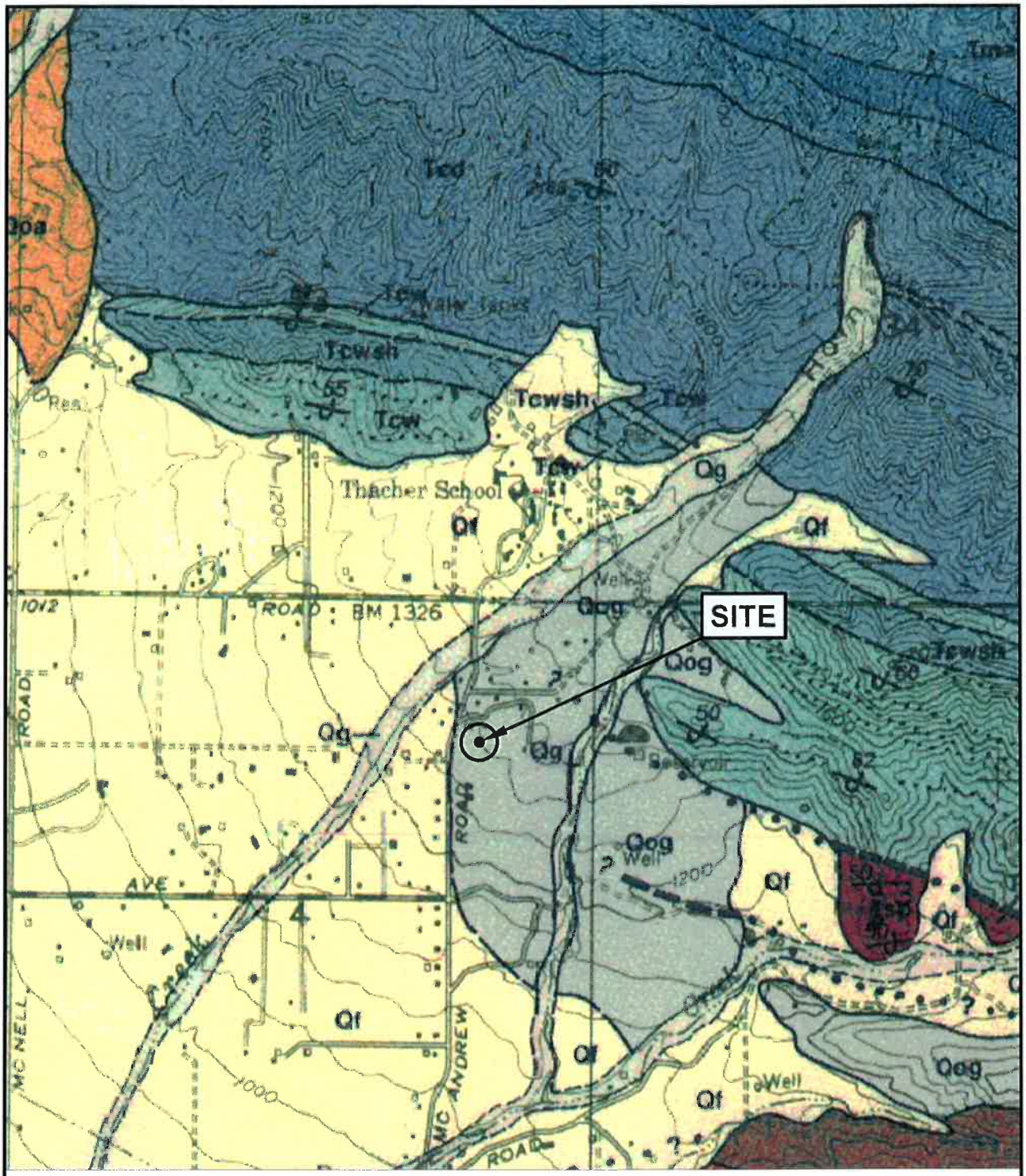
ags
Advanced Geotechnical Services

SITE LOCATION MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10103

FIGURE 1



Reference: Dibblee 1987, Geologic Map of the Ojai Quadrangle

N

Scale: 1" = $\frac{1}{4}$ mile

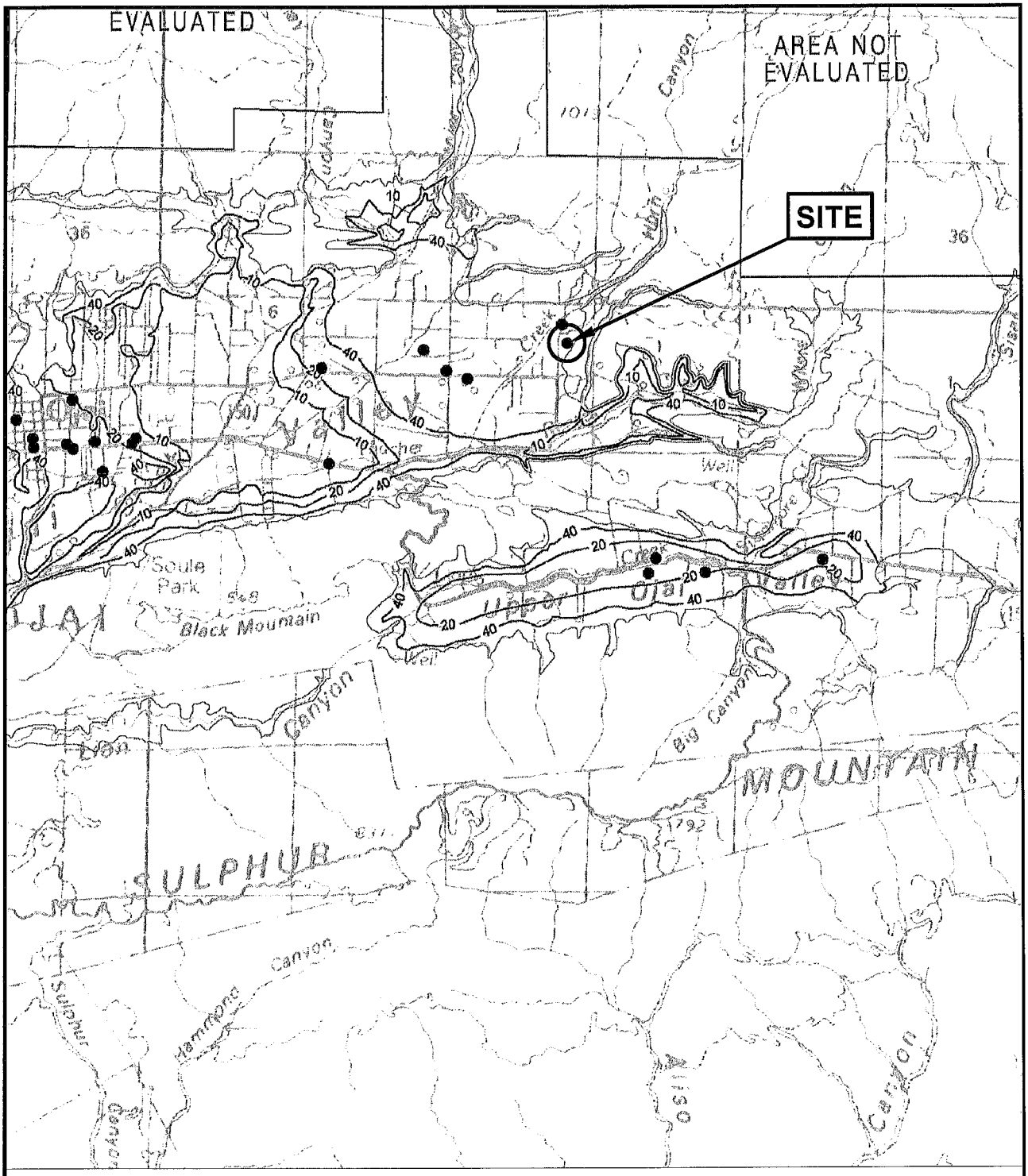
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REGIONAL GEOLOGICAL MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10103

FIGURE 2



Reference: CDMG, 2002, SHZR 072

N

Scale: 1" = 1 mile

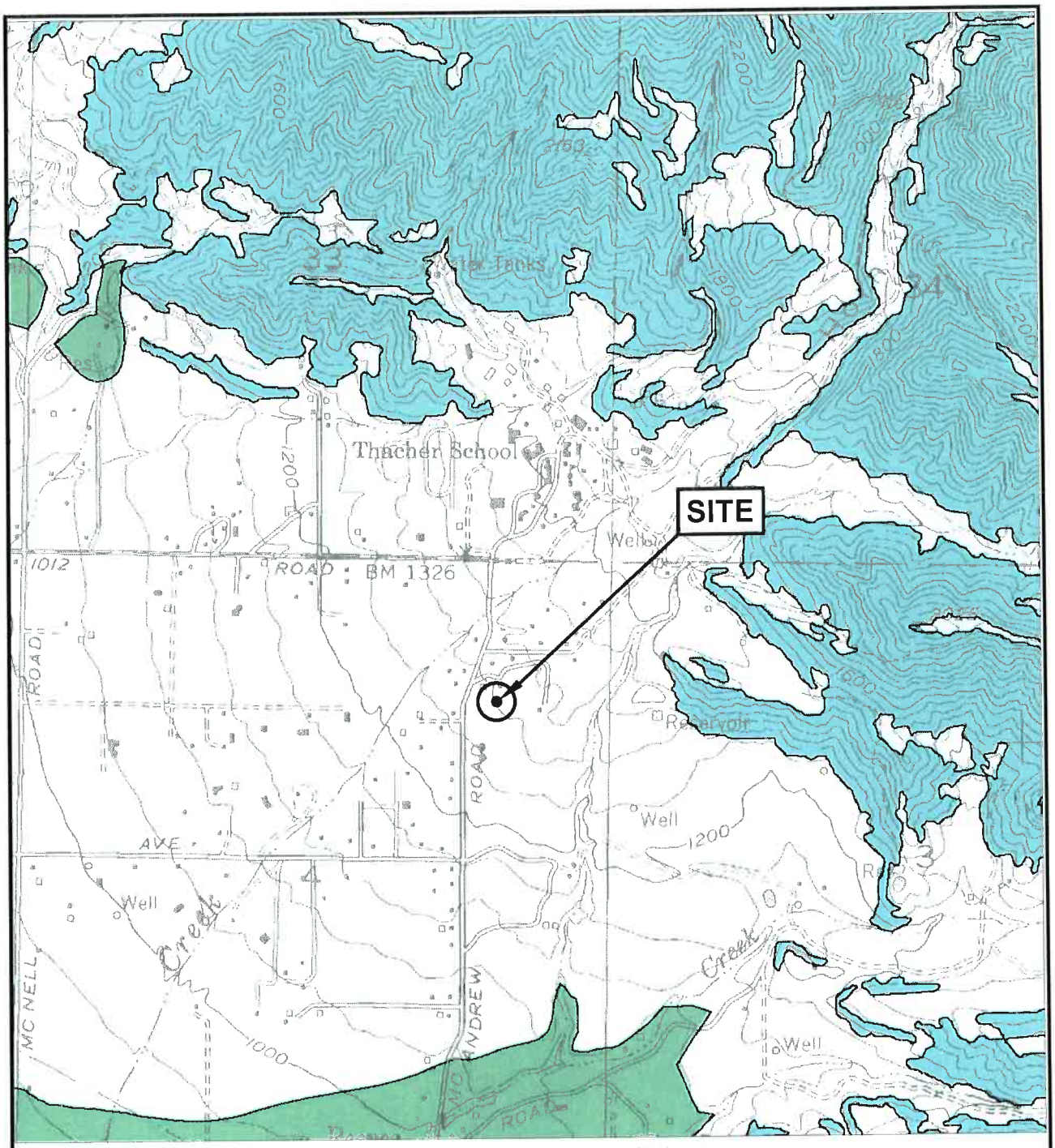
Advanced Geotechnical Services

DEPTH TO HISTORICALLY HIGH GROUNDWATER MAP

Krishnamurti Education Center
1098 McAndrew Road
Ojai, California

Client # 4687
Report # 10103

FIGURE 3

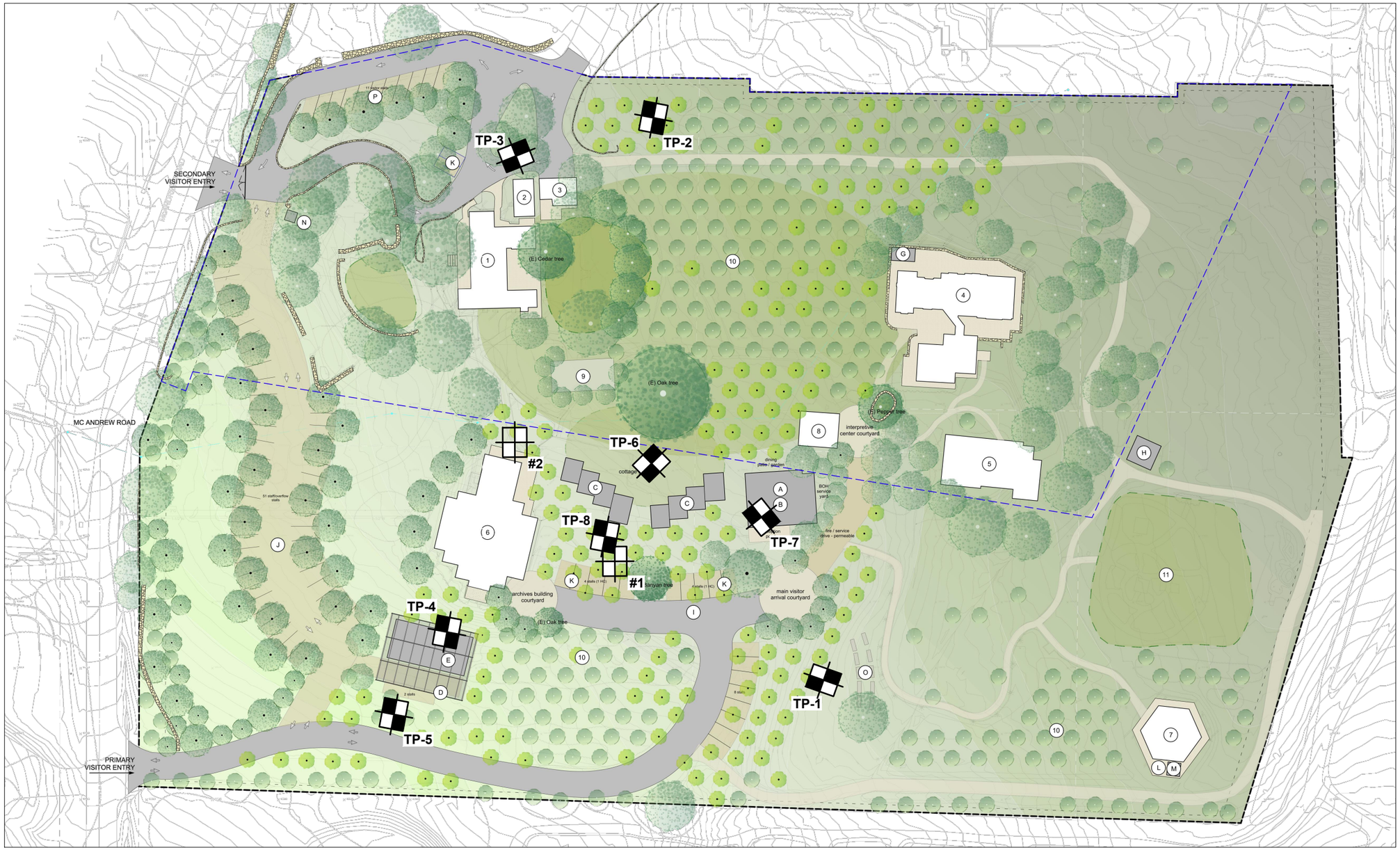


Reference: CDMG, 2002, SEISMIC HAZARD ZONES, OJAI QUADRANGLE

N

Scale: 1" = $\frac{1}{4}$ mile

ags Advanced Geotechnical Services	**SEISMIC HAZARD ZONES MAP**	Krishnamurti Education Center 1098 McAndrew Road Ojai, California	
		Client # 4687 Report # 10103	FIGURE 4



80' 0' 80' 160'

SCALE: 1" = 80'

SITE PLAN

EXPLANATION

TP-8 — Approximate Location of Exploratory Excavation (AGS)

#2 — Approximate Location of Exploratory Excavation (Buena Engineers 1983)

Advanced Geotechnical Services
5251 Verdugo Way, Suite L
Camarillo, California 93012
Office (805) 388-6162/Fax (805) 388-6167

Krishnamurti Education Center

Geotechnical Engineering Study
Proposed Facilities Improvements
1098 McAndrew Road
Ojai Area of Ventura County, California

Client No.	4687	PLATE
Report No.	10103	1
Date	4/27/2018	
Drawing No.	10103cn4687	

HISTORIC RESOURCES REPORT

for

1098 McAndrew Road

(APN 029-0-033-24, APN 029-0-033-25, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28)

Ojai Valley, Ventura County, California

Prepared for

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County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 9 - Post Hazeltine Revised Historic Resources Reports, dated April 27, 2017, December 21, 2017 and Addendum Letter, dated September 3, 2018

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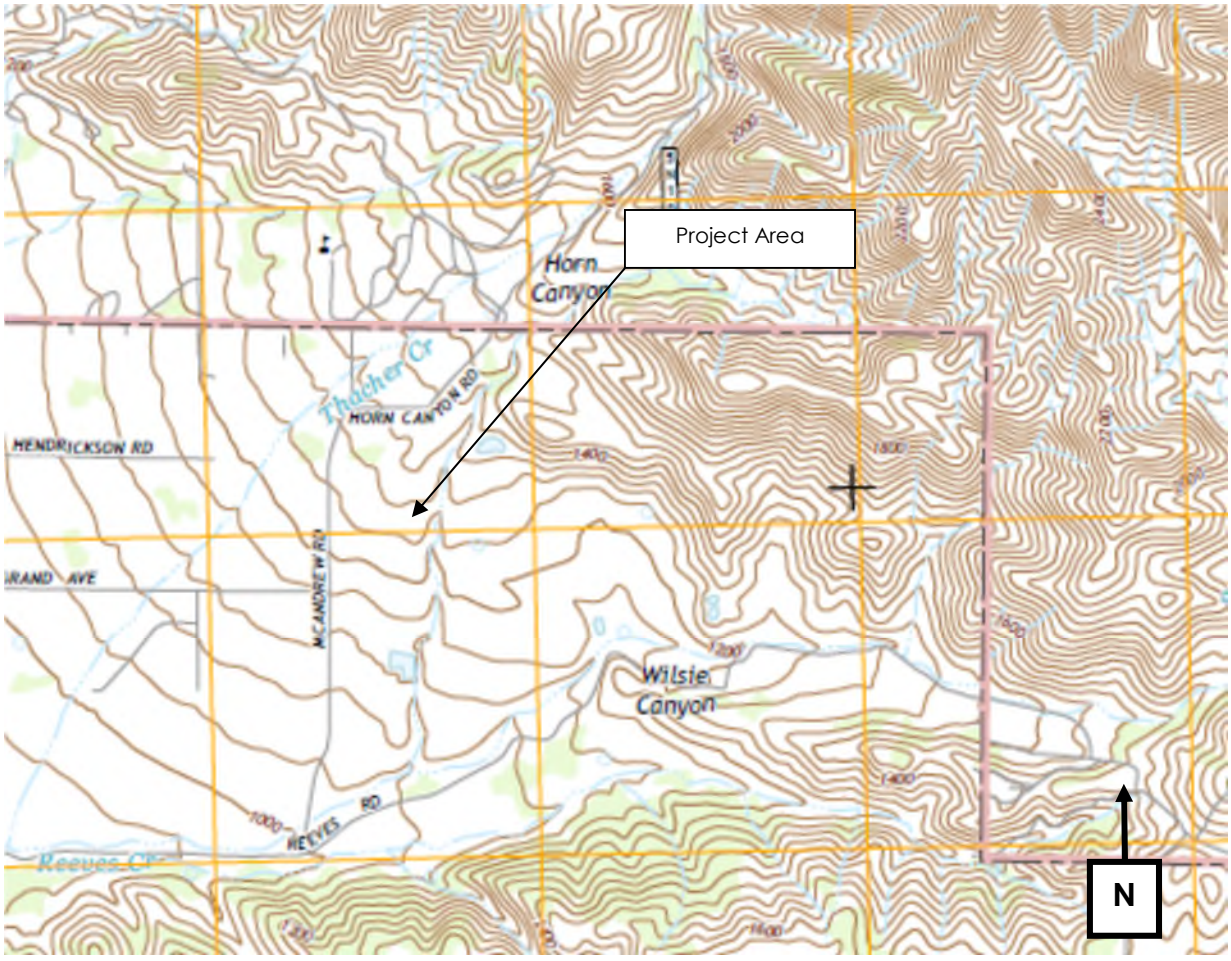
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1.0 INTRODUCTION

This Historic Resource Report is for a property at 1098 McAndrew Road in Ventura County, California (Figure 1, Location Map). The purpose of the study is to provide information to County of Ventura Planning staff to assist in compliance with the California Environmental Quality Act (CEQA) and the County of Ventura Initial Study Assessment Guidelines (ISAGs) for historic resources. This report provides information in support of a proposed Conditional Use Permit Master Plan Update for 1098 McAndrew Road. The study property, which is composed of five parcels (APN 029-0-033-24, APN 029-0-033-25, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28) is located in an unincorporated area of the Ojai Valley in Ventura County, California (see Figure 1 & Appendices A & B). The report was prepared for the Krishnamurti Foundation of America (KFI) by Pamela Post, Ph. D. (primary author) and Timothy Hazeltine of Post/Hazeltine Associates.



Location Map 1 (Topographic)



Location Map 2, Aerial photograph with project area outlined in black

The proposed project includes the following (see Appendix A for project plans):

- Relocation of Lawrence Cottage north of the Arya Vihara(#2 & P on Sheet 1.0);
- Demolition of the garage/laundry (#3 on Sheet 1.0);
- Construct a two-story guest building at the existing location of Lawrence Cottage and the garage/laundry building (A on Sheet 1.0);
- Reconfigure the parking area and dismantle and relocate segments of the dry-stacked stone walls and planter beds within or adjoining the parking area located northwest of the Arya Vihara (L on Sheet 1.0);
- Widen the fire access road along the north side of the property;
- Remove a section of dry-stacked stone wall in the parking area northeast of the Arya Vihara to install an access drive to the service yard (M on Sheet 1.0);
- Add an overflow parking area off the west side of the Administration Building (K on Sheet 1.0);
- Add a restroom building in an existing courtyard off the northwest corner of Pine Cottage (E on Sheet 1.0);
- Add a solar array off the south side of the Administration Building (B on Sheet 1.0);
- Add parking along the driveway located below the Pavilion (I on Sheet 1.0);
- Construct a one-story maintenance storage building with an attached two-car garage located northeast of the Arya Vihara (C on Sheet 1.0);

- Install a round-about at the interaction of two driveways east of the Administration Building (J on Sheet 1.0);
- Add outdoor seating east of the Pavilion (#S on Sheet 1.0);
- Add a handwashing station and outdoor storage to the exterior of the Pavilion (N & O on Sheet 1.0); and
- Add a shade structure north of Pine Cottage (F on Sheet 1.0).

2.0 SUMMARY OF FINDINGS

Previous Assessments and Designations

The study parcels at 1098 McAndrew Road were surveyed in 1985 as part of larger survey of unincorporated parcels located east of the City of Ojai and in Upper Ojai area (County of Ventura, Cultural Heritage Survey-Phase III, July 1985, prepared by Judy Triem). The survey identified the following buildings as contributors to a National Register eligible historic district with a status code of 3D:

Arya Vihara (Elizabeth Smith residence). Located adjacent to McAndrew Road, this is a two-story wood frame building originally constructed by the Smith family in circa-1910. In 1922-1923 the property was purchased by a foundation for Jiddu Krishnamurti to use as a retreat. The building subsequently underwent several modifications during the 64 years that marked Krishnamurti's occasional tenure as well as the periods when the property was the site of private schools. The 1985 survey assigned the building a National Register of Historic Places status code of 3D (Appears eligible for the National Register as a contributor to a National-Register eligible district through survey evaluation). In 2002, the County of Ventura designated the parcel as a County of Santa Barbara Landmark.

Pine Cottage (Jiddu Krishnamurti Residence and Library). Located east of the Arya Vihara, this is a one-story wood frame building originally constructed by the Smith family in circa-1917. In 1922-1923 the property was purchased for use by Jiddu Krishnamurti. In 1977, a substantial addition designed by the internationally renowned architect Charles Moore was made to the cottage. The 1985 survey assigned the building (apparently excluding the Charles Moore addition) a National Register of Historic Places status code of 3/3D (Appears eligible for the National Register or the California Register both as an individual resource and as a contributor to a National-Register eligible district through survey evaluation).

The following buildings, structures and features were defined as "related features" by the 1985 survey:

Arya Vihara: "Mature trees, orchard, three-car garage." This presumably refers to the large specimen trees around the house, the citrus orchard located between the Arya Vihara and Pine Cottage and the Lawrence Cottage and detached former garage located north of the Arya Vihara.

Pine Cottage: "stone walls, stone patio, "famed pepper tree" and orchards." The stone walls appear to refer to the dressed stone walls located in the vicinity of Pine Cottage. The stone patio appears to be the paved terraces off the east and west sides of the house. The "famed pepper tree" refers to the California pepper tree located west side of the house that is directly associated with an important episode in Krishnamurti's life. The existing tree has re-grown from the trunk of the original tree.

The following building was noted in the 1985 survey but not assessed:

Office Building (Annex). Located just south of Pine Cottage, this is a two-story Modernist style building designed by Julius R. Davidson an expatriate European architect based in Los Angeles. It was built in 1942 to house an office for D. Rajagopal and fireproof room for Krishnamurti's papers on the ground floor and a studio apartment on the second floor (Sloss 1991: 184). Plans for the building are archived at the Architecture and Design Collection at the University of California, Santa Barbara. Because the building was less than 50 years of age at the time of the 1985, Its potential significance was not evaluated.

On December 12, 2000, the study property was designated as a Site of Merit. In summary, Arya Vihara, Pine Cottage and related structures, landscape and hardscape features, that were evaluated in 1985, can be considered historically significant unless they no longer retain their integrity or do not make a substantial contribution to the historic significance of the property.

This study has determined that the garage/laundry building at 1098 McAndrew Road <u>is not</u> eligible for individual listing as a significant historic resource at the local level or state level; nor is the building a significant contributor to a larger designation encompassing buildings, structures, features or landscape elements associated with Jiddu Krishnamurti's occupancy of the property between 1922 and his death in 1986. Lawrence Cottage, which was built before 1923 forms a component of the nearby Arya Vihara's setting, embodies potential significance as a contributor to the setting of identified significant historic resources (the Arya Vihara was identified as significant historic resource in a 1985 survey of the east Ojai Valley).

<u>Findings of this Report</u>

This study provides a re-evaluation of designated and potential historic resources on the project property to determine if they continue to possess sufficient integrity for listing and to confirm that a National Register eligible district exists on the property and to define its boundaries. After confirming the presence of historic resources and defining a potential boundary for the district, the report evaluates potential project impacts by applying the criteria set forth in the County of Ventura Initial Study Assessment Guidelines.

Significance Findings:

The following buildings, structures, features, orchard and landscaping located on a portion of APN 029-0-033-24, APN 029-0-033-25 and APN 029-0-033-028 which are associated with Jiddu Krishnamurti, are contributors to a National Register eligible historic district:

- Arya Vihara (#1 on Sheet 1.0);
- Lawrence Cottage (#2 on Sheet 1.0);
- Pine Cottage and its stone terraces (#4 on Sheet 1.0);
- Annex (former office/studio) (#5 on Sheet 1.0);
- Dry-stacked stone walls along McAndrew Road including gate piers;
- Orchard between Arya Vihara and Pine Cottage (see L on Sheet 1.0);
- Badminton Court southeast of Arya Vihara;
- Mature specimen trees around Arya Vihara and Pine Cottage; and
- Pepper tree located west of Pine Cottage where an important role in Jiddu Krishnamurti's life took place.

The buildings, structure, features and landscaping on APN 029-0-033-26 & APN 029-0-033-27are non-contributors to the historic district. Only the Annex on APN 029-0-033-28 is a contributor to the district; the remainder of the parcel is non-contributing.

Summary of Project Impacts:

The current study finds that a portion of APN 029-0-033-24 and all of APN 029-0-033-25 and part of APN 029-0-033-028 surrounding the Annex Building, which encompass the former home of Jiddu Krishnamurti and related buildings, structures, features and landscaping which have a strong association with his significance as a philosopher, are a historic district with definable boundaries that maintains its eligibility for listing in the California Register of Historical Resources, the National Register of Historic Places and its designation as a County of Ventura Site of Merit.

The proposed Conditional Use Master Plan Update would encompass the relocation of Lawrence Cottage, demolition of the garage/laundry building, alterations to historic landscape features and the construction of new facilities. The plan, as currently proposed, meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the project would not result in significant direct impacts to significant historic resources.

3.0 ADMINISTRATIVE SETTING

CEQA Section 15064.5 defines historical resources as follows:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources

Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria.

- *The survey has been or will be included in the State Historic Resources Inventory.*
- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*
- *The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*
- *If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.*

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

> *"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."*

Section 15064.5(a)(4) of the CEQA Guidelines *states:*

> *"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."*

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

> §5020.1: "*Properties listed in, or determined eligible for listing in the California Register of Historical Resources*." *In*

> *order to be eligible for listing a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage*. B) *Is associated with the lives of persons important in our past;* C) *Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*; and D) *Has yielded, or may be likely to yield information important to history or prehistory*."
>
> *§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.*

The property must meet one or more of the following California Register of Historical Resources Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2. Is associated with the lives of persons important in our past; 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4. Has yielded, or may be likely to yield, information important in prehistory or history(PRC §5024.1(c)).
By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

> A) *are associated with events that have made significant contributions to the broad patterns of our history*;

B) *are associated with the lives of persons significant in our past;*
C) *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;*
D) *have yielded, or may be likely to yield information important in prehistory or history*.

While the project property is already a listed Ventura County Site of Merit, the following County of Ventura significance criteria have been applied to clearly identify the historic and architectural significance of the property and its contributing and non-contributing elements.

County Significance Criteria

Ordinance 4225, Sec.1365-5, Definition and Designation Criteria for Cultural Heritage Sites

For the purposes of the Ordinance, an improvement, natural feature or site may become a designated Cultural Heritage Site if it meets the following applicable criteria:

a) Landmarks – Satisfy one of the following criteria:

(1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history;
(2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
(3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
(4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
(5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
(6) Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

b) Sites of Merit satisfy the following criteria:

(1) Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special

recognition; and
(2) County approved surveyed site s with a National Register status code of 5 or above.

c) Points of Interest. Satisfy the following criteria:

1) That is a site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
(2) That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or
(3) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at the site and the site is not is not of sufficient historical significance to justify the establishment of a landmark.

d) District. Meets the criteria below:
(1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
(2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
(3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
(4) Complies with the criteria for integrity contained in Section 1365-5a.6.

Impact Thresholds

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:*

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development, including impacts to historic resources. The report follows the guidelines for Historic Cultural Resource Studies set forth by the County of Ventura, as well as State and Federal guidelines pertaining to the assessment of impacts to historic resources. These include the State CEQA Guidelines, specifically Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, as well as the CEQA guidelines adopted by the County of Ventura. The methodology for determining whether the property meets the eligibility requirements for listing as a historic resource under County, State, and Federal eligibility criteria was based on archival research to determine the historic context of the properties within the project area, as well as on-site evaluation of the physical and visual integrity of each building. This historic resources study includes the following:

1) Documentation of the historic context and physical appearance of the resources within the project site and the individual buildings, structures, and features at 1098 McAndrew Road;
2) Evaluation of the integrity of the district and its individual components;
3) Identification of potential historic, architectural, and cultural resources within the project area;
4) Evaluation of potential resources for listing as historic resources at the County, State, and Federal levels;
5) Assessment of the direct and indirect impacts of the proposed project on historic resources identified in this study;
6) Evaluation of the direct and indirect impacts of the proposed project on the property; and
7) Mitigation measures for impacts to historic resources that may result from the project as proposed.

The Lead Agency for the project is the County of Ventura. This report includes required findings regarding the potential environmental impact of the proposed Conditional Use Permit Modification project to the significant historic resources identified in this report. The report meets the requirements of a historical resource survey as outlined in Section 5020.1(k) of the Public Resources Code. Pamela Post, Ph.D., principal investigator and

senior historian, and Timothy Hazeltine prepared this report.

4.0 HISTORICAL CONTEXT

The following section of the report provides a historical context for the property.

4.1 Regional Context and Historic Themes

Historic context themes for Ventura County are defined in Section 3 of the *County of Ventura Historic Preservation Plan*. As detailed below in Section 4.2, the resource's significant historical associations occurred between 1922 and 1986 when the property served as the home and retreat of the philosopher Jiddu Krishnamurti. It was during this period that the study property served as his residence and occasionally for schools founded under his auspices.

4.2 Historical Context (Pre-Contact to 2017)

Throughout the Spanish and Mexican eras the east end of the Ojai Valley remained largely unsettled. Rancho Ojai, which was granted to Fernando Tico in 1837, did not encompass the study parcel. After California became part of the United States the project parcel was located within public lands, portions of which passed into private ownership. The greatest impetus to development in the Ojai Valley was the founding in 1872 of the town of Nordhoff. The community was named in honor of the writer Charles Nordhoff, who did much to popularize California through articles and books, including *California for Health, Pleasure, and Residence, a Book for Travelers and Settlers*. Until the early 20th century Nordhoff remained a small community providing goods and services to surrounding farms and ranches. It was not until the early 20th century that Nordhoff, which was renamed Ojai in 1917, began to develop a reputation as a resort and educational center, mostly due to the efforts of two men, the educator Sherman D. Thacher who founded Thacher School in 1889 and the industrialist Edward Libbey, who in 1914, spearheaded the rebuilding of Ojai's main street in the Mediterranean style. Beginning in the early 20th century the area east of the City of Ojai began to develop with homes set on small farms and citrus ranches. Among these was a house now the Arya Vihara built by Elizabeth Smith who ran a private school on her property. The arrival of the Theosophist, Annie Bessant and her protégé, Jiddu Krishnamurti in 1922, as well the founding of the Krotona Institute of Theosophy in the early 1920s did much to popularize the community as a center for alternative philosophies. According to Mary Lutyens, Jiddu and his brother Nitya, first came to Ojai in July of 1922, when Mary Gray lent them a cottage as a retreat for Nitya who was suffering from tuberculosis (Lutyens 1991: 34 - 35). It was while Krishnamurti was staying on the property that he underwent a spiritual/philosophical transformation which proved to be a profound turning point in his spiritual and philosophic life. The pepper tree located off the southwest side of Pine Cottage played a central role in this episode.

In February of 1923 Pine Cottage and the surrounding six acres was purchased with funds provided by Mary Dodge. Krishnamurti renamed the main house Arya Vihara (the noble monastery) while he made his home in Pine Cottage. Very soon after, a further seven acres was purchased and both parcels were placed under the ownership of the Brother's Trust, which was setup to manage the newly purchased properties. Shortly after the death of his brother Nitya in 1929, Krishnamurti renounced his ties to the Theosophist movement and established himself as a philosopher with an international following. Throughout the rest of his life Pine Cottage was used by Krishnamurti as a part-time residence and retreat. During his occupancy numerous changes were made to the property. Other changes to the property included construction of the office building in 1942 designed by the architect J. R. Davidson, and the construction of a library wing to Pine Cottage designed by Charles Moore in the 1970s. Krishnamurti died at the McAndrew Road property in1986.

Since Krishnamurti's death the property has served as the headquarters for the Krishnamurti Center of America. Alterations made to the property since 1986 include the construction of the Administration/Archive building in 1998 to house offices and a secure archive for Krishnamurti's papers, the construction of a pavilion in 2014 and the construction of a new paved driveway extending from the southwest corner of the property to Pine Cottage and the Administration/Archive Building. Since the mid-1980s much of the citrus orchard has died or been removed.

Jiddu Krishnamurti (c. 1895 - 1986)

Jiddu Krishnamurti was a philosopher and lecturer whose influence as a teacher spanned a period of over 60 years. From the mid-1920s until his death in 1986 Krishnamurti traveled the path of intellectual inquiry which eschewed traditional religious doctrine (Ojai Valley News, May 3, 1995: "Krishnamurti Gathering: Week-long event will celebrate 100th Anniversary and Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies"). Krishnamurti was born in Madanapalle in the Madras Presidency in south India during the British Raj (Figures 1 – 3). Due to the unreliability of birth registrations at the time his birthdate has been variously given as May 4, 1895, May 11, 1895 or May 25, 1896. Jiddu Krishnamurti was the eighth son of a high caste Sheivite Brahmin; his father, Jiddu Narayaniah, worked in the British civil service as a revenue collector (Sloss 1991: 21). In 1882, shortly before Krishnamurti's birth, his father became a Theosophist, though Jiddu Narayaniah adhered to many Hindu rituals (Lutyens 1990: 3). The Theosophical Society was founded in 1875 by Helena Petrovna Blavatsky, a member of the Russian aristocracy and an American, Colonel Henry Olcott an attorney, whom Blavatsky had met shortly after her arrival in New York in 1873. Theosophism is a religio-philosophic system that believes divine knowledge or enlightenment can be gained through the study of esoteric wisdom. It was an expression of a broader movement in 19th century Europe and America that saw the study of eastern belief systems, such as Hinduism, Taoism and Jainism, as vehicles for personal enlightenment. Under the leadership of Madame Blavatsky, Theosophy developed a complex belief system whose main tenets can be defined as follows:

- To form a nucleus of the universal brotherhood of humanity, without distinction of race, creed, sex, caste, or color.
- To encourage the study of comparative religion, philosophy, and science.
- To investigate the unexplained laws of nature and the powers latent in man.

Along with these principles, many Theosophists including Annie Bessant who succeeded Blavatsky as the head of the organization, believed that a human being would act as a physical vehicle (vessel) for a "Great Teacher," who would reveal these truths to humanity. According to Radha Rajagopal Sloss, the daughter of D. Rajagopal, who for many years functioned as Krishnamurti's manager and publisher, Theosophy was "based largely on a synthesis of Buddhism, Hinduism and various occult theories" (Sloss 1991: 9-10).

India with its rich spiritual history was a focus of Blavatsky and her followers who included Charles W. Leadbetter. Born in Great Britain, Charles Leadbetter (1854-1934) was an Anglican priest who eventually left the priesthood due to his increasing interest in spiritualism. In 1883, a year after joining the Theosophists, Leadbetter met Madame Blavatsky who accepted him as her pupil and disciple. In 1884 he left Great Britain for Adyar, the Theosophist compound in south Madras (now Chennai, India). Leadbetter first met the 14-year old Krishnamurti, along with his brother Nityananda (Nitya), on a beach where "he had been struck by the unusually pure and generous nature of the boy, as revealed in his aura" (Sloss 1991: 25). Leadbetter concluded from this initial impression that Krishna might prove to be the vehicle who the Masters were directing him to find: "Before long he stated that he had been instructed by the Master Kuthumi to train the boy" (Sloss 1991: 25).

In 1903 Krishnamurti's family, which eventually would include 11 children, six of whom would survive to adulthood, moved to Cudappah (now Kadapa in the state of Andhra Pradesh). It was there that Krishnamurti contracted malaria, a disease that he would suffer recurring bouts of for many years. In 1905, at the age of 10, Krishnamurti's mother, Saneevamma, died (Lutyens 1990: 5). This had a profound effect on the family, particularly Krishnamurti, who was very fond of his mother. Two years later, in 1907, Krishnamurti's father, Jiddu Narayaniah, a Brahman who had converted to Theosophy, retired from the civil service and sought employment from the Theosophical Society's retreat of Adyar (Sloss 1991: 23). It was there in 1909 that Krishnamurti first met one of his earliest mentors, Charles Webster Leadbetter, who was lecturing at the time at the Theosophist Society's 300-acre compound.

Another key figure in Krishnamurti's spiritual development was Annie Besant. Nurtured by Besant, Leadbetter and other leading Theosophists, Krishnamurti was groomed to become the World Teacher. His brother Nitya was educated alongside him. Many years later, Krishnamurti reflected on his initial meeting with Leadbetter, viewing it as a critical moment in his life and "when asked what he thought would have happened to him if he had not been 'discovered' by Leadbetter" he would unhesitatingly reply 'I

would have died' (Lutyens 1995: n.p.). Krishnamurti's early training with Besant, whom he now viewed as his surrogate mother, helped prepare him for the Society's Path of Discipleship, a program designed to prepare him for his role as a vehicle for one of the Masters (Sloss 1991: 28). Jiddu Narayaniah gave Besant legal guardianship of his son. Several years later, however, Narayaniah attempted to regain guardianship over his son. Initially Narayaniah won his suit in India, however in 1912, this decision was overturned by the Privy Council in London which resulted in Besant retaining control of Krishnamurti and his brother (at that time, Great Britain's Privy Council was the ultimate legal body for the Indian Empire).

It was around this time that the Theosophical Society established the Order of the Star in the East to introduce to the world the World Teacher. At the same time Krishnamurti, though bright and fluent in several languages, struggled with formal education and was beginning to have reservations about the role expected of him. He often chafed "at the regiment imposed on him, visibly uncomfortable with the publicity surrounding him, and occasionally expressing doubts about the future prescribed for him" (Lutyens 1975: 80). In 1911 Krishnamurti and Nitya left India for the first time, traveling to England with Annie Besant. The intent of this journey was to introduce Krishnamurti to influential Theosophists in Great Britain and Europe.

There Krishnamurti met Lady Emily Lutyens, a recent convert to Theosophy. The daughter of the Earl of Lytton, former Viceroy of India, Emily Lutyens was the wife of Sir Edwin Lutyens, the renowned English architect who within a few years was to design New Delhi, India's new imperial capital (Sloss 1991: 31). Important Theosophists who met Krishnamurti during this period included the American Mary Dodge, heiress to the Phelps Dodge copper mines. Dodge was so taken with Krishnamurti that she became one of his principal benefactors, giving him a stipend of 500 pounds for life (Sloss 1991: 33). For the next three years, Krishnamurti and his brother Nitya, traveled on the continent meeting Theosophists and continuing their studies. In late summer of 1914, the brothers returned to England at the outbreak of World War I. In 1916 Krishnamurti entered London University, graduating with honors in 1920. A year later he fell in love with Helen Knothe a 17-year old American whose parents were associated with the Theosophist movement. For several years the two continued their relationship but because of his intended role as the Society's World Teacher, which required chastity, their romance eventually ended.

In 1922 Krishnamurti and Nitya traveled to California where it was hoped that the dry climate of Ojai, California would help Nitya, who had recently be diagnosed with a severe case of tuberculosis. First arriving in Ventura they were met by Theosophist Mary Gray who owned a large estate in Ojai that she lent to the brothers. Upon their arrival in the valley the two were struck by Ojai's geographic similarities to their native country. To Krishnamurti and Nitya "the valley might have been set in any number of places in India with its softly contoured hills and dry underbrush" (Sloss 1991: 53). While in Ojai, the brothers were tended to by Rosalind Williams, a young American woman who subsequently would marry Krishnamurti's associate and friend, Desikacharya Rajagopal.

Over the years, the couple would develop a close and influential relationship with Krishnamurti. Significantly, this was the first time the two brothers were on their own and not subject to the supervision of members of the Theosophical Society. A short time later, with donations raised by Annie Besant, a six-acre property located adjacent to Mary Gray's estate was purchased for the brother's use. The land included the cottage where Krishnamurti and Nitya had been staying and the L-shaped main house, which they named Arya Vihara (in Sanskrit Arya Vihara means Realm of the Aryas i.e., *those noble by righteousness*) (Figures 4 – 7). Subsequently, another seven acres was purchased and a trust formed called the Brothers Association was created to hold the estate for Krishnamurti and his brother. The trust was created because at the time Indians were racially classified as "Orientals," who by California's law could not purchase or own land (Sloss 1991: 64-65). By this time both Krishnamurti and Nitya had come to love Ojai and from this point on it became Krishnamurti's official residence (Lutyens 1983: 6). By the end of summer, beginning of fall 1922, Krishnamurti had undergone a life altering experience that has been variously described as "a spiritual awakening, a psychological transformation, and a physical reconditioning." This spiritual and psychological occurrence, in which Krishnamurti even experienced physical pain and discomfort, became known as *the process*, which eventually climaxed in a sense of "immense peace" (Lutyens 1975: 158-160). These events, which occurred intermittently in the succeeding years, were often followed by what was described as *the other* or *otherness*, a feeling that "almost continuously during his life" gave him a sense of being protected (Lutyens 1988: 12).

Whatever the rationale, Krishnamurti felt freed from the spiritual path intended for him by his mentors in the Theosophical Society. For Krishnamurti and "his future role as a teacher, *the process* was his bedrock…It had come to him alone and had not been planted in him by his mentors…it provided Krishna with the soil in which his newfound spirit of confidence and independence could take root" (Vernon 2001: 131-132). Compounding his growing distance from the Theosophical Society was the death of Nitya from complications of influenza and tuberculosis on November 13, 1925. This profoundly affected Krishnamurti's belief in Theosophy as he had been assured by members of the Society that, since Nitya was essential to Krishnamurti's life-mission, he would not be allowed to die. Nitya's death shook Krishnamurti, but 12 days later Krishnamurti was "immensely quiet, radiant and free of all sentiment and emotion…there was not a shadow…to show what he had been through" (Lutyens 1975: 221).

Over the next few years Krishnamurti continued on his path of independence from Theosophy and in 1929 he dissolved the Order of the Star, despite the pleadings of Charles Leadbetter and Annie Besant to continue. Once Krishnamurti had made the decision to close the organization and denounce all organized beliefs, as well as the teacher-follower relationship, a number of eminent Theosophists, including Leadbetter, Besant and Mary Lutyen's mother, Mary turned away from him believing that Krishnamurti was no longer a vessel for the Masters. Following his decision to dissolve

the Order of the Star he returned some of the properties and funds donated to the order. During the 15 years following his departure from the Theosophist movement Krishnamurti spent much of his time on speaking tours and writing articles for the *Star Publishing Trust*, a publishing firm he co-founded with Desikacharya Rajagopal, a friend and associate from the Order of the Star. While Krishnamurti lived in Ojai on an intermittent basis throughout this period he traveled extensively on speaking tours in the United States, Europe, India, and Latin America where he attracted influential friends, including Aldous and Maria Huxley who frequently visited Krishnamurti in Ojai and shared Krishnamurti's pacifist beliefs (Sloss 1991: 170 and Vernon 2001: 205). After the outbreak of World War II, Krishnamurti, a British subject who had publicly expressed pacifist beliefs, came under the observation of the FBI. Between 1940 and 1944 he gave no public speeches, choosing instead to live in Ojai and contribute surplus foods from the McAndrew Road property for relief efforts in Europe. Several years after the end of the war Krishnamurti traveled to India on an extensive speaking engagement. There he met with a number of prominent figures and intellectuals including Jawaharlal Nehru, prime minister of a newly independent India and Pupla and Nandini Mehta, both of whom became lifelong friends of Krishnamurti.

Throughout the 1950s and 1960s Krishnamurti continued his travels, teaching his philosophy that "delved into fields as diverse as religious studies, education, psychology, physics, and consciousness studies" and becoming friends with such intellectual luminaries as physicists David Bohm, Fritiof Capra and George Sudershan, biologist Rupert Sheldrake and psychiatrist David Shainerg. He also founded schools in India, Europe and the United States (Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies"). It was during this period that Krishnamurti's long-time friendship and business association with the Rajagopals began to deteriorate, eventually leading to litigation that was not settled until shortly after Krishnamurti's death in 1986. During this time Krishnamurti rarely stayed at the McAndrew Road property, which was the home of the Rajagopals and the site of Happy Valley School of which Rosalind directed.

In 1974-1975 several years after the departure of Rosalind Rajagopal from the McAndrew Road property, Krishnamurti returned to Ojai where he once again resided on a part-time basis at Pine Cottage. It was during the mid-1970s that he founded Oak Grove School, which for a period was headquartered in the Arya Vihara. The 1970s and 1980s were perhaps the apex of Krishnamurti's influence as a philosopher. It was during this time that he established relationships with India's Prime Ministers, including Indira Gandhi and other political leaders and intellectuals. Two of Krishnamurti's last speaking engagements before his death were in 1984 and 1985 when he spoke before the United Nations under the sponsorship of the *Pacem in Terris* Society whose award he received. In October 1985 Krishnamurti made his last trip to India, giving a number of "what became known as farewell talks" as he was unaware at the time that he was suffering from terminal cancer (Lee 2015: 260 -261). On January 10, 1986 Krishnamurti flew to California from Madras, India, feeling sick and exhausted. On February 17, 1986, shortly after he was diagnosed with pancreatic cancer, Krishnamurti died at Pine

Cottage in Ojai at the age of 90 (Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies." Since his death, the McAndrew Road property has been the home of the Krishnamurti Foundation of America, which uses the property as its headquarters, archive and retreat center. During its tenure the foundation has constructed two new buildings on the property.

Julius Ralph Davidson (1889-1977) (Designer of the Annex, [the former Office/Studio])

Julius Ralph Davidson, more commonly known as J.R. Davidson (1889-1977) was a Modernist architect who practiced between the mid-1930s and the early 1970s. During the decades preceding and just following America's postwar period Davidson was a part of a group of European expatriate architects, including among others, Richard Neutra, Rudolph Schindler, Kem Weber, and Paul László, who would prove to have a profound influence on advancing the tenets of Modernism in Southern California (Gebhard & Winter 1977: 27 -28).

Julius Ralph Davidson was born in Berlin, Germany in 1889. After spending several years in London working for the office of Frank Stewart Murray, as well as in Paris, Davidson married Greta Wollstein in 1914; shortly after he joined the Army, serving for two-and-half years during World War I (http://pcad.lib.washington.edu/person/253/). After the war, Davidson returned to Berlin and later moved to Los Angeles in 1923, where he worked for the architect Robert D. Faquhar and developers Hite-Bilike. In 1933 he moved to Chicago where he opened a successful practice remodeling hotel interiors. Three years later, in 1936, he returned to Southern California where he would remain the rest of his life. The postwar years were among the most prolific of Davidsons's career. Most of the commissions Davidson received during this period were residential. Davidson is noted for his participation in the Case Study Program (1945-1964), a program instigated by John Entenza, editor of *Arts and Architecture,* as an experimental program to advance Modernist residential design in Southern California. Employing pre-fabricated and industrial materials in innovative ways the intent of the program was to introduce to the middle class family examples of affordable, but as importantly, well-designed housing (Smith, 1989: 42). Davidson, along with other Modernist architects, including, among others, Richard Neutra, Pierre Koenig, Ralph Rapson, and Eero Saarinen, were engaged by Entenza to design experimental residential housing that would address these needs. Davidson designed three Case Study Houses, including Case Study House #1 (1945-48), located in North Hollywood (still extant); Case Study House #11 (1946) in West Los Angeles (the first to be built, it has since been demolished); and Case Study House #15 (1946) in La Canada (still extant) (Smith 1988).

Around the same the time that Davidson was working on the Case Study houses he was hired by the Krishnamurti Foundation in Ojai to design, in circa-1946, a Modernist style building for their property. The Ojai house recapitulates a number of similar stylistic elements found in other contemporaneous examples of his work, including the employment of a flat roof, extensive use of fenestration where the windows are set flush

with the wall plane and stuccoed siding. Other well-known commissions by Davidson included a house designed for the writer Thomas Mann. Mann indicated his discomfort with the more orthodox interpretation of Modernism which generally incorporated "walls of glass" to enhance the house's sense of transparency. Mann's aversion to the "glass-box style was translated by Davidson to a more moderate interpretation of Modernism. Built in the Pacific Palisades in 1941 the house, nevertheless, still encapsulated Davidson's seamless melding of interior and exterior space (Gebhard and Winter 1985: 48). In addition to his architectural practice Davidson taught at the Art Center College of Design between 1938 and 1972. In 1972 Davidson retired to Ojai, California, where he died five years later, in 1977.

Charles Willard Moore (1925-1993) (Designer of 1977 Addition to Pine Cottage)

Charles Willard Moore was an American architect, educator, writer, and winner of the AIA Gold Medal in 1991. An architect of great breadth he was most known for his architectural eclecticism and postmodern design. A seminal figure in American architecture, "he strove to celebrate a sense of place with a collage-like mix of pop, historical and modernist motifs" (*New York Times* Obituary, December 17, 1993). Moore's architectural oeuvre preferred conspicuous design features, including loud color combinations, super graphics, the re-scaling of historical forms, and the use of non-traditional materials, such as plastic and neon signs. Such design features made Moore one of the chief innovators of postmodern architecture, along with, among others, Robert Venturi and Michael Graves (Gossel and Leuthauser 2001: 271 -279 and Curtis 1996: 589 – 613).) Charles Moore was born Benton Harbor, Michigan on October 31, 1925. At the age of 16 Moore attended the University of Michigan, where he graduated with a bachelor in architecture degree in 1947. He later enrolled at Princeton University, receiving a Master of Fine Arts degree in 1956 and a year later a doctorate in 1957 (*New York Times*, December 17, 1993). Moore remained at Princeton an additional year as a post-doctoral fellow, serving as a teaching assistant for the renowned architect Louis Kahn. It was while he was at Princeton that Moore developed a long-lasting association, both professionally and as friends, with fellow students Donlyn Lyndon, William Turnbull, Jr., Richard Peters, and Hugh Hardy. During his years at Princeton Moore designed and built a house for his mother in Pebble Beach, California, and worked during the summers for architect Wallave Holm in nearby Monterey. In 1959, Moore left Princeton and began teaching at the University of California, Berkeley. From 1962 to 1970 Moore was a partner in Moore Lyndon Turnbull Whitaker, subsequently known as MLTW/Moore Turnbull (*New York Times*, December 17, 1993). In the mid-1960s Moore designed his residence in New Haven, which featured an open, freestanding shower in the middle of the room, with a shower head designed as a giant sunflower. It was during this period that Moore's firm developed Sea Ranch in northern California. Hugging a ten-mile stretch of the Pacific Coast the vacation resort consisted of "redwood-clad houses, clustered into picturesque compositions [that] appeared to grow like a natural outcrop of the dramatic cliffside" (*New York Times*, December 17, 1993).

In 1965 Moore was appointed Dean of the Yale School of Architecture (Moore held the position until 1970). One of Moore's most significant commissions was his design in 1973, along with partner William Turnbull, of Kresge College at the University of California Santa Cruz. The post-modernist scheme for Kresge College employed over-scaled geometric forms and super graphics while still evoking the traditional form and plan of a small village. In 1975, he obtained a professorship at the University of California, Los Angeles. By this date Moore had become a partner in Moore Grove Harper. In 1978 he was given the commission to design an urban plaza in New Orleans for residents of Italian heritage. Using classical architecture as a template for his post-modern vocabulary Moore designed the space, known as the Piazza d'Italia, as a colorful arrangement of over-scaled semi-circular colonnades, neon arches and fountains. His final professorship was in 1985 when he was appointed the O'Neil Ford Centennial Professor of Architecture at the University of Texas at Austin. During this period he completed a number of projects, including, among others, the Hood Art Museum at Dartmouth, the Beverly Hills Civic Center (1992), the National Dong Hwa University, Hualien, Taiwan (1992) and the California Center for the Arts, Escondido, California (1993). In addition to his influential work as an architect and university educator, Moore was a prolific author, publishing a dozen books. Charles Moore died of a heart attack at his home in Austin, Texas, on December 16, 1993.

5.0 DESCRIPTION OF DESIGNATED AND POTENTIAL HISTORIC RESOURCES

The project property is accessed via driveways extending into the property from McAndrew Road. The project property is developed with the following (see Figure 2 and Sheets 0.0 and 1.0 in Appendix A):

Buildings

- Arya Vihara(Pepper Tree Retreat) c.1910 (or earlier) with later alterations;
- Laundry/Garage building (before1945,modified in the 1970s and later);
- Cottage adjacent to Arya Vihara (Lawrence Cottage) (1920s or before);
- Pine Cottage c. 1917 with later alterations;
- Two-story office building (former office/studio) (1942 with later alterations);
- Detached garage (between 1960 and 1977);
- Yoga Retreat (2014, less than 50 years of age); and
- One-story office building (1998, less than 50 years of age).

Hardscape Features

- Dry-stacked stone retaining and boundary walls at entrances on McAndrew Road, along entrance drive and adjacent to the Arya Vihara;
- Dressed stone walls and paving at Pine Cottage;
- Walkway through the citrus orchard from Pine Cottage to Arya Vihara; and
- Badminton court; and
- Paved driveways installed in1998.

Plantings/Landscape Features

- Large trees around Pine Cottage and Arya Vihara;
- Citrus orchard between Arya Vihara and Pine Cottage and on other parts of the property; and
- Smaller scale plantings on rest of property.

5.1 Description of Resources

5.1.1 Arya Vihara (Pepper Tree Retreat) (#1 on Sheet 1.0)

The Arya Vihara (Noble Monastery) is a one and two-story vernacular type wood frame building located near the northwest corner of the property on APN 029-0-033-24 (Figures 5 – 17 and see Figure 4). Set on raised sandstone and concrete foundations the u-shaped building is sheathed in board-and-batten cladding and features a complex roof with front and side-facing gable elements with moderately overhanging eaves. Roof cladding is composition shingles. Window types include multi-light casements, single light casements, single-light fixed windows, metal sliders and French doors. Pergola-style porches extend along part of the east, west and south elevations of the building. The existing building was built in several phases with the one-story wing of the house built in circa-1910 by Elizabeth Smith, sister-in-law of Edward Thacher (Triem 1985: Survey Form for 1098 McAndrew Road) (Thacher School, founded by Edward Thacher, is located on the north side of the upper reaches of McAndrew Road). Sometime between the mid-1930s and 1939, a two-story wing was built of the south end of what had been the Smith's house. This addition with its board-and-batten style walls and gable roofs emulates many of the design features of the original house. The building currently houses offices and meeting space.

West Elevation (street façade facing towards McAndrew Road)

The west elevation is linear in configuration; it is composed of the original one-story house built in circa-1910 flanked on its east by the two-story wing, whose second floor was built sometime between circa-1924 and 1939. The appearance of the elevation before and after the second floor addition was built is documented by Figures 6 & 7). Capped by moderately-pitched side gable roofs with different ridge heights, the L-shaped one-story wing is fronted by a raised brick terrace partially covered by a wood universal access ramp that extends around the northwest corner of the building. This wing's fenestration is composed of one-over-one wood sash windows and French doors. A set of brick steps lead down from the terrace to a lawn extending off the west side of the building. A two-story wing capped by a moderately-pitched front gable roof extends off the east end of the elevation. The wing features floor porch capped by a shed roof; fenestration is composed of multi-light rectangular windows on the first floor and a glazed door flanked by windows on the second floor. This wing, like the original house, features a raised foundation of roughly–shaped sandstone blocks.

The south elevation is u-shaped in configuration with the centrally-placed recessed one-story section of the elevation flanked on its east side by a two-story wing and its north by a one-story wing. A pergola style porch covered with vines fills the elevation's u-shaped courtyard and extends along the base of the elevation's two-story wing. The central wing is capped by a side gable roof with slightly overhanging eaves. Its fenestration is composed of a pair of single-light French doors flanked by one-light windows. The remaining fenestration is composed of rectangular wood sash and slider windows of varying dimensions. The two-story wing at the south end of the elevation features a four large one-light rectangular on the first floor sheltered beneath a continuation of the pergola. On the second floor fenestration is confined to a two-light slider window with a triangular vent set at the apex of the wing's front gable roof. At the north end of the elevation the one-story wing features a broken-pitch front gable roof; its fenestration is composed of a large two-light wood slider window set near the center of the elevation, which is flanked on its south by a smaller metal-framed slider window and one-light fixed window at the north end of the elevation; a large triangular vent below the peak of the gable roof.

North Elevation (side elevation facing garage and detached cottage)

The north elevation, which is L-shaped in configuration, is largely masked from view by a detached garage and Pine Cottage located just off the building's north elevation. This wing is capped by a complex gable roof with the shallow projecting wing at the west end of the elevation capped by a front gable roof flanked on its east end by the recessed wing which is capped by a side gable roof. Fenestration on the projecting element of the elevation is composed of four large rectangular single-light wood frame windows. The recessed portion of the elevation features rectangular metal-frame slider windows and a wood panel door.

East Elevation (rear elevation, facing towards Pine Cottage)

The south elevation is u-shaped in configuration with the centrally-placed recessed one-story section of the elevation flanked on its east side by a two-story wing and its north by a one-story wing. A pergola style porch covered with vines fills the elevation's u-shaped courtyard and extends along the base of the elevation's two-story wing. The central wing is capped by a side gable roof with slightly overhanging eaves. Its fenestration is composed of a pair of single-light French doors flanked by one-light windows. The remaining fenestration is composed of rectangular wood sash and slider windows of varying dimensions. The two-story wing at the south end of the elevation features a four large one-light rectangular on the first floor sheltered beneath a continuation of the pergola. On the second floor fenestration is confined to a two-light slider window with a triangular vent set at the apex of the wing's front gable roof. At the north end of the elevation the one-story wing features a broken-pitch front gable roof; its fenestration is composed of a large two-light wood slider window set near the center of the elevation, which is flanked on its south by a smaller metal-framed slider window and one-light fixed window at the north end of the elevation; a large triangular

vent below the peak of the gable roof.

South Elevation (facing Annex)

The south elevation, which is linear in configuration, is two-stories in height; at its west an exterior staircase leads up to the second-floor porch. The first floor fenestration is composed of a series of wood frame windows, primarily one-light sliders. At the west end of the elevation a large one-light picture window is capped by a multi-light transom. At the east end of the elevation a six-light French door with fixed sidelights is flanked on its west side by sandstone cobble and brick chimney. The base of the chimney which has battered sides is clad in cobbles while the second floor portion is composed of red brick laid in a running bond pattern. On the second floor fenestration is composed of slider and casement single-light windows of varying dimension.

Building Chronology, Alteration and Modifications

Very little in the way of records or plans exist for the Arya Vihara before the 1980s. The following chronology was developed from the 1985 survey, biographical sources, photographs and an onsite inspection of the building.

- The early history of the building is somewhat unclear as the 1985 Survey Form for the property indicates Arya Vihara was built in circa-1910 for Elizabeth C. Smith (Triem 1985) while another source states it was built by Louis C. Drapeau, a Ventura County Judge about 1895 (Lee 2015: 174 -175). When it was built, the house was a one-story wood frame building that was likely rectangular in configuration with the original house comprising the central wing of the existing building;
- It was used for a number of years by Smith as a school (Triem 1985);
- It was later acquired by Mary Tudor Gray who owned the adjacent estate;
- In 1922, Gray lent a cottage on her property (later named "Pine Cottage") to Krishnamurti and his brother Nitya who was convalescing from tuberculosis (Sloss 1991: 51-54). During this time the brothers did not stay at what later became Arya Vihara; instead they resided at Pine Cottage;
- The following year, in 1923, the six-acre property which included Pine Cottage and a larger house (now the Arya Vihara) was purchased through the efforts of Annie Bessant and Mary Dodge and put in trust for Krishnamurti and his brother (Sloss 1991: 64 65). At that time Krishnamurti and his brother moved into Arya Vihara. It was there in November of 1925, that Nitya died of tuberculosis while Krishnamurti was on an extended trip to Europe and India (Sloss 1991: 79 & Lutyens 1990: 59);
- The earliest photograph of the house is an undated photograph taken sometime between the mid-1920s and circa-1933 (see Figure 6). This photograph depicts the west elevation of the house which is one-story in height, with a shallow recessed wing at the north end of the elevation and roof deck surrounded by a railing at the south end of the elevation;

- During the 1930s through the 1950s the Arya Vihara served as office and meeting space as well as the home of Raja and Rosalind Rajagopal (Sloss 1991: 116);
- Sometime between circa-1933 and circa-1939, a second floor was added at the south end of the elevation (the second-floor addition is depicted in a photograph of Rosalind Rajagopal and her daughter Radha) (see Figure 7). This addition was built by Sara Login for Raja and Rosalind Rajagopal, Krishnamurti's publisher and business manager. Login thought the second-floor living quarters would relieve Raja's rheumatism and provide the couple with more privacy than the ground floor of Arya Vihara (Sloss 1991: 147). This addition was linked to ground level via exterior stairs off its east and west ends. While the 1985 survey attributes this addition to Richard Neutra in the 1940s, Richard's son Dion Neutra, does not believe that his father was responsible for the design of the addition (Craig Walker to Nicole Doner, September 21, 2016) (Neutra did design a second-floor addition to a house in the Los Angeles area for the Rajagopals' during this period, but not for the Ojai property);
- Sometime during World War II one of the house's pergolas was removed (Sloss 1991). This may have been the pergola that once extended most of the length of the west elevation or the larger pergola set between the rear (east) elevation's projecting wings;
- Beginning in 1946, the building housed the Happy Valley School (now Besant Hill School), which Rosalind Rajagopal directed until her resignation in 1964 (Sloss 1991: 284). The use of the school does not appear to have resulted in substantial exterior alterations to the building;
- In the late 1960s, Rosalind Rajagopal left the property. For some years, the Arya Vihara appears to have been rarely used (Lee 2015: 155-157);
- In early 1975 the Arya Vihara underwent minor alterations to serve as the home for Oak Grove School which had recently been founded by Krishnamurti (Lee 2015: 155-157). The school used the house for a few years before moving to their current site in East Ojai; and
- Since the death of Krishnamurti in February of 1986, the Arya Vihara has served as residential, office and meeting space for the Krishnamurti Foundation of America. During this period, few substantive alterations appear to have been made to the exterior of the building.

5.1.2 Garage/Laundry (located north of the Arya Vihara) (#3 on Sheet 1.0)

This is a one-story wood frame building set on a concrete slab foundation located northeast of the Arya Vihara on APN 029-0-033-24. Its exterior walls are sheathed in board-and-batten style siding (Figures 18 -20 and see Figure 4). The building is capped by a moderately-pitched side gable roof with plain board fascia. Fenestration is a combination of metal sash types. The bay doors which open into the laundry area feature swing wood doors flanked by a flush panel door with a metal frame window. The east and west elevations, which are the side elevations feature rectangular slider windows (the window on the east elevation has been partially in-filled with an air

conditioner). The L-shaped south elevation features an addition capped by a broken-pitch addition to the building. This elevation's fenestration is composed of a metal slider window flanked by a flush panel door located at the east end of the elevation. A door covered by board-and-batten is set at the west end of the elevation.

Building Chronology, Alterations and Modifications

Like other buildings on the property the history of this structure is somewhat unclear.

- The building was originally built as a garage, perhaps for Krishnamurti, who owned several automobiles. It may have been built as early as the 1930s;
- Its northernmost bay was later converted to interior space when a small addition was made to the building's south elevation which features a metal frame window; and
- The other garage bays are currently used for storage. These alterations may have been made in 1974 when the building housed an art studio for Oak Grove School.

5.1.3 Lawrence Cottage (Located off the north side of the Arya Vihara) (#2 on Sheet 1.0)

Located adjacent to the northwest corner of the Arya Vihara on APN 029-0-033-24 is a one-story wood frame building set on a sandstone and concrete foundation (Figures 21 -23 and see Figure 4). Its exterior is sheathed in board-and-batten style siding and it is capped by a moderately-pitched side gable roof with a skylight and mechanical equipment. Fenestration is composed of one-light metal frame and wood frame multi-light wood window units set into what appear to be the original rectangular wood frame rectangular openings. A red brick chimney with a metal strutis set at the center of the cottage's north elevation.

Building Chronology, Alterations and Modifications

- An aerial photograph taken in 1945-1946 depicts a structure at this location. This indicates the cottage dates to before 1946;
- It is possible that the building was built in the early 20th century by the Smith family and later altered when a fireplace was added to the north elevation andsome of the fenestration was modified;
- The lack of permits suggests that these changes took place before the mid-1950s, which is broadly consistent with the cottage's building materials;
- The skylight, chimney strut and mechanical equipment appear to be recent alterations.

5.1.4 Pine Cottage (#4 on Sheet 1.0)

Set to the rear of the property on APN 029-0-033-25, Pine Cottage has an H-shaped footprint. It is composed of a one-story, Vernacular-type building built sometime during

the teens of the 20th century and a large, Post-Modern style addition designed by the architect Charles Moore that was built in 1977 (Figures 24 -35 and see Figure 4). The cottage was in-place in 1922, the year that Krishnamurti and his brother first stayed at the property.

West Elevation

U-shaped in configuration, this elevation is composed of the original wood frame, shingled cottage flanked on its north by a hyphen and the large concrete brick addition built in 1977. L-shaped in configuration the cottage wing has a stone-clad base and is capped by a complex front and side gable roof with moderately projecting eaves with wood plank fascia. Its fenestration is composed of wood frame slider, sash and fixed windows of varying dimension. A porch capped by a shallow shed roof supported by narrow wood posts extends along part of the length of the front gable. The raised porch shelters a flush panel door flanked by windows.

The central section of the elevation is recessed hyphen with a shallow porch set beneath the side gable roof. The elevated porch is approached via a curving set of stone steps that lead-up from a stone-paved terrace to a wood plank door providing access to the wing built in 1972. This wing of the building features extended eaves supported by paired rafters. The north end of the elevation is linear in configuration with flush eaves. The roof features a raised gable element that functions as a glazed clerestory. A raised concrete terrace with a low stone parapet runs the length of the elevation. At the northwest corner of the wing a service yard is surrounded by a stone wall with a wood plank gate.

North Elevation

Composed of the side elevation of the 1977 wing, this elevation is linear in essentially linear in configuration. The roof's extended eaves form a shallow stone-paved porch that runs along part of the elevation. Fenestration is composed of multi-light sash windows, French doors and louvered doors features substantial wood lintels. A pergola style porch is located near the west end of the elevation.

East Elevation (rear)

This elevation is U-shaped in configuration with its north end composed of the 1977 wing, the recessed central section of the elevation by a hyphen with a prominent clerestory built in 1977 and the south end of the elevation composed of the original early 20th century cottage. This elevation features a complex series of roofs including shed, side gable and clerestory types. The 1977 addition is primarily of concrete block construction while the original cottage features shingled walls. A shallow raised porch extends along the length of the hyphen shelters a pair of one-light French doors, while a larger porch capped by a shed roof projects off the rear of the original cottage wing at the south end of the elevation. Fenestration is composed of multi-light sash and French

doors on the 1977 wing and wood sliders on the original cottage wing.

South Elevation (side)

This elevation is composed of the side elevation of the original early 20th century cottage wing. It has a L-shaped configuration with a shallow projecting capped by a continuation of the main side gable roof extending along the west end of the elevation. Near the east end of the elevation a set of masonry steps leads down to a flag-stone paved pathway. Fenestration is primarily composed of wood slider windows of varying dimension.

Building Chronology, Alteration and Modifications

Very little in the way of records or plans exist for Pine Cottage before a wing was added to the building in 1977. The following chronology was developed from the 1985 survey, biographical sources, photographs and an onsite inspection of the building.

- According to the 1985 Survey Form, Pine Cottage was built in circa-1917. This date is consistent with cottage's vernacular type architecture; although it is possible that it could have been built a few years earlier.
- In 1922 the cottage was lent to Krishnamurti and his brother during Nitya's convalescence;
- In 1923 Pine Cottage became Krishnamurti's residence, a function it would fulfill until his death in 1986;
- The cottage was little-used between the early 1960s and 1974, a period when Krishnamurti rarely visited the property;
- For several years beginning in 1975 part of Pine Cottage was used as a classroom for the Oak Grove School.;
- Substantive changes to not appear to have been made Pine Cottage until 1977 when a large addition designed by the renowned architect Charles Moore (Urban Innovations Group of Los Angeles) was built off the north end of the house. Built of concrete brick, the addition with its schematized references to regional architectural motifs is an example of Post-Modernism. This wing as well as a through renovation of Pine Cottage was financed by Mary Zimbalist a friend of Krishnamurti (Lee 2015: 171); and
- After Krishnamurti's death in 1986, Mary Zimbalist retained a life-interest in Pine Cottage until her death in 2008. After Zimbelist's death the Pine Cottage has been used as a meeting space and library.

5.1.5 Annex (Office/Studio Building) (#5 on Sheet 1.0)

This Modernist style, two-story wood frame, stucco-clad building was designed by J. R. Davidson in 1942 and is located at the northwest corner of APN 029-0-033-28 (Figures 36 - 42 and see Figure 4). The building was built as an office and studio apartment for D.

Rajagopal, Krishnamurti's manager and publisher. The building originally featured an office and strong room (for Krishnamurti's papers) on the first floor and a small studio on the second floor. Plans for the studio are archived at the Architecture and Design Collection at the University of California, Santa Barbara (see Appendix B for selected sheets). The building features almost flat roofs with extended boxed eaves, porches and metal frame windows.

West Elevation (facing towards the Arya Vihara)

This elevation features a recessed second floor with a full-length porch whose metal roof is supported by narrow wood posts; this floor's fenestration is composed of large plate glass windows (This porch, which lacks a railing appears to have been installed to provide shade to the second floor rather than as outdoor living space). The first floor also features a full-length porch, but in this case the fenestration is composed of triple-light metal frame windows with a horizontal emphasis.

North Elevation (facing Pine Cottage)

This elevation features a cantilevered second floor supported by flagstone-clad piers. At its east end an exterior staircase provides access to the rear elevation's second floor porch. On this elevation, the first floor features flush panel doors flanked by triple windows composed of a central fixed light flanked by narrow casements. On the second-floor wrap-around corner windows enhance the sense of transparency.

East Elevation (facing rear of property)

This elevation which is built into the hillside, reads as one-story in height. It is accessed via an exterior staircase set at the northeast corner of the building. The metal roofed porch is supported by narrow wood posts. A wood porch railing set on stone-clad parapet surrounds three sides of the porch. The porch is paved with small square glazed tiles. At the south end of the elevation a deeply recessed flush panel door is flanked by metal casement windows; the window at the north end of the elevation wraps around the corner of the building.

South Elevation (facing Yoga Retreat)

This elevation is linear in configuration with deeply overhanging eaves. Fenestration is composed of a number of metal frame casement and fixed windows.

<u>Building Chronology, Alteration and Modifications</u>

- The building was designed as an office and studio for Raja Rajagopal by the architect J.R. Davidson and built in 1942 (Sloss 1991: 184). Plans for the building are archived at the Architecture and Design Collection at the University of

California, Santa Barbara (Appendix B); and
- A comparison of the original plans and the existing building indicate a number of changes have been made to the building including the addition of a patio to the east elevation, converting the garage into interior space and building an addition off the east end of the garage. These changes maintain the same design vocabulary as the original building. A review of aerial photographs indicates they were made after 1960.

5.1.6 Detached Garage (#8 on Sheet 1.0)

A detached one-story wood frame garage is located southwest of the office/studio building on APN 029-0-033-25 (Figure 43 and see Figure 4). The one-bay garage has a rectangular footprint, a very shallow front gable roof and faux board-and-batten walls. The roll-up bay door on the east elevation is flanked by a flush panel wood door.

Building Chronology, Alteration and Modifications

The garage was built sometime between 1960 and 1977 to replace the office/studio building's garage which was converted to interior space sometime after 1960. There is no documentation regarding the designer.

5.1.7 Pavilion (yoga pavilion) (#8 on Sheet 1.0)

This is a six-sided structure built in 2014 on APN 029-0-033-27 (Figure 44 and see Figure 4). It features a composition shingled roof and glazed walls composed of metal frame fixed and slider windows with a set of wing glazed doors on the west elevation providing access to the interior. The roof is capped by a glazed cupola.

Building Chronology, Alteration and Modifications

Designed by Sol Haus Design of Ojai, the Pavilion was built in 2014, long after the death of Krishnamurti. It does not appear to have undergone any significant alterations since its construction.

5.1.8 Administration/Archives Building (now the Administration Building [#6 on Sheet 1.0])

This wood frame building is located on APN 029-0-033-24 south of the Arya Vihara has a complex footprint. It is capped by a complex hipped roof with boxed eaves (Figures 45 -46 and see Figure 4). The base of the walls is sheathed in stucco with upper two-thirds clad in faux board-and-batten siding. Fenestration is primarily composed of one-light metal frame windows. Doors are flush panel types. The main entrance which is set atop a concrete ramp is located on the east elevation.

Building Chronology, Alteration and Modifications

The Administration Building is a wood-frame, stucco and wood sided building designed and built by the Coorg Corporation of Los Alamitos and constructed in 1998 to house offices and the foundation's archive. It was built after the death of Krishnamurti**.**

5.1.9 Landscape (see Appendix A, Sheets 0.1 and 1.0)

The project property is located east of the City of Ojai on McAndrew Road in an unincorporated section of Ventura County. This area of the Ojai Valley is characterized by steeply sloping hillsides bordering either side of the valley. Native vegetation includes oak woodlands and riparian plant communities along water courses. The extent and character of these native plant habitats have been affected and modified by human activity, such as ranching, agriculture and development, beginning in 1782 with the foundation of Mission San Buenaventura in Ventura. The existing development pattern at the north end of McAndrew Road in the vicinity of the project parcel is characterized by residential lots intermixed with larger parcels, some of which are developed with single-family houses while others are cultivated fields or orchards. The Thacher School, a private boarding school is located north of the project area.

The project property features informal landscaping set among remnants of once more extensive citrus groves, which is a characteristic pattern for this area. More formal landscaping is confined to the immediate surroundings of the Arya Vihara and Pine Cottage (Figures 47 -64 and see Figure 4 & Appendix A).

Existing Conditions

The west boundary of the study parcel is defined by McAndrew Road which runs in a north/south direction. A dry-stacked stone wall extends along part of the street frontage. On its interior side is a linear planting of California Peppers trees and pines. At the southwest corner of the study parcel a paved driveway extends in a westerly direction before turning to the north. The northly end of the driveway splits into two drives, once turning to the west to access the Krishnamurti Foundation of America office building while the other branch turns to the northeast to access Pine Cottage and the office/studio building constructed in 1942. This series of driveways appears to have been created beginning in the mid-1970s when a large addition was made to Pine Cottage. Near the northwest corner of the project property, another driveway flanked by stone gate piers supporting metal gates, extends through an opening in the dry-stacked stone walls to the Arya Vihara and its related buildings. This driveway, which is shared with an adjacent parcel that is not part of the current project, is bordered on its north by a dry-stacked stone wall. The driveway forms a semi-circle that borders an ovoid-shaped planter bed defined by a low, dry-stacked stone wall. Flanking the south side of the driveway is an irregular expanse of turf extending from the west elevation of the Arya Vihara towards McAndrew Road. The turf is bordered by informal plantings of trees and shrubs, including pines, California Peppers, Eucalyptus,

Italian cypress, Victorian Box, cedar, Pittosporum, and smaller plants such as Bird of Paradise. Remnants of stonework can be seen in this area. A flight of brick steps and rock-lined paths lead from the porch of the Arya Vihara to this area.

On the east side of the Arya Vihara, an area of rough turf bordered by specimen plants extends towards the edge of a slightly raised lawn that extends to the citrus orchard. This division is also delineated by a shallow stone retaining wall with a set of stone steps towards a cobble-lined pathway leading through the orchard to Pine Cottage. Informal plantings of trees including a large cedar and shrubs define the boundary between the orchard and the more formal landscaping. A paved badminton court partially surrounded by shrubs and small trees is located northeast of the Arya Vihara. On its north side the Arya Vihara, cottage and former garage face towards a portion of the driveway and a service area.

The orchard located east of Arya Vihara's more formal landscaping is planted with citrus and other trees, transected by dirt pathways. A significant number of the orchard's trees have died or been removed. The orchard extends east to the driveway linking Pine Cottage and the former office/studio (Annex) to the southwest corner of the property. The landscaping surrounding these two buildings is composed of plantings of specimen trees including Italian cypress, California Pepper and Pittosporum. The stone-paved terrace fronting Pine Cottage features planter beds with Camellias, schefflera roses, and azaleas. The most notable tree is the California Pepper located on the edge of the driveway east of the house under which Krishnamurti underwent the "process" in the 1920s. The boundary between this more densely planted area and the orchards is delineated by plantings of Italian cypress set amongst sandstone boulders which flank either side of the driveway. Just south of the cypress trees is a concrete-paved universal access parking area.

To the south of the former office/studio building remnants of orchards extend on either side of the driveway extend to the south property boundary. In this area, a rock-lined pathway leads southeast to the yoga pavilion which is flanked on its north side by a garden planted with ornamentals that postdates Krishnamurti's occupancy of the property. On the west side of the access driveway remnants of the citrus orchard mixed with informal plantings of trees and shrubs extend to McAndrew Road. Remnants of rockwork walls appear to exist in the area northwest of the KFA office building.

Chronology, Alteration and Modifications

The existing grounds represent three periods of development. The initial phase encompassed the use of the property from the construction of the original house and cottage (likely in the early 20th century) until the property was purchased for Krishnamurti in 1923. The second phase encompassed the period between 1923 and Krishnamurti's death in February of 1986. The last phase encompasses the use of the property between 1986 and the present (2017).

- The earliest documented use of the property is as an orchard. During the late 19th century orchards became a characteristic feature of the Ojai Valley's agricultural landscape. Initially, walnut trees were planted but by the early 20th century citrus became an increasingly important component of local agriculture. Citrus groves had been planted on the property by the early 1920s as they are mentioned frequently in biographical sources of Krishnamurti's early years on the property and must have been in place before his first visit to the property in 1922. They were likely planted by the Smith family when the owned the property. Until the property was acquired for Krishnamurti's use in 1923 it appears to have been largely agricultural in nature notwithstanding the use of one of the early building on the property as a small private school by Elizabeth Smith. The extend of formal plantings during this period is somewhat unclear as not photographs appear to have survived from before the mid-to-late 1920s. It does appear that the property was laid-out like many citrus ranches of the time, with more formal landscaping confined to the area around the house. After the property was acquired by a foundation for Krishnamurti's use in 1923, he used as an occasional residence with his longest sojourn occurring between 1940 and 1945 during World War II. According to Rada Rajagopal Sloss, Krishnamurti took an active interest in the orchards and landscaping especially during his extended sojourn during World War II (Sloss 1991: 167 -192). According to biographical sources Krishnamurti preferred naturalistic rustic landscaping rather than grand formal effects (Sloss 1991 & Lee 2015). The most dramatic changes to the landscape took place after his death when an administration/archive building and a yoga pavilion as well as a new paved driveway were built. Notable changes to the plantings and hardscape include the removal of the ornamental pond off the Arya Vihara's west elevation, and the removal or death of many of the orchard's fruit trees.

- The visual appearance of the property before Krishnamurti's occupancy is essentially undocumented. Based on information in various biographical sources landscaping was largely informal in nature with plantings of trees and shrubs around the main house (Arya Vihara and the Pine Cottage). Between these two buildings was an expansive orchard. It is likely that the dry-stacked stone walls and entrance piers on and adjacent to McAndrew Road were installed in this period. Some of the large trees on the property including the famous pepper tree near Pine Cottage already existed. No documentation exists for this period that indicates the landscaping was designed by a significant landscape designer.

- During Krishnamurti's tenure the property was used for a variety of purposes including a private school, as his home and as a home for the Rajagopal family. The property also served as a meeting place for Krishnamurti's associates and followers. At least through the early 1960s the landscaping surrounding the Arya Vihara was more elaborately planted and featured shallow terraces and a large

circular pond off the house's west elevation, which no longer exists (see Figures 6 & 7). During this time the remainder of the property was largely given over to fruit orchards which extended all the way to McAndrew Road. Vehicular access was confined to the driveway near the Arya Vihara and other drive now located on an adjacent property to the north. These drives joined together to form a single drive that extended east and then south to reach Pine Cottage and the former office/studio. The landscaping of the property is touched upon numerous times in Radha Rajagopal Sloss 1991 biography, which makes clear that Krishnamurti preferred the grounds to remain in a rustic state. It is clear the level of maintenance varied through the years especially during World War II when gardeners were in short supply and during the extended periods when Krishnamurti was not in residence. After the departure of Rosalind in the late 1960s the grounds appear to have been essentially untended until late 1974 when they were renovated for the Oak School; it was during this period that Krishnamurti once again took up part time residence. Despite a review of several biographies of Krishnamurti, no documentation exists for this period that indicates the landscaping was designed by a significant landscape designer. Instead, it is clear the grounds were developed by or under the supervision of Krishnamurti or the Rajagopals (Lutyens 1990, Sloss 1991 & Lee 2015).

- Since Krishnamurti's death the property's landscaping has undergone several changes including the construction of an Administration/Archive Building south of the Arya Vihara and a six-sided pavilion located southeast of Pine Cottage as well as the paving of additional driveways and parking. While many trees, shrubs and hardscape features for the Krishnamurti period survive, the fruit orchard has been reduced considerably in size likely due to the recent drought, the formal gardens surrounding the Arya Vihara have lost their smaller plantings and some of their hardscape features such as the circular pool once located off the building's west elevation.

6.0 SIGNIFICANCE EVALUATION (Historic District Re-Evaluation)

As noted above, the project property at 1098 Mc Andrew Road was surveyed in 1985 as part of larger survey of unincorporated parcels located east of the City of Ojai (San Buenaventura Research Associates 1985). The Arya Vihara and Pine Cottage were identified as significant historic resources with National Register of Historic Places status codes of 3D (Arya Vihara) and 3/3D (Pine Cottage). The project property was declared a Ventura County Place of Merit in 2000 by the Ventura County Cultural Heritage Board.

The project property embodies elements of both designed and rural landscape types composed of buildings, structures and features set in a semi-rural landscape of fruit orchards and remnants of a designed landscape dating to Krishnamurti's occupancy of the property. National Park Service Bulletin 15 provides guidance for identifying and evaluating potential historic districts. Because the project parcel is in a semi-rural

setting with agricultural associations the guidelines found in National Park Service Bulletin 30 were also consulted. The rural landscape element of the project property are the remnants of the fruit orchards originally planted in the early 20th century. Rural landscapes are defined in National Park Service Bulletin 30 as follows.

Rural historic landscapes usually fall within one of the following types based upon historic occupation or land use:

- *agriculture (including various types of cropping and grazing);*
- *industry (including mining, lumbering, fish-culturing, and milling);*
- *maritime activities such as fishing, shellfishing, and shipbuilding recreation (including hunting or fishing camps);*
- *transportation systems; migration trails;*
- *conservation (including natural reserves); sites adapted for ceremonial, religious;*
- *or other cultural activities, such as camp meeting grounds. Although diverse, these types all contain substantial areas of vegetation; open space; or natural features that embody, through past use or physical character, significant historical values; and*
- *Buildings, industrial structures, objects, designed landscapes, and archeological sites may also be present (*http://www.cr.nps.gov/nr/publications/bulletins/nrb30/nrb30_4.htm (1 of 2)12/1/2006 3:48:11 PM*).*

The immediate surroundings of the Arya Vihara and Pine Cottage can be defined as a "designed landscape" since they were designed to create certain aesthetic effects. The attributes of a designed landscape are defined in National Park Service Bulletin 18 as follows:

- *A landscape that has significance as a design or work of art;*
- *A landscape consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition;*
- *A landscape having a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or*
- *A landscape having a significant relationship to the theory or practice of landscape architecture.*

Since natural landscape features and patterns of human interaction with the environment form an important aspect of rural and semi-rural landscapes, specific guidelines for applying the integrity criteria to rural historic landscapes, found in National Register of Historic Places Bulletin 30 "Guidelines for Evaluating and Documenting Rural Historic Landscapes"(1989, Revised 1999), should be applied to the study area. Bulletin 30 includes the following definition of historic integrity:

"Historic integrity is the composite effect of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Decisions about historic integrity require professional judgments about whether a property today reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance. A property's periods of significance become the benchmark for measuring whether subsequent changes contribute to its historic evolution or alter its historic integrity. Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way they were historically. No landscape will appear exactly as it did fifty or one hundred years ago. Vegetation grows, land use practices change, and structures deteriorate. The general character and feeling of the historic period, however, must be retained for eligibility. Historic integrity is threatened single major changes such as large scale development that obliterate historic development patterns, flatten the contours of the land, alter vegetation and erase historic boundary markers, outbuildings, and fences. Integrity may also be lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses."

<u>The Following Changes, When Occurring *After* the Period of Significance, may Reduce the Historic Integrity of a Rural Landscape:</u>

- *changes in land use and management that alter vegetation, change the size and shape of fields, erase boundary demarcations, and flatten the contours of land*
- *deterioration, abandonment, and relocation of historic buildings and structures*
- *substantial alteration of buildings and structures (remodeling, siding, additions)*
- *replacement of structures such as dams, bridges, and barns*
- *loss of boundary demarcations and small-scale features (fences, walls, ponds, and paving stones)*

6.1 Re-Evaluation of Significance

The project property was surveyed 32 years ago, in April of 1985 and found to be eligible for the NRHP as a district with the status code of 3/3D. The survey did not define the boundaries of the district. Therefore, the following section of the report evaluates if the property still retains sufficient integrity to convey its architectural and historical significance and potential eligibility as a National Register eligible historic district, under which criteria it is eligible for listing and the property's contributing and non-contributing elements.

6.1.1 National Register and California Register of Historical Resources

As noted above, the project property at 1098 Mc Andrew Road was surveyed in 1985

as part of a larger survey of unincorporated parcels located east of the City of Ojai (San Buenaventura Research Associates 1985). The Arya Vihara and Pine Cottage were identified as significant historic resources with National Register of Historic Places status codes of 3D (Arya Vihara) and 3/3D (Pine Cottage). The project property was declared a Ventura County Place of Merit in 2000 by the Ventura County Cultural Heritage Board.

National Register

The study property had a direct and almost continuous association with the philosopher Jiddu Krishnamurti between 1922 and his death in 1986. Krishnamurti can be considered a philosopher of international renown whose writings and lectures strongly influenced philosophic and educational thinking, especially in the post-World War II period. Because the McAndrew Road property served as his sometime home, the headquarters for many years of his publishing efforts, and was his home between the mid-1970s until his death in Pine Cottage in February of 1986, it meets Criteria A and B. The complex of buildings, structures and features, hardscape and landscape elements dating to his occupancy, while generally of modest architectural or design significance, form a distinctive assemblage clearly evocative of Krishnamurti's lifetime and thereby meets Criterion C. Therefore, portions of the project property retain their eligibility for listing as historic district under Criteria A, B, and C.

Pine Cottage and the Annex are also individually eligible for listing for representing the work of significant architects. Pine Cottage was altered and enlarged by Charles W. Moore in 1977. Moore was both a progenitor of the Post Modern style and an influential urban planner who played a leading role in the development of "New Urbanism" which strongly influenced urban planning between the 1970s and early 2000s can be considered an architect and planner of international renown. Pine Cottage with its abstracted references to regional architectural forms (seen in its adobe-like walls and deep-set windows) is an example of the Post Modern style. Therefore, while Pine Cottage in its current form is less than 50 years of age, its status as the work of Charles Moore allows it to meet the 'exceptional" criterion necessary for its inclusion in the National Register of Historic Places under Criterion C.

The Annex, which was designed by J. R. Davidson for Krishnamurti's business associate, D. Rajagopal in 1942 as an office, strong room for Krishnamurti's papers and a studio, is an exemplar of early 1940s Modernism. Later alterations to the building which appear to have occurred in the later 1940s or 1950s were sympathetic in design and scale to the original architecture. Therefore, the Annex, which was designed by J. R. Davidson, a regionally significant architect meets Criterion C.

The Administrative/Archive Building built in 1998 and the Pavilion constructed in 2014 do not represent the work of significant architects or designers. Therefore, they do not meet the 'exceptional" criterion defined by NRHP.

The application of Criterion D which refers to archaeological deposits is beyond the purview of this report.

California Register of Historical Resources

The study property which was given a Status Code of 3/3d in 1985 and was declared a County of Ventura Site of Merit in 2000 is presumptively included in the California Register of Historical Resources. Criterion 1(*associated with broad patterns of local history*) is met because the property was the property was the sometime home and headquarters of Jiddu Krishnamurti between 1922 and his death in 1986. This was the period during which the Ojai Valley developed a reputation for being an important center for creative individuals, many of whom (such as Beatrice Wood) had close personal and social associations with Krishnamurti as well being a center for alternative philosophies (such as the Krotona Institute). Criterion 2 (*is associated with the lives of persons important in our past*) is met because the property has a direct and long-term association with the renowned philosopher Jiddu Krishnamurti. Criterion 3 (*embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*) is met by Pine Cottage which was redesigned and enlarged by the internationally renowned architect Charles Moore and the Annex which was designed by the J. R. Davidson, an architect of regional renown. The application of Standard 4 (has yielded, or may be likely to yield, information important in prehistory or history) which refers to the archaeological deposits is beyond the purview of this report.

6.1.2 County of Ventura Significance Criteria

(D) District. Meets the criteria below:
(1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
(2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
(3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
(4) Complies with the criteria for integrity contained in Section 1365-5a.6.

Eligibility for Listing as a District:

A portion of the project property meets Criteria 1 (*Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development)* because part of the project property encompasses a group of buildings, structures, features and landscape elements that share a common association with the philosopher Jiddu Krishnamurti occupancy of the property. These include his home (Pine Cottage), the Arya Vihara, Lawrence Cottage and the Annex as well as landscape and hardscape features such as portions of the

fruit orchards, portions of the designed landscape and some of the mature specimen plants such as a California Pepper tree near Pine Cottage.

The following provides a boundary definition for the historic district eligible portion of the project parcel to substantiate how Criteria 2 is met:

While the entire property has a potential association with Jiddu Krishnamurti, construction and other alterations to the property made after Krishnamurti's death in 1986 have reduced the design and visual integrity of the southerly portion of the property to the point that it no longer makes a substantial contribution to the potential historic district's setting for the following reasons:

- Until Krishnamurti's death in 1986, the southerly end of the property was laid out as a continuous citrus orchard (see Figure 63). This condition no longer exists.
- Substantial portions of the orchards have been removed or died;
- In 1998 the Administration/Archive Building was built and a paved driveway was constructed through the former orchard to reach the new building;
- In 2014 the Pavilion was built on the ridge southeast of the Annex in an area that was once part of the orchard;
- In 2014 pathways and a garden were installed in an area that was once part of the citrus orchard to link the Pavilion to an existing driveway.

The land use changes listed above have altered vegetation, changed the shape of the orchards and in some cases altered the contours of the land and diminished the ability of the portions of the project area to convey its original appearance.

While the southerly end of the property no longer retains a high degree of integrity, the northerly portion encompassing the Arya Vihara, Lawrence Cottage, Pine Cottage, the Annex, the orchard located between Pine Cottage and Arya Vihara and the designed landscape elements such as the dry-stacked stone walls and mature plantings including the wall extending along the east side of McAndrew Road retains sufficient of its original buildings, structures, features and landscaping to form a distinctive and recognizable entity sharing significant historical associations. Therefore, the following elements of the study property are contributors to a potential historic district:

<u>Contributors</u>

Buildings

- Arya Vihara (APN 029-0-033-24) (#1 on Sheet 1.0);
- Lawrence Cottage (APN 029-0-033-24) (#2 on Sheet 1.0);
- Pine Cottage (APN 029-0-033-25) (#4 on Sheet 1.0); and
- Annex (Former Office/Studio (APN 029-0-033-28) (#5 on Sheet 1.0).

Landscape Features

- Dry-stacked stone walls along McAndrew Road and in the vicinity of Pine Cottage (APN 029-0-033-24);
- Badminton Court (APN 029-0-033-24);
- Remnants of formal landscaping surrounding Arya Vihara (APN 029-0-033-24);
- Specimen trees along McAndrew Road and in the vicinity of Arya Vihara and Pine Cottage (APN 029-0-033-24 & APN 029-0-033-25);
- The California Pepper located west of Pine Cottage under which Krishnamurti underwent his transformative experience (APN 029-0-033-25); and
- The remnants of the orchards on the northly half of the property; the most significant being the orchard between Pine Cottage and the Arya Vihara (APN 029-0-033-24 & APN 029-0-033-25).

Non-contributors

Buildings/Structures and Features

- Garage/Laundry adjacent to Arya Vihara, which has been altered (APN 029-0-033-24) (#3 on Sheet 1.0);
- Detached garage located southwest of Pine Cottage (APN 029-0-033-25) (#8 on Sheet 1.0);
- Office Archive Building (1998) (APN 029-0-033-24) (#6 on Sheet 1.0); and
- Pavilion (2014) (APN 029-0-033-28) (#7 on Sheet 1.0).

Landscape Features

- Garden located north of the Pavilion (APN 029-0-033-28);
- Pathways linking the pavilion to the driveways installed in 2014;
- Driveways leading from the southwest corner of the property to the Administration/Archive Building (1998 & 2014 (APN 029-0-033-24 & APN 029-033-028); and
- Isolated fragments of the orchards in the southerly half of the property Driveways leading from the southwest corner of the property to the Administration/Archive Building (APN 029-0-033-24 & APN 029-033-028).

The proposed boundaries of the district are defined as follows (Figure 64):

- McAndrew Road to the west;
- The northern boundaries of APN 029-0-033-24 and APN 029-0-033-25 to the north and east;
- The southerly end of APN 029-0-033-24 (south of the 30-foot right-of-way delineated on the Assessor's Parcel Map (Appendix B) except for the corridor along McAndrew Road is non-contributing to the district because much of the original orchard has be removed and a new building and paved driveways

have been installed in what was once a citrus orchard;
- APN 029-0-033-26 & APN 029-0-033-27 and APN 029-0-033-28 with the exclusion of the Annex building and its immediate vicinity, are excluded from the designation as these parcels do not, except for isolated elements of citrus orchards, encompass buildings, structures, features or landscape elements associated with Krishnamurti's occupancy of the property.

General Significance Criteria

Criterion 1 (*It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history*) is met because the contributing parcels were part of a lager property that was the sometime home and headquarters of Jiddu Krishnamurti between 1922 and his death in 1986. This was the period during which the Ojai Valley developed a reputation for being an important center for creative individuals, many of whom (such as Beatrice Wood) had close personal and social associations with Krishnamurti as well being a center for alternative philosophies (such as the Krotona Institute).

Criterion 2 (*It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United* States) is met because the contributing parcels which form the core of a larger property owned by Jiddu Krishnamurti, have an association with the popularization of the Ojai Valley as a center for the arts and alternative philosophies during the 20th century.

Criterion 3 (*It is associated with the lives of persons important to Ventura County or its cities, California, or national history*) is met because Krishnamurti can be considered a philosopher of international renown whose writings and lectures strongly influenced philosophic and educational thinking, especially in the post-World War II period. He also was instrumental in founding several local private schools including Oak Grove School. Because the McAndrew Road property served as his headquarters for many years of his publishing efforts and was his home between the mid-1970s until his death at Pine Cottage in February of 1986.

The application of Criterion 4 (*It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation*), which refers to archaeological deposits is beyond the purview of this report.

While the complex as a whole does not meet Criterion 5 (*It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values*) the following buildings, which are contributors to the historic district meet this criteria:

Pine Cottage was altered and enlarged by the architect Charles W. Moore in 1977. Moore was both a progenitor of the Post Modern style and an influential urban planner

who played a leading role in the development of "New Urbanism" which strongly influenced urban planning between the 1970s and early 2000s, can be considered an architect and planner of international renown. Pine Cottage with its abstracted references to regional architectural forms (seen in its adobe-like walls and deep-set windows) is an example of the Post Modern style. Therefore, while Pine Cottage in its current form is less than 50 years of age it meets Criterion 5.

The Annex, which was designed by J. R. Davidson for Krishnamurti's business associate, D. Rajagopal in 1942 as an office, strong room for Krishnamurti's papers and a studio, is an exemplar of early 1940s Modernism. Later alterations to the building which appear to have occurred in the later 1940s or 1950s were sympathetic in design and scale to the original architecture. Therefore, the Annex, which was designed by J. R. Davidson, a regionally significant architect meets Criterion 5.

The Administrative/Archive Building built in 1998 and the Pavilion constructed in 2014 do not represent the work of significant architects or designers. Therefore, they do not meet Criterion 5.

6.2 Application of the Integrity Criteria

The County guidelines define integrity as follows: *Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association*:

The baseline for integrity was a comparison of the condition of the property today with the level of integrity it possessed when surveyed in 1985.

<u>The Seven Aspects of Integrity of Rural Landscapes</u>

Because the property is in a semi-rural area the following guidance from NRHP Bulletin 30 was considered when evaluating integrity.

Location: Location is the place where the significant activities that shaped a property took place. Geographical factors, including proximity to natural resources, soil fertility, climate, and accessibility, frequently determined the location of rural settlements. In some places, these factors have continued to spur growth and development. In others, they have insulated communities from change, fostering the preservation of historic characteristics, practices, and traditions. A rural landscape whose characteristics retain their historic location has integrity of location.

Design: Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Design results from conscious and unconscious decisions over time about where areas of land use, roadways, buildings

and structures, and vegetation are located in relationship to natural features and to each other. Design also relates to the functional organization of vegetation, topography, and other characteristics, for example, upland pastures bounded by forested hillsides and windbreaks sheltering fields or orchards.

New vegetation or reforestation may affect the historic integrity of design. Changes in land use may not seriously alter integrity if historic boundary demarcations, circulation networks, and other components remain in place. Shifts in land use from wheatfield to pasture or the introduction of contour plowing may not seriously affect the overall design, whereas the extensive irrigation and planting of fruit trees on land historically used for cattle grazing would.

Setting: *Setting is the physical environment within and surrounding a property. Large-scale features, such as bodies of water, mountains, rock formations, and woodlands, have a very strong impact on the integrity of setting. Small-scale elements such as individual plants and trees, gateposts, fences, milestones, springs, ponds, and equipment also cumulatively contribute to historic setting.*

Materials: *Materials within a rural property include the construction materials of buildings, outbuildings, roadways, fences, and other structures. The presence of native minerals, stone, and even soil can add substantially to a rural area's sense of time and place. These may be present in natural deposits or built construction.*
Vegetation, as material, presents a complex problem. Plants do not remain static but change over time and have a predictable lifespan. While hardwoods and evergreens thrive for decades, most crops are seasonal and demand rotation. Plants and trees are subject to blights and disease and may be damaged by weather and climatic changes. Furthermore, the relationships among plant species vary over time due to differing growth patterns and lifespans, animal grazing behavior, and changes in soil conditions. Soil exhaustion, erosion, improper crop rotation, availability of water, and pollution may affect soil productivity and alter the succession of vegetation.
Original plant materials may enhance integrity, but their loss does not necessarily destroy it. Vegetation similar to historic species in scale, type, and visual effect will generally convey integrity of setting. Original or in-kind plantings, however, may be necessary for the eligibility of a property significant for specific cultivars, such as a farm noted for experiments in the grafting of fruit trees.

Workmanship: *Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes. It is seen in the ways buildings and fences are constructed, fields are plowed, and crops harvested. The workmanship evident in the carved gravestones of a rural cemetery endures for a long time. Although the workmanship in raising crops is seasonal, it does contribute to a property's historic integrity if it reflects traditional or historic practices.*

Feeling: *Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design,*

materials, and workmanship creates the sense of past time and place. Alterations dating from the historic period add to integrity of feeling while later ones do not.

Association: *Association is the direct link between a property and the important events or persons that shaped it. Integrity of association requires a property to reflect this relationship. Continued use and occupation help maintain a property's historic integrity if traditional practices are carried on. Revived historic practices, traditional ceremonies or festivals, use of traditional methods in new construction, and continuing family ownership, although not historic, similarly reinforce a property's integrity by linking past and present. New technology, practices, and construction, however, often alter a property's ability to reflect historic associations.*

Location

Buildings

Arya Vihara: This building remains at its original location and is in good physical condition and appears to have undergone few exterior alterations since the mid-1980s when it was last surveyed.

Lawrence Cottage: The cottage has retained its original siding, roof structure, and its historic chimney. Some of the windows have been altered although in most cases original window surrounds have been preserved. The building appears to retain the same level of integrity it possessed in 1985 when it was last surveyed.

Garage/Laundry: This building remains at its original location but appears to have been extensively altered through the insertion of new fenestration and doors as well the partial replacement or addition of board-and-batten siding. The addition off the south elevation appears to have been made after 1945. With the possible exception of the replacement of several windows and possibly a door, the building appears to retain the same level of integrity it possessed in 1985 when it was last surveyed.

Former Office/Studio (Annex): This building remains at its original location is in good physical condition and appears to have undergone virtually no exterior alterations since 1985 when it was last surveyed.

Garage, Located West of Office/Studio: This building remains at its original location and is in good physical condition, the door and window in the east elevation may represent changes made after 1985.

Administration/Archive Building: Built in 1998, this building remains at it original location and is in good physical condition and has not undergone significant alterations since its construction.

Pine Cottage: Last altered in 1977, this building remains at its original location and is in

good physical condition and appears to retain the same overall level of integrity it possessed in 1985 when it was last surveyed.

Pavilion: built in 2014, this building remains at its original location and is in good physical condition.

Landscape

The integrity of the landscape has been impaired by the removal or death of many of the orchard's trees and the loss of small-scale plantings around Arya Vihara and Pine Cottage. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. These losses are primarily confined to the southern end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains most of its original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara.

Design

Garage/Laundry: The Garage/Laundry does not appear to retain its overall integrity for the period before 1986 primarily because of changes to the fenestration and the alteration of what appears to have originally been a garage into habitable space. Therefore, the building has not retained its integrity of design.

Lawrence Cottage: The cottage has retained the essential features of its appearance and plan dating to Krishnamurti's occupancy of the property. Therefore, the building has retained its integrity of design.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed. Therefore, the Arya Vihara has retained its integrity of design for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Alterations to this building include the conversion of the original garage into interior space, an addition to the rear of the building and the addition of a patio on the rear elevation. These alterations appear to have been completed sometime between the early 1940s and the mid-1950s based on its construction materials used. Because these alterations maintained the building's Modernist style architecture and left in place the building's original design motifs, the former Office/Studio retained its integrity of design for the period of Krishnamurti's occupancy.

Garage, Located West of Office/Studio: This building is in good physical condition and appears to have undergone virtually no exterior alterations since 1985 when it was last surveyed.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building is retains its historic design which conflates Post-Modernism with vernacular architectural motifs. Therefore, Pine Cottage retains its integrity of design.

Pavilion: built in 2014, this building is in good physical condition and retains its integrity of design.

Landscape

The design integrity of portions of the landscape has been impaired by the removal or death of many of the orchard's trees and the loss of small-scale plantings around Arya Vihara and Pine Cottage. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. These losses are primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area can effectively convey its original design and appearance.

Setting

The setting of the project property remains semi-rural. The most significant changes to the setting of the project parcel since Krishnamurti's death in 1986 encompass the construction of residences on nearby parcels and the construction of the Administration Building and Pavilion, paved driveways, new pathways and the loss of many of the orchard's fruit trees at the southerly end of project property. The scale of the improvements, while modest has detracted from the property's semi-rural character primarily by removing portions of the expansive orchards and substituting in their place building, pathways and paved roads.

Materials

Garage/Laundry: Several of the building's windows have been replaced and an addition, new fenestration and a door have been added to the south elevation. The building has retained several of the original bay doors on the north elevation and some of the board and batten siding on the north, east and west elevations; however, the south elevation appears to have been rebuilt. Therefore, the building has not retained its integrity of materials for the period of Krishnamurti's occupancy.

Lawrence Cottage: The cottage has retained its exterior siding, its fireplace, foundation

and most of its original window openings. Therefore, the building has retained its integrity of materials for the period of Krishnamurti's occupancy.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed and therefore retains its integrity of materials for the period of significance. Therefore, the Arya Vihara has retained its integrity of materials for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Very few alterations to this building occurred after the period of significance. Therefore, the former Office/Studio retains its integrity of materials for the period of Krishnamurti's occupancy.

Garage, Located West of Office/Studio: It is possible that the door and window on the south elevation were installed after 1986. Except for these changes, the building appears to have retained most of its original building materials. Therefore, the garage retains its integrity of materials for the period of Krishnamurti's occupancy.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction. Therefore, it retains its integrity of materials.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building retains virtually all of the building materials dating to the period of significance. Therefore, Pine Cottage retains its integrity of materials for the period of Krishnamurti's occupancy.

Pavilion: built in 2014, this building has undergone no significant alterations since its construction. Therefore, the Pavilion retains its integrity of materials.

Landscape

During Krishnamurti's tenure, the landscape materials were composed of hardscape features such as the dry-stacked stone walls along McAndrew Road and near the Arya Vihara, modest terraces of Pine Cottage and Arya Vihara, a circular pond off the west elevation of the Arya Vihara and a badminton court. Plantings including specimen trees were confined to the vicinity of the Arya Vihara and Pine Cottage with the remainder of the property devoted to an expansive citrus grove. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. The most significant loss of historic plantings has been the removal or death of many of the orchard's fruit trees. Significant hardscape losses are confined to the removal of the circular pond off the west elevation of the Arya Vihara. The loss of fruit trees is primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area, which

retains most of its original landscape components, can effectively convey its original design and appearance.

Workmanship

Garage/Laundry: The garage/laundry has not retained enough of its original materials to convey the quality of its original construction which featured wood siding and wood frame windows. Therefore, the garage/laundry has not retained its integrity of workmanship.

Lawrence Cottage: The cottage has retained its original siding, roof, and its historic chimney. Some of the windows have been replaced although in some cases original window surrounds have been preserved which maintains the historic character and visual appearance of the building. Therefore, the cottage, which can convey the original character of its construction, retains its integrity of workmanship.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed and is in good physical condition. Therefore, the building retains its integrity of materials. Therefore, the Arya Vihara has retained its integrity of workmanship for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Very few alterations to this building occurred after the period of significance. Therefore, the former Office/Studio retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Garage, Located West of Office/Studio: The building retains sufficient of its original materials to convey the character of its original workmanship. Therefore, the garage retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction and therefore, retains its integrity of workmanship.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building retains virtually all of the building materials dating to the period of significance in good condition. Therefore, Pine Cottage retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Pavilion: built in 2014, this building has undergone no significant alterations since its construction. Therefore, the Pavilion retains its integrity of workmanship.

Landscape

During Krishnamurti's tenure, the landscape materials were composed of hardscape features such as the dry-stacked stone walls along McAndrew Road and near the Arya

Vihara, modest terraces of Pine Cottage and Arya Vihara, a circular pond off the west elevation of the Arya Vihara and a badminton court. Plantings including specimen trees were confined to the vicinity of the Arya Vihara and Pine Cottage with the remainder of the property devoted to an expansive citrus grove. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. The most significant loss of historic plantings has been the removal or death of many of the orchard's fruit trees. Significant hardscape losses are confined to the removal of the circular pond off the west elevation of the Arya Vihara. The loss of fruit trees is primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area, which retains most of its original landscape components, can effectively convey the original quality of its hardscape features such as the dry-stacked stone walls.

Feeling

Set within the surrounding semi-natural landscape composed of single-family houses, orchards and fields, the property and its associated landscape features retains many features dating to the period of significance such as the Arya Vihara, Pine Cottage, Lawrence Cottage and the Office/Studio as well as the dry-stacked stone walls and some landscaping features such as large specimen trees and remnants of the citrus orchards dating to the period of significance. The most substantial losses are to the landscaping surrounding the Arya Vihara where most of the small-scale plantings have dies or been removed and the ornamental pond has been removed. A comparison of a 1960 aerial photograph with a current aerial photograph reveals that much of the original orchard has been removed. Other changes include the grading of access drives at the south end of the property which link the Administration/Archive Building as well as Pine Cottage and the Office/Studio building to McAndrew Road. The construction of the Administration/Archive Building and the Pavilion also altered the setting by inserting buildings in what had been orchards. Because of these changes the northerly half of the property (the northerly end of APN 029-0-033-24 and APN 029-0-033-25) retain their historic feeling while the southerly end of APN 029-0-033-024 and APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28, with the exception of the Annex building) do not.

Association

The northerly end of the property (the northerly end of APN 029-0-033-24 and APN 029-0-033-25) sufficient integrity to convey their association with Jiddu Krishnamurti between 1922 and 1986 while the southerly end of APN 029-0-033-024, and APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28, with the exception of the Annex building) do not.

6.3 Summary Statement of Significance

The northerly end of the property (the northerly end of APN 029-0-033-24 and all of APN 029-0-033-25 and the Annex building on APN 029-0-033-028 and its immediate vicinity) retain sufficient integrity to convey their association with Jiddu Krishnamurti between 1922 and 1986 and is eligible for listing as a district in the National Register of Historic Places, the California Register of Historic Places and as a Ventura County Site of Merit. Therefore, these buildings, structures and features, orchards and landscape features which compose an identifiable cluster of historically related features (a historic district) are significant historic resources for the purposes of environmental review.

Contributors on these parcels include:

- Arya Vihara (APN 029-0-033-24);
- Lawrence Cottage (APN 029-0-033-24);
- Pine Cottage (APN 029-0-033-25);
- The Annex (APN 029-0-033-28);
- Dry-stacked stone walls (APN 029-0-033-24);
- Badminton court (APN 029-0-033-24);
- Entrance piers and walls on McAndrew Road (APN 029-0-033-24);
- Large Specimen trees near Arya Vihara (APN 029-0-033-25);
- Pepper Tree south of Pine Cottage (APN 029-0-033-25); and
- Orchard between Arya Vihara and Pine Cottage (APN 029-0-033-24 & APN 029-0-033-025).

The following features on these parcels are non-contributors to the district:

- Administration/Archive Building (1998) (APN 029-0-033-24);
- Garage/Laundry (c. 1930 with later changes) (APN 029-0-033-24);
- Garage on APN 029-0-033-024);
- The paved driveways (APN 029-0-033-24, APN 029-0-033-25 & APN 029-0-033-028); and
- The portion of APN 029-0-033-24 where the orchard has been removed and parking installed.

APN 029-0-033-26 & APN 029-0-033-27 and APN 029-0-033-28 with the exception of the Annex building are non-contributors to the district. Therefore, buildings, structures, features, plantings and hardscape features are not significant historic resources for the purposes of environmental review.

7.0 RECOMMENDATIONS/MITIGATION MEASURES (Analysis of Project Impacts)

CEQA guidelines state a *project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment* (CEQA Guidelines subsection 15064.5(b). The

guidelines define a Substantial adverse change as: *physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired* (CEQA Guidelines subsection 15064.5(b)(1)). The significance of an historical resource is materially impaired when a *project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register* (CEQA Guidelines subsection 15064.5(b)(2)).

Application of the following standards known as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, developed by the Department of the Interior will guide the evaluation. In evaluating impacts to the landscape features, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, were consulted. These standards are the accepted framework for determining if a project would (or has) maintains the historic character of a property or has diminished the ability of a property to convey those qualities that make it eligible for listing as a significant historic resource and whether a project is consistent with the County of Ventura historic preservation guidelines.

The Standards define rehabilitation as: *the act or process of making possible a compatible use for a property through, repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*.

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided*.
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.
4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*.
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.

9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*.
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

If a project does not comply with the Standards, it may, but not necessarily, result in a substantial adverse change in the significance of an historical resource, which may require further analysis to determine if implementation of the proposed project would "materially impair the historic resource (CEQA Guidelines 15064.5(b).

7.1 Analysis of the Proposed Project

***Standard 1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships*:**

The project would maintain the historic use of the property as a retreat for the foundation associated with the teaching of the philosopher Jiddu Krishnamurti, which has been a function of the property since mid-1920s. While the project would alter certain aspects of the existing designed and vernacular landscape, the resource's most important character-defining features, which include the Arya Vihara (used by Krishnamurti to house his associates and as a venue for meeting guests and followers), Pine Cottage (the home of Krishnamurti), the Annex (which was the office for his manager, headquarters of his publishing firm and a storage facility for Krishnamurti's papers), the important landscape features such as the stone walls and gate piers along McAndrew Road, almost all of the surviving orchard between the Arya Vihara and Pine Cottage and important surviving specimen trees including a California Pepper tree associated with a transformative episode in his life would remain in place. Relocation of Lawrence cottage would somewhat change the spatial relationship of the significant historic buildings; however, since the cottage is partially obscured by the Arya Vihara and existing plantings, it does not form a particularly significant element of the streetscape. Consequently, the changes which include demolishing a small garage, relocating Lawrence Cottage and altering some of the existing dry-stacked stone features off the north end of the Arya Vihara would not substantially impact the ability of the resource or the district to convey its historic appearance or association with Jiddu Krishnamurti.

Therefore, the proposed project meets Standard 1.

Standard 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided:

The proposed project, which would relocate Lawrence Cottage, demolish an existing garage, install new parking and driveways, landscaping, new buildings and structures would alter existing spatial relationships. However, the most important historic features of the property, Arya Vihara, Pine Cottage, the Annex, stone walls along McAndrew Road, most of the dry-stacked stone walls and mature plantings, including the historically significant remnant of the citrus orchard would remain in place, significantly reducing the project's effects on historic materials or features. Therefore, the proposed project meets Standard 2.

Add a New Two Story Building near the Arya Vihara (APN 029-0-033-24) (A on Sheet A1.0)

The Arya Vihara would be maintained in place as part of the proposed project. Its exterior would maintain its existing appearance. No character-defining materials or features would be removed from the building. Views of the building from McAndrew Road and the citrus orchard would remain unimpaired. Changes to the setting would be confined to the area off the north elevation which currently is the location of Lawrence Cottage and a garage/laundry building. Because the cottage and garage/laundry are largely hidden from view by landscaping and the north wing of the Arya Vihara, the removal of the garage/laundry and the relocation of Lawrence Cottage would not substantially impair the setting of the Arya Vihara. The new building would not substantially impair the setting of the Arya Vihara because it has been set back from the Arya Vihara and its scale, massing and vernacular architecture is contextual with its historic setting.

Relocate Lawrence Cottage (APN 029-0-033-24) (#2 & P on Sheet A1.0)

The cottage would be moved from its existing location to the north behind the retreat/canteen building (Building A). The relocated building, which would still be located within the proposed historic district's boundaries, would be rehabilitated as part of the proposed project. Its exterior would maintain its existing appearance. No character-defining materials or features would be removed from the building. Alterations are confined to a new foundation and exterior painting, which would not impair the cottage's integrity of design. Provided the changes are limited to these modest interventions, the building would retain its integrity of design.

Garage/Laundry (APN 029-0-033-24) (#3 on Sheet 1.0)

The garage/Laundry which is a small service structure, is hidden from view by shrubbery and Lawrence Cottage, consequently, it does not form a significant contributor to the streetscape or the Arya Vihara. Therefore, removal of the Garage/Laundry, which is not

a significant contributor to the district, would not substantially impair the district or its character defining features, spaces or appearance.

Pine Cottage, add a New Bathroom Building (APN 029-0-033-25) (#E on Sheet A1.0)

Pine Cottage, was the home of Krishnamurti, and is an architecturally significant building due to its remodeling by the architect Charles W. Moore. The bathroom building would be located within an existing service yard at the northwest corner of Pine Cottage. The proposed building is modest in scale and size with eight-foot plate heights and a shed roof and would be hidden from view by the service yard's existing walls. It would be clad in shingles to reference the cladding type of nearby Pine Cottage. Construction of the building would not require the removal of historic plantings or damage the service yard's existing walls. Because the building is modest in scale and has been designed to reference the simplicity of Pine cottage, its construction will not impair the architectural integrity of Pine Cottage. The proposal to insert a small restroom building into a walled service yard would not impair the resource's integrity of design or materials since the new structure would be hidden from view by the service yard's existing walls and the construction of the new building would not require the removal of significant building fabric or design features.

Dry-stacked Stone Walls

The proposed alterations would leave the dry-stacked walls, gate piers and metal gates on McAndrew Road intact. The changes are confined to the semi-circular driveway located west of the Arya Vihara. These alterations are proposed to allow access to the new service building and to meet Fire Department requirements for code compliant driveway width and turning radii and to provide fire truck access to Arya Vihara. The reconfigured parking and driveways would leave most of the dry-stacked walls and borders in place and the project would incorporate the stones from the original walls into new walls using the same dry stacking technique exhibited by the historic walls. The reconfigured parking would be landscaped with period appropriate drought tolerant plantings and after its relocation would retain much of its historic fabric. Provided the following measures are incorporated into the project, the proposed alteration of a portion of the dry-stacked stone walls would not substantially impair the design integrity of the district or the streetscape along McAndrew Road.

- Photo-document and map the walls following the guidelines established by the County of Ventura before their alteration;
- To the maximum extent feasible maintain the overall form of the oval bed surrounded by its stone wall;
- Landscape the perimeter of the central island's parking, with period-appropriate plantings to maintain the appearance of a planter;
- The new segments of walls shall re-use the original materials, maintain the form and overall dimensions of the existing walls and employ the same dry-stacked techniques that characterize the existing walls; and

- If new stones are required they shall match the existing in material, form and appearance.

Historic Landscape (District)

The following buildings, structures and features would be added to the property:
New Canopy Structure (APN 029-0-033-25) (F on Sheet A1.0)

The new canopy structure would feature a rustic design composed of wood posts supporting a solid roof covered in composition shingles. The design of the structure is intended to reference an early 20th century rural vernacular structure. The location of the proposed structure is vacant and is not the site of citrus trees or other historic plantings. It is modest in scale and has been designed to blend into its environment through its use of vernacular materials and architectural forms. Because the structure is modest in size, set to the rear of the property where it will not impair the public viewshed from McAndrew Road and has been designed to reference but not copy early 20th century vernacular architecture, the proposed Canopy Structure would not substantially impact the historic setting of the potential historic district.

New Service Building (APN 029-0-033-24) (C on Sheet A1.0)

The new service building is a modest one-story building set towards the north end of the property. It would be vernacular in form with board and batten walls and angled roofs. Fenestration would be more contemporary in design to provide a distinction between the property's historic buildings and new construction. Because the building is modest in size, set to the rear of the property where it will not impair the public viewshed from McAndrew Road and has been designed to reference but not copy early 20th century vernacular architectural forms, the proposed Service Building would not substantially impact the historic setting of the potential historic district.

Solar Array (APN 029-0-033-24) (B on Sheet A1.0)

The solar array would be located in a field southeast of the Administration/Archive Building. While this area was once part of the orchard, most the citrus trees in this area have been removed or died, consequently, installation of structure would not result in the loss of plantings that contribute to the potential historic district. Because the array is located some distance from McAndrew Road and is not within the area of the property that is eligible for listing as a historic district, its installation would not substantially impair the proposed historic district's integrity of setting.

Overflow Parking (APN 029-0-033-24) (K on Sheet A1.0)

The overflow parking would be in a field located between the Administration/Archive Building and McAndrew Road. While this area was once part of the orchard, all the citrus trees have been removed or died, consequently, installation of parking would not

result in the loss of plantings that contribute to the potential historic district. The parking area would be accessed via a 12-foot wide driveway opening off the existing driveway opening onto McAndrew Road. The parking area would be planted with native grasses, trees and shrubs.

The proposed surfacing materials are rural in character and would maintain the character of the area's semi-rural setting. In order to ensure that the adjacent streetscape along McAndrew Road is maintained and enhanced the landscaping should include re-introducing citrus trees along McAndrew Road to restore a missing element of the historic streetscape.

Add parking along the driveway located south of the Pavilion (APN 029-0-033-25) (I on Sheet A1.0)

The existing driveway is not a significant contributor to the district and its alteration would not impair a historic feature of the property provided the insertion of the additional parking spaces does not require the removal of large specimen trees. Therefore, this proposed alteration meets Standards 2, 5, 9 & 10.

Install a round-about at the interaction of two driveways east of the Administration Building (APN 029-0-033-24 & APN 029-0-033-25) (J on Sheet A1.0)

The proposed location of the round-about is outside of the district and its alteration would not impair a historic feature of the property provided the insertion of this feature does not require the removal of large specimen trees.

Add outdoor seating east of the Pavilion (APN 029-0-033-25) (S on Sheet A1.0)

This area is outside of the proposed district boundaries; therefore, its alteration would not impair the integrity of the district provided the seating is rustic in nature.

Add a handwashing station and outdoor storage to the exterior of the Pavilion (APN 029-0-033-27) (N & 0 on Sheet A1.0)

The Pavilion is outside of the district and is not a contributor to the district, therefore, its alteration would not impair the district or its setting.

In summary, the proposed project meets Standard 2 provided the guidance listed above including planting citrus trees along McAndrew Road is implemented.

Standard 3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken:

Buildings, Structures and Features and the Historic Landscape (District)

The proposed project would not add any elements, such as buildings or landscape features that would copy the district's existing buildings; instead the new structures are broadly referential to the existing vernacular architectural forms on the property. New landscape features would primarily feature informal plantings of native trees, shrubs and grasses except for the orchard were the citrus grove will be replanted and around the Pine Cottage and Arya Vihara where existing historic non-native plantings would be maintained. Before final landscape plans are implemented they should be reviewed by a County-approved to ensure their consistency with this guidance.

Provided this guidance is followed the proposed project meets Standard 3.

Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved:

Buildings, Structures and Features and Historic Landscape (District)

No buildings, structures or landscape features on the project parcel postdating Krishnamurti's occupancy (1922-1986) have achieved historic significance in their own right.

Therefore, the proposed project meets Standard 4.

Standard 5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved:

Buildings, Structures and Features

Alter Lawrence Cottage after its relocation (APN 029-0-033-24) (#2 & P on Sheet A1.0)

The relocated cottage, would be rehabilitated as part of the proposed project. Its exterior would maintain its existing appearance. No character-defining materials or features would be removed from the building. Alterations are confined to installing a new foundation and repainting the building which would not impair the cottage's integrity of design or materials or its ability to convey its original level of craftsmanship. Provided the changes are limited to these modest interventions, the building would retain its integrity of workmanship.

Pine Cottage, add a New Bathroom Building (APN 029-0-033-25) (#E on Sheet A1.0)

Insertion of the bathroom building into a service yard at the northwest corner of Pine Cottage would not require the removal of historically significant architectural features.

Historic Landscape (District)

Dry-stacked Stone Walls

The proposed alterations would leave the dry-stacked walls, gate piers and metal gates on McAndrew Road intact but alter the smaller walls that define a parking area of the northwest corner of the Arya Vihara. These alterations are proposed to allow access to the new service building and to meet Fire Department requirements for code compliant driveway width and turning radii and to provide fire truck access to the Arya Vihara. The reconfigured parking and driveways would leave most of the dry-stacked walls and borders in place which would leave sufficient portions of this feature to convey the original quality of its workmanship. The relocated sections of wall shall incorporate the stones from the original walls into new walls using the same drystone stacking technique. Provided these measures are implemented, the proposed alteration of a portion of the dry-stacked stone walls would not substantially impair the design integrity of the district or the streetscape along McAndrew Road.

Therefore, the proposed project meets Standard 5.

Standard 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence:

Buildings, Structures and Features

No deteriorated historic buildings are proposed for repair.

Historic Landscape (District)

The orchard between Arya Vihara and Pine Cottage is proposed for replanting using citrus trees and other fruit trees documented for this area. This proposed restoration of this landscape feature would enhance the integrity of the landscape. Therefore, the proposed project meets Standard 6.

Standard 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used:

Buildings, Structures and Features

If Arya Vihara, Pine Cottage, Lawrence Cottage or the Annex are proposed for exterior repair or repainting, methods such as sandblasting shall be avoided in favor of gentle power washing or hand scrapping or sanding.

Historic Landscape (District)

No hardscape features are proposed for repair at this time. If such measures are necessary, they shall use methods that preserve historic materials to the maximum extend feasible.

Provided this guidance is followed, proposed project meets Standard 7.

Standard 8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken:

The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment:

As detailed above, the proposed project would remove an existing garage/laundry building, relocate Lawrence Cottage, add a new building off the north side of the Arya Vihara, construct a free-standing restroom in a service yard off the northwest corner of Pine Cottage, construct a number of small buildings and support facilities, alter existing stone walls and add additional parking.

Buildings, Structures and Features

Relocate Lawrence Cottage (APN 029-0-033-24) (#2 & P on Sheet A1.0)

The relocated cottage, which would be within the proposed district's boundaries. Its exterior would maintain its existing appearance. No character-defining materials or features would be removed from the building. Alterations are confined to inserting a foundation and repainting, which would not impair the cottage's integrity of design. Provided the changes are limited to these modest interventions, the building would

retain its integrity of design.

Garage/Laundry (APN 029-0-033-24) (#3 on Sheet 1.0)

The garage/Laundry which is a small service structure, is hidden from view by shrubbery and Lawrence Cottage, consequently, it does not form a significant contributor to the streetscape, the setting of the Arya Vihara or the surrounding district. Therefore, removal of the Garage/Laundry, which is not a significant contributor to the district, would not substantially impair the district or its character defining features, spaces or appearance.

Pine Cottage, add a New Bathroom Building (APN 029-0-033-25) (#E on Sheet A1.0)

Pine Cottage, was the home of Krishnamurti, and is an architecturally significant building due to its remodeling by the architect Charles W. Moore.
The bathroom building would be located within an existing service yard at the northwest corner of Pine Cottage. The proposed building is modest in scale and size with eight-foot plate heights and a shed roof and would be hidden from view by the service yard's existing walls. Construction of the building would not require the removal of historic plantings or damage the service yard's existing walls. Because the building is modest in scale and has been designed to reference the simplicity of Pine cottage, its construction will not impair the architectural integrity of Pine Cottage since the new structure would be almost entirely hidden from view.

Historic Landscape (District)

The proposed district extends over several acres and is composed of several buildings including Arya Vihara, Pine Cottage and the Annex which have a strong association with Krishnamurti because these buildings were either his home (Pine Cottage), served as guest quarters, receptions areas for his associates or followers (Arya Vihara) or as his business office/archive (the Annex). Other building such as Lawrence Cottage or the garage/laundry building have a less direct association with Krishnamurti since they were support facilities. Important landscape features such as the Pepper tree near Pine Cottage, the orchard between Pine Cottage and Arya Vihara, the mature trees around Pine Cottage and the Arya Vihara and the stone walls along McAndrew Road would be little affected by the proposed project which would leave these features in place with the exception of sections of the stone walls around the parking area which would be altered to meet current code requirements. New building would either be clustered near existing buildings or placed outside of the proposed boundaries of the historic district, which allows the district to maintain the essential features of its historic appearance which was characterized by vernacular style building of one and two stores set within a citrus grove.

Therefore, because the essential character of the district would be preserved, the proposed project meets Standard 9.

Standard 10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired:

Buildings, Structures, Features and Landscape

Standard 10 is met because the proposed project would preserve the essential character of the district and its ability to convey its association with Jiddu Krishnamurti, since the removal of historic buildings and landscape features are confined to sections of the stone walls surrounding the parking area northwest of Arya Vihara and the demolition of a garage/laundry building that does not have a strong association with Krishnamurti's historic significance as a philosopher. The project does not propose the removal of planting that contribute strongly to the district.
Therefore, the proposed project meets Standard 10.

Analysis of Project-Specific Impacts under CEQA

The proposed project complies with all ten Rehabilitation Standards provided the guidance in this report is implemented and the documentation listed below is implanted.

Proposed Documentation

1) Photo-document the district prior to the alteration of its setting with large-format black-and-white photography, and provide a written report. The recordation shall be of sufficient detail to preserve a visual record of the college and its setting and shall meet the Historic American Buildings Survey ("HABS") / Historic American Engineering Record ("HAER") standards for documentation and photo-documentation of historic resources at a minimum Level 3 Recordation. This documentation shall be donated to a suitable repository, such as the Ojai Museum and the Ventura County Museum of History and Art.

2) The documentation plan for the district and its setting shall be developed and reviewed by a county-approved architectural historian meeting the Professional Qualification Standards contained in the Secretary of the Interior's Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, and with demonstrable experience applying the Secretary of the Interior's Standards for the Treatment of Historic Property, in particular the Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings, to ensure conformance with the standards of Historic American Buildings Survey ("HABS") / Historic American Engineering Record ("HAER") level documentation.

8.0 SUMMARY STATEMENT OF SIGNIFICANCE AND IMPACTS

The current study finds that a portion of APN 029-0-033-24 and all of APN 029-0-033-25, which encompass the former home of Jiddu Krishnamurti and related buildings, structures, features and landscaping, are a historic district with definable boundaries that maintains its eligibility for listing in the California Register of Historical Resources, the National Register of Historic Places and its designation as a County of Ventura Site of Merit.

The proposed Conditional Use Permit Master Plan Update would encompass the relocation of Lawrence Cottage, alterations to historic landscape features and the construction of new facilities. The implementation of the plan as presently proposed meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the project would not result in significant direct impacts to significant historic resources and residual impacts would be less than significant.

9.0 DRAWINGS AND PHOTOGRAPHS

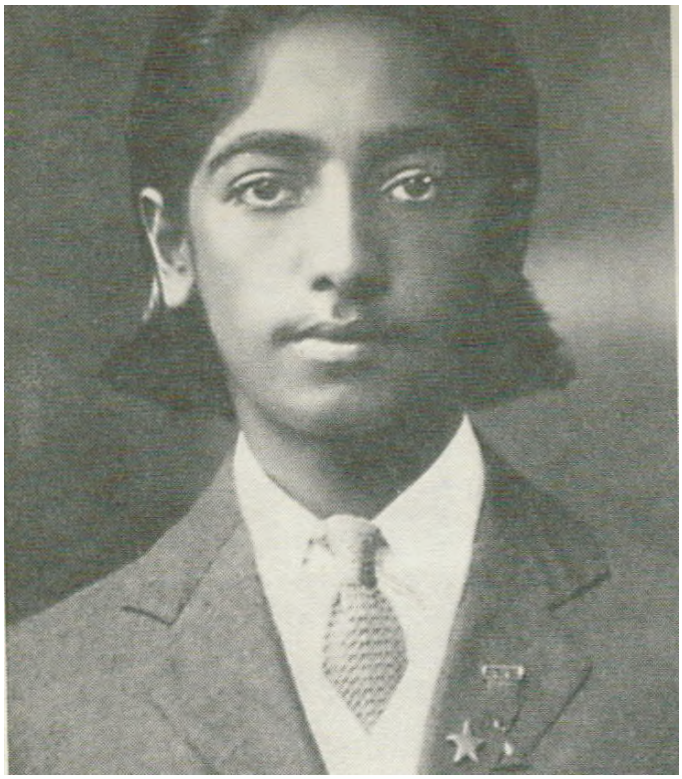


Figure 1, Krishnamurti in 1911
(Lutyens 1990)

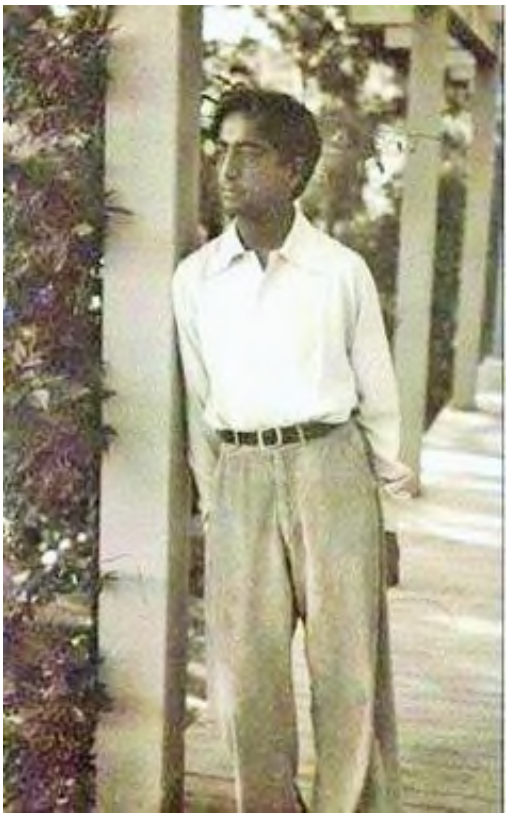


Figure 2, Krishnamurti on the Porch of Arya Vihara during the 1930s (Krohnen 1997)



Figure 3, Krishnamurti at Oak Grove School in Ojai in his later years (Krishnamurti Foundation of America)

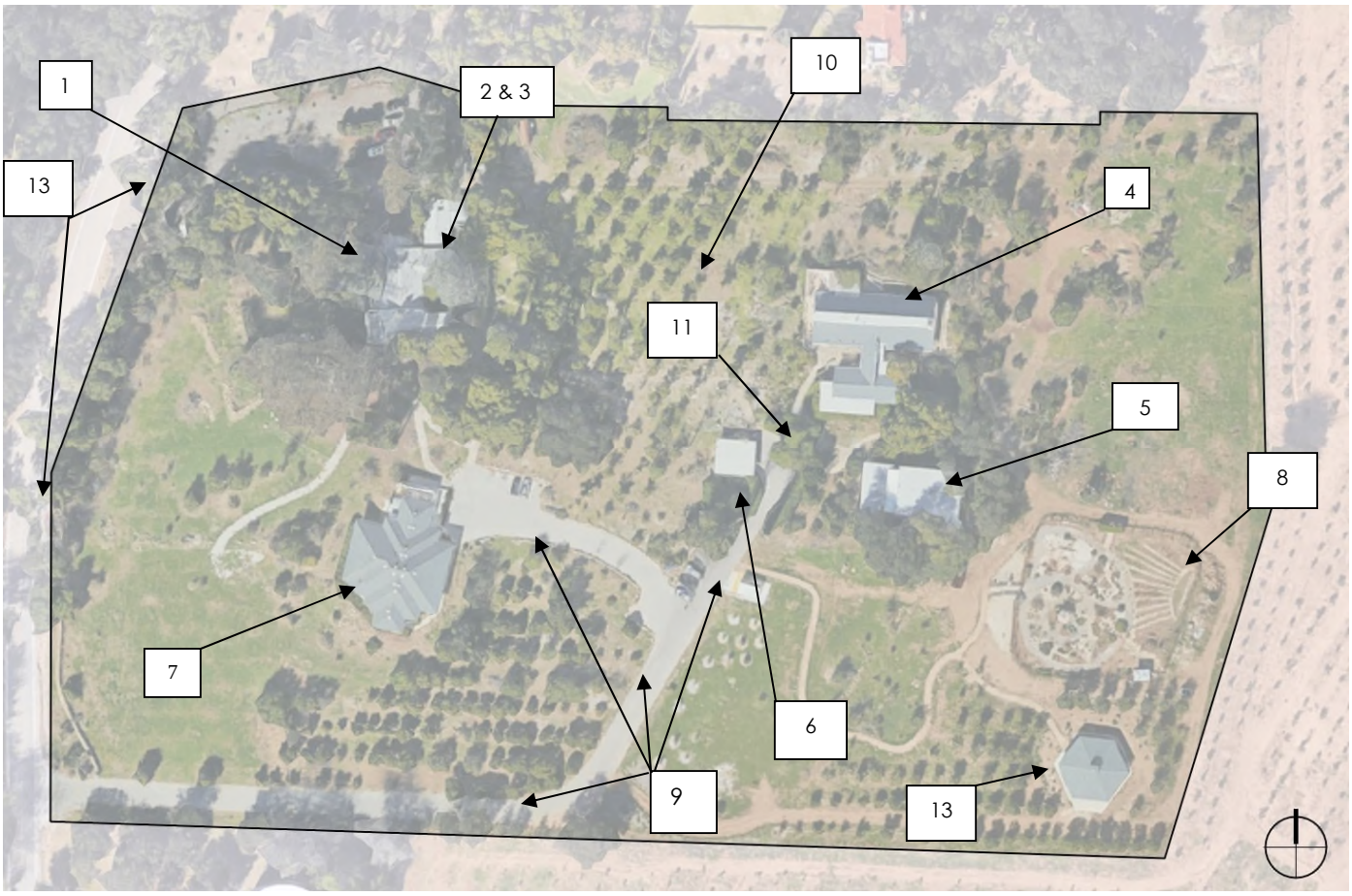


Figure 4, Site Plan with Building Key

1 = Arya Vihara
2= Lawrence Cottage
3= Garage/Laundry
4= Pine Cottage
5= Annex
6=Garage
7= Administration/Archive Building
8=Garden
9= Paved driveways 1998 and 2014
10=Orchard
11= Significant Pepper Tree
12=Stone walls
13= Pavilion



Figure 5, West Elevation of the Arya Vihara in 2016



Figure 6, West Elevation of the Arya Vihara between 1923 and 1939



Figure 7, the West Elevation of the Arya Vihara (Sloss 1991)



Figure 8, East End of the West Elevation and the west end of the South Elevation of the Arya Vihara in 2016



Figure 9, West End of the South Elevation of the Arya Vihara, with detail of exterior staircase, in 2016



Figure 10, Central Section of the South Elevation of the Arya Vihara in 2016



Figure 11, East End of the South Elevation of the Arya Vihara in 2016



Figure 12, Glazing at East End of the North Elevation, Arya Vihara in 2016



Figure 13, East Elevation of the Arya Vihara in 2016



Figure 14, South End of the East Elevation of the Arya Vihara in 2016



Figure 15, Central Section of the East Elevation of the Arya Vihara in 2016



Figure 16, East End of the North Elevation of the Arya Vihara in 2016



Figure 17, Wet End of the North Elevation of the Arya Vihara in 2016



Figure 18, Garage/Laundry, East and North Elevations, with Lawrence Cottage in background



Figure 19, Garage/Laundry, Partial North Elevation and North Elevation of Lawrence Cottage to the west



Figure 20, Garage/Laundry, Partial North Elevation and North Elevation of Lawrence Cottage



Figure 21, Lawrence Cottage, North Elevation



Figure 22, Lawrence Cottage, Partial East Elevation and South Elevation



Figure 23, Lawrence Cottage, North and West Elevations



Figure 24, West Elevation of Pine Cottage



Figure 25, Central Section of the West Elevation of Pine Cottage



Figure 26, South end of the West Elevation of Pine Cottage



Figure 27, North end of the West Elevation of Pine Cottage



Figure 28, North Elevation of Pine Cottage (west end)



Figure 29, North Elevation of Pine Cottage (central section)



Figure 30, North Elevation of Pine Cottage (east end)



Figure 31, East Elevation of Pine Cottage (north end)



Figure 32, East Elevation of Pine Cottage (central section)



Figure 32, East Elevation of Pine Cottage (south end)



Figure 34, South Elevation of Pine Cottage (east end)



Figure 35, South Elevation of Pine Cottage (east end)



Figure 36, former Office/Studio, Partial North Elevation and West Elevation (looking south)



Figure 37, former Office/Studio, Partial North Elevation and West Elevation (looking south)



Figure 38, former Office/Studio, East end of the North Elevation)



Figure 39, former Office/Studio, Central Section of the North Elevation)



Figure 40, former Office/Studio, North End of the East Elevation



Figure 41, former Office/Studio, South End of the East Elevation



Figure 42, former Office/Studio, South Elevation (looking east)



Figure 43, Garage, East Elevation (looking west)



Figure 44, Pavilion (looking east)



Figure 45, Administration Building, East Elevation (looking west)



Figure 46, Administration Building, Partial North and West Elevations (looking south)



Figure 47, Dry-Stacked Stone Wall facing McAndrew Road (looking southeast)



Figure 48, Upper Driveway, Dry-Stacked Stone Wall, Piers and Gates facing McAndrew Road (looking east)



Figure 49, Interior side of the Dry-Stacked Stone Wall, Piers and Gates facing McAndrew Road (looking east)



Figure 50, Upper Driveway (looking north)



Figure 51, Upper Driveway (looking southeast towards Arya Vihara)



Figure 52, Upper Driveway (looking east towards Arya Vihara)



Figure 53, Lawn off West Elevation of Arya Vihara (looking east)



Figure 54, Area off South Elevation of Arya Vihara (looking north)



Figure 55, Terraced lawns off East Elevation of Arya Vihara (looking south)



Figure 56, Badminton Court southeast of Arya Vihara (looking south)



Figure 57, Pathway leading through Orchard to Pine Cottage (looking east)



Figure 58, Upper End of Orchard near Pine Cottage (looking north)



Figure 59, Upper End of Driveway leading to Pine Cottage (looking north) (with Krishnamurti's California Pepper at the top of the drive)



Figure 60, Looking west from Pavilion towards the Administration Building Pine Cottage (looking west)



Figure 61, Looking north from Pavilion towards Pine Cottage



Figure 62, Looking south from former Office/Studio Building to South end of Property



Figure 63, Looking west from Administration Building to West end of Property



Figure 64, 1960 Aerial Photograph

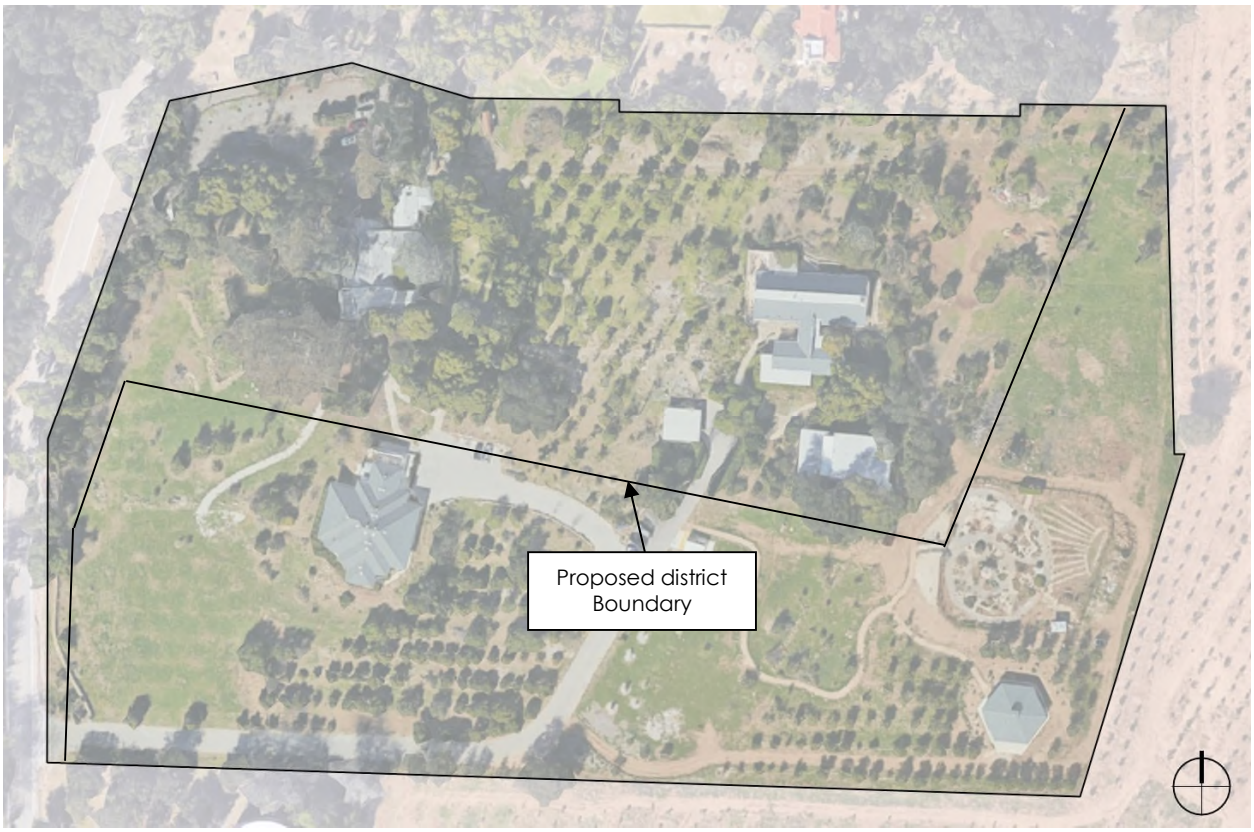


Figure 65

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Files on Elizabeth Smith
Files on Jiddu Krishnamurti,
Files on the Oak Grove School

Files on the Ojai Valley
Map files for Ojai Valley.
Photograph Files for the Ojai Valley

APPENDIX A

Project Plans

Krishnamurti Education Center
CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Sluijter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - RI (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone - Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (35'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres*
	** Gross area less area of access easement in northwest corner of property.*
Setbacks	
Front:	20 feet from property line
Side:	5 feet
Rear:	15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures

(#ID) Structure	*Year Built / Status**	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(01) Arya Vihara	1910 / remain	OA	+/- 2807	+/- 3576	+/- 1530
(02/P) Lawrence Cottage	before 1945 / relocate	SA	+/- 450	+/- 450	0
(03) Laundry	after 1945/ remove	accessory	+/- 410 (excl. from totals)	+/- 410 (excl. from totals)	0
(04) Pine Cottage - Library/Study	1917 / remain	study	+/- 4181	+/- 4181	0
(05) Pine Cottage Annex	1946 / remain	OA	+/- 1588	+/- 2477	+/- 1214
(06) Administration/Archives	1998 / remain	office	+/- 5055	+/- 5055	0
(07) Pavilion	2014 / remain	study	+/- 1391	+/- 1391	0
(08) Garage / Storage	after 1960 / remain	accessory	+/- 780	+/- 780	0
Total Existing Building Area to Remain			**16,252**	**17,910**	**2744**

Proposed Structures

(#ID) Structure	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(A) Retreat/Canteen Building	OA / assembly	4199	6738	1528
(B) Solar Array	accessory	3168	3168	0
(C) Maintenance Storage + Garage	accessory	1000	1000	0
(E) Restroom	restroom	180	180	0
(F) Shade Structure	accessory	400	400	0
(O) Pavilion Storage Shed	accessory	120	120	0
Total New Building Area		**9974**	**12,513**	**1528**
Total Building Coverage % ****		**26,226 (5.4 %)**		
Total Gross Floor Area (all structures)			**30,423 sq.ft.**	
Total Non-OA 'Camp' Gross Area""			**20,683 sq.ft.**	
Total Overnight Accommodation Area"				**4272 sq.ft.**

** Year built per historian report.*

*** Use per VCZO Sec. 8105-5. OA = Overnight Accommodations including support spaces (e.g. common areas). SA = Overnight Accomodations for permanent staff - areas excluded from OA limits.*

**** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.*

**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.

" Overnight accommodation area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.

"" Non-OA Camp Gross Area = Gross Floor Area less OA areas and less 'accessory' areas.

Parking*

North Entry - Uncovered	10 (incl. 1 HC)
South Entry - Uncovered	15 (incl. 1 HC)
Overflow Parking - Uncovered	65 stalls
Maintenance Garage - Covered	2
Admin. HC Parking - Uncovered	1
Total	**93 (incl. 3 HC)**

** Parking counts include both existing and proposed. Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All 13 existing (non-HC) stalls removed and replaced with new stall locations. 2 existing HC van-accessible stalls to remain in current locations.*

Site Coverage Statistics

	Area (SF)
Total Parking Area (all Pervious)	34,577 (7.13 % of total site area)
Total Impervious Surface Area	41,977 (site) + 26,226 (structure) = 68,203 (14.1 % of total site area)
Total Pervious Surface Area	416,184.2 (85.9% of total site area)
Total Open/Agricultural Area*	381,607.2 (78.8% of total site)

* Total Site Area less Parking and Impervious Area

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accomodations for guests to the property.

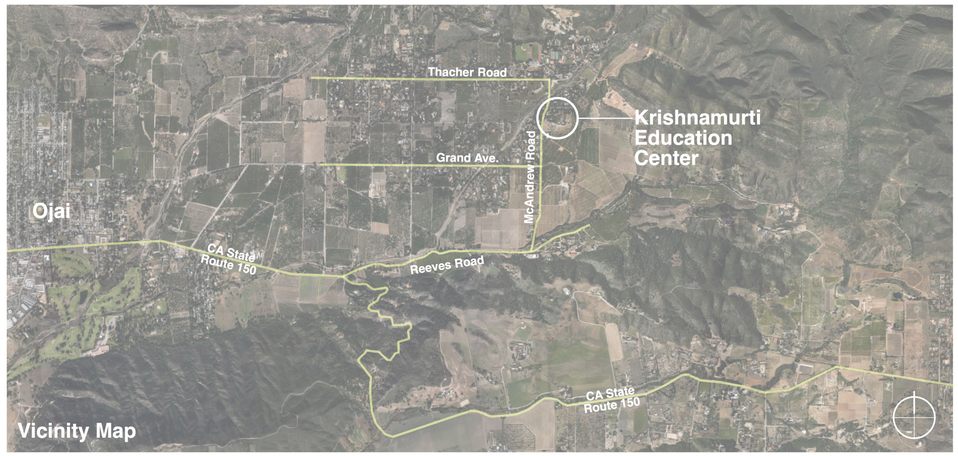
Sheet Index

general
A0.0 Title Sheet

architectural & landscape
A1.0 Architectural and Landscape Site Plan
A2.0 Floor Plans - Retreat/Canteen Building
A3.0 Elevations - Retreat/Canteen Building
A3.1 Plans & Elevations - Misc. New Buildings
A6.0 Parking Exhibits

A7.1 Existing Building Inventory
A7.2 Existing Building Inventory
A7.3 Existing Building Inventory
A7.4 Existing Building Inventory
A7.5 Existing Building Inventory
A7.6 Existing Building Inventory

civil
C1 Preliminary Grading & Drainage Plan



Vicinity Map

Existing Site Aerial — 1

feet 0 25 50 100 scale: 1" = 50'-0"

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Krishnamurti Education Center

CUP Masterplan Update

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c/o Jacob Sluijter, Executive Director

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Title Sheet

Project Information
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Vicinity Map

A0.0

CUP Update 04.20.17



Architectural and Landscape Site Plan 1

feet 0 15 30 60 scale: 1" = 30'-0"

EXISTING BUILDING / SITE FEATURE KEY NOTE

- **01** Ayra Vihara - Guest House
- **02** Lawrence Cottage (to be relocated)
- **03** Laundry (to be removed)
- **04** Pine Cottage - Library / Study Center
- **05** Pine Cottage Annex - Guest House
- **06** Administration / Archives
- **07** Pavilion
- **08** Garage / Storage
- **09** Concrete Badminton Court
- **11** Trash Enclosure (to be relocated)
- **12** Parking Stalls (to be removed)
- **13** Citrus Tree Grove
- **14** Vegetable and Flower Garden

PROPOSED BUILDING / SITE FEATURE KEY NOTE

- **A** Retreat/Canteen
- **B** Solar Array
- **C** Maintenance Storage + Garage
- **E** Restroom Building
- **F** Shade Structure
- **I** Parking (14 + 1 HC stalls) w/ shade trees
- **J** Roundabout (paved)
- **K** Overflow Parking (~ 65 stalls) w/ screening trees
- **L** Parking (9 + 1 HC stalls) w/ shade trees
- **M** Relocated Maintenance Access Road
- **N** Pavillion Handwashing & Drinking Station
- **O** Pavillion Storage Shed
- **P** Relocated Lawrence Cottage
- **R** Relocated Trash Enclosure
- **S** Outlook Seating

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

- (E) existing building to remain
- (N) proposed / relocated structure
- (E) building to remove
- (E) building to relocate
- property boundary
- setback
- internal lot lines
- easement
- VCFD fuel modification zone 1
- VCFD fuel modification zone 2
- permeable parking/drive
- asphalt paved drive
- (E) site stone wall
- Fire Department Connection
- Fire Department Hydrant
- (N) proposed tree

LANDSCAPE NOTES

VCFD fuel modication zones and definitions

zone 1: 0-30 feet buildings, structures, etc.

Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all 'ladder fuels' (low-level vegetation that allows the fire to spread from the ground to the tree canopy)

zone 1: 30-100 feet buildings, structures, etc.

This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Shrubs or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

proposed trees

Quantity: 75

Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species

Size/Mitigation Requirements: total cross-sectional area at breast height of all proposed trees must be 1,796 square inches combined minimum at the time that mitigation is required

It is recommended that larger DBH trees be planted in the middle of the overflow parking area or between stalls in other parking areas. Additionally, larger DBH trees could be planted along entry drives or other higher visibility areas.

Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual relief/integration of parking elements and to provide shade and improved aesthetics of driveable/parking areas.

proposed plant palette for erosion control and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

overflow parking - material/plant palette

stalls/planters - low-growing native grasses:
Melica Imperfecta
Bromus carinatus

drive aisles - gravel

planter/stall delineation - site sourced boulders

permeable parking TYP. - material/plant palette

stalls - decomposed granite

planters - low-growing native grasses:
Melica Imperfecta
Bromus carinatus

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Site Plan - Proposed

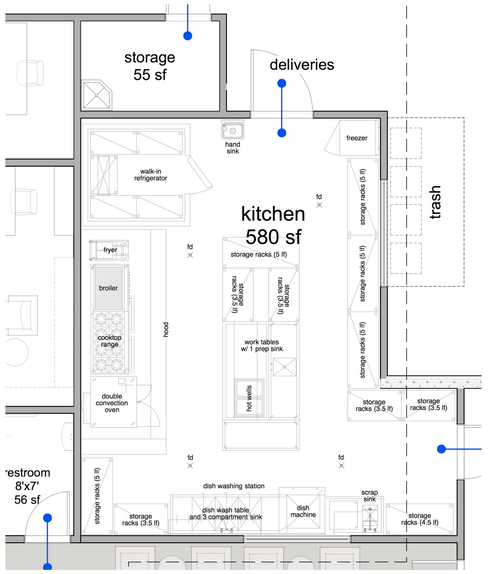
Proposed Site Plan
Architectural & Landscape

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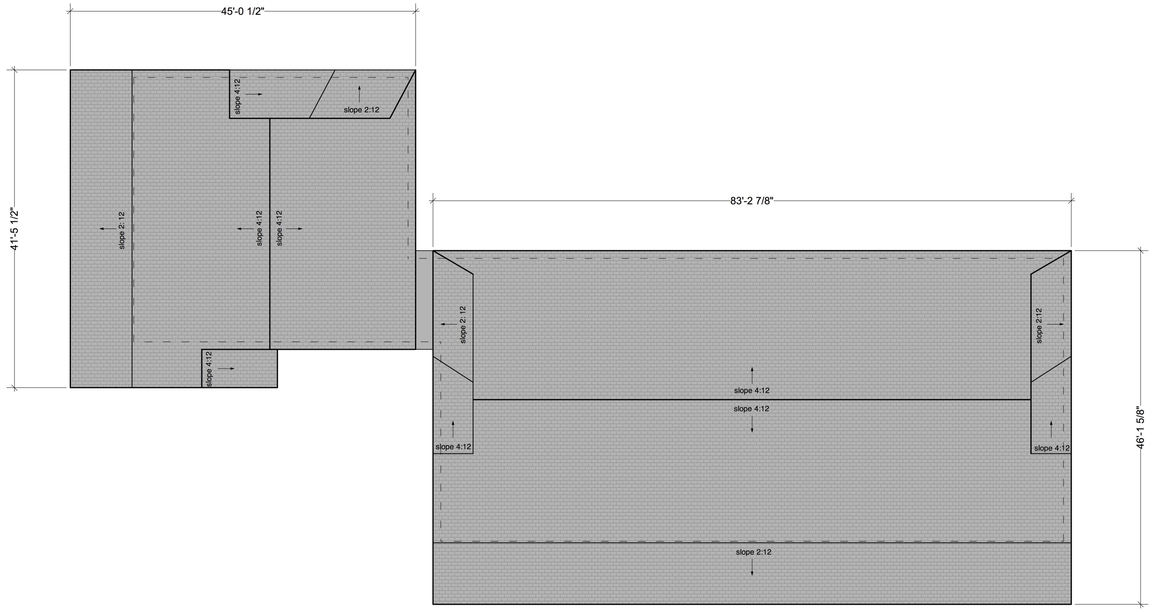
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Plumbing Fixture Schedule

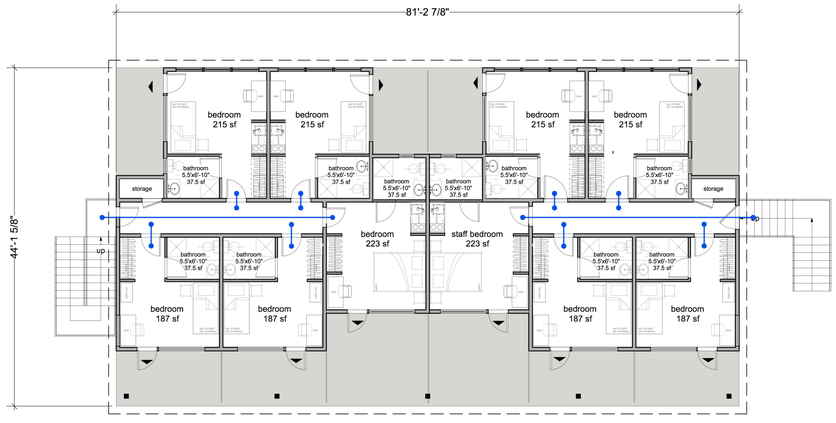
fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-In refrigerator	1
Dishwasher	1



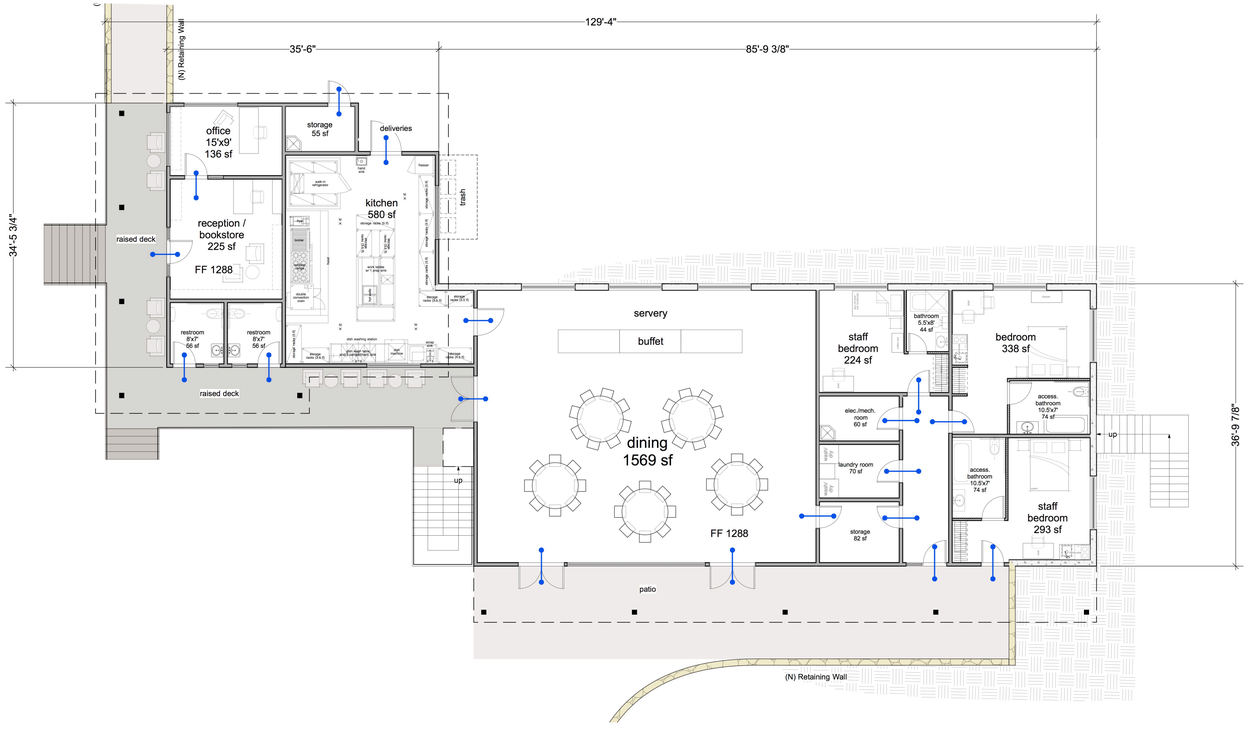
Concept Kitchen Detail Plan 3
feet 0 4 8 16 scale: 1/8" = 1'-0"



Roof Plan 2
feet 0 4 8 16 scale: 1/8" = 1'-0"



Upper Level Plan 3
feet 0 4 8 16 scale: 1/8" = 1'-0"



Lower Level Plan 1
feet 0 4 8 16 scale: 1/8" = 1'-0"

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Retreat/Canteen Plans

Floor Plans

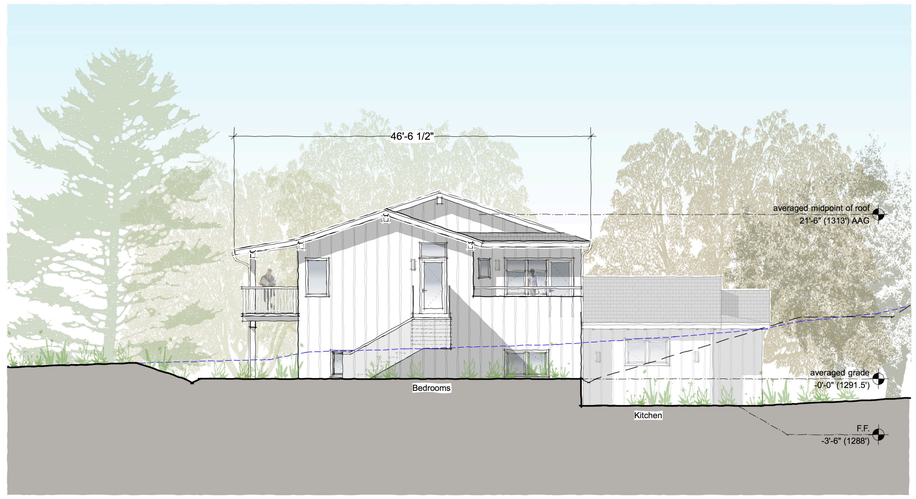
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South Elevation 4

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East Elevation 2

feet 0 4 8 16 scale: 1/8" = 1'-0"



North Elevation 3

feet 0 4 8 16 scale: 1/8" = 1'-0"



West Elevation 1

feet 0 4 8 16 scale: 1/8" = 1'-0"

LEGEND: EXTERIOR ELEVATIONS

- existing grade
- proposed grade

LEGEND: EXTERIOR FINISHES

walls: light colored board and batten

roofs: grey, asphalt shingle

guard rails: light colored board and batten, PTD. wood cap

doors and windows: metal clad wood, light colored

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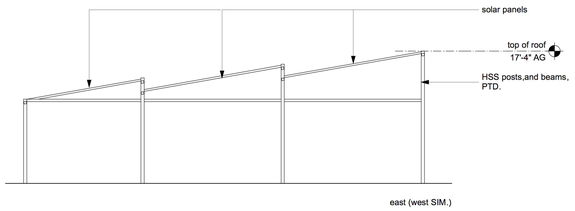
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Retreat/Canteen Elev.

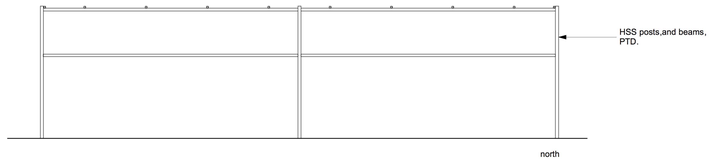
Elevations

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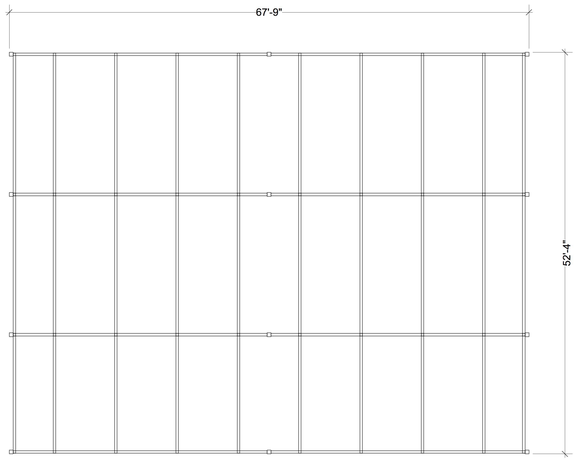
east (west SIM.)



north

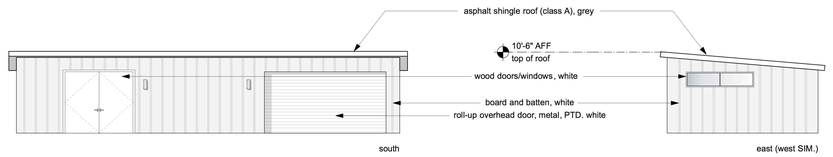
Solar Array Elevations 8

feet 0 4 8 16 scale: 1/8" = 1'-0"



Solar Array Plan 4

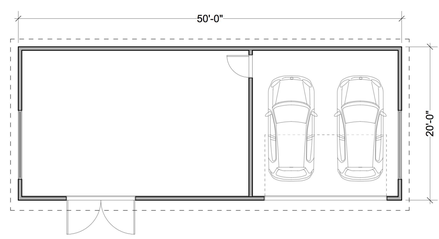
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south east (west SIM.)

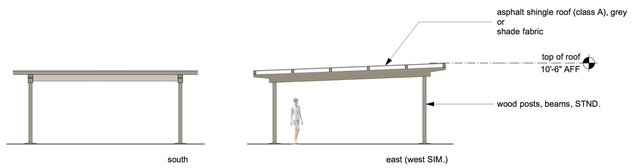
Maintenance Garage/Shed Elevations 7

feet 0 4 8 16 scale: 1/8" = 1'-0"



Maintenance Garage/Shed Plan 3

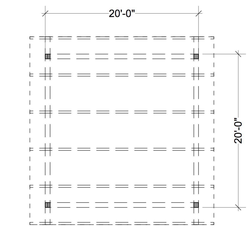
feet 0 4 8 16 scale: 1/8" = 1'-0"



south east (west SIM.)

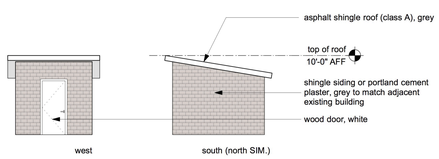
Shade Structure Elevations 6

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Shade Structure Plan 2

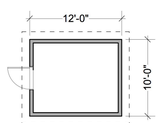
feet 0 4 8 16 scale: 1/8" = 1'-0"



west south (north SIM.)

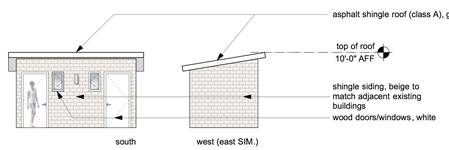
Pavilion Storage Shed Elevations 10

feet 0 4 8 16 scale: 1/8" = 1'-0"



Pavilion Storage Shed Plan 9

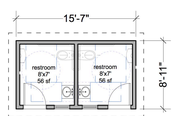
feet 0 4 8 16 scale: 1/8" = 1'-0"



south west (east SIM.)

Restroom Elevations 5

feet 0 4 8 16 scale: 1/8" = 1'-0"



Restroom Plan 1

feet 0 4 8 16 scale: 1/8" = 1'-0"

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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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NOT FOR CONSTRUCTION

Misc. Buildings

Plans
Elevations

A3.1

CUP Update 04.20.17



South Entry Parking Area - Stall Diagram
feet 0 10 20 40 scale: 1" = 20'-0" 3



North Entry Parking Area - Stall Diagram
feet 0 10 20 40 scale: 1" = 20'-0" 2



Overflow Parking Exhibit - Stall Diagram
feet 0 10 20 40 scale: 1" = 20'-0" 1

LANDSCAPE NOTES

proposed plant palette for erosion control and/or revegetation
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

overflow parking - material/plant palette

stalls/planters - low-growing native grasses:
Melica Imperfecta
Bromus carinatus

drive aisles - gravel

planter/stall delineation - site sourced boulders

permeable parking TYP. - material/plant palette

stalls - decomposed granite

planters - low-growing native grasses:
Melica Imperfecta
Bromus carinatus

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Parking Exhibits

Parking Diagrams

A6.0

CUP Update 04.20.17

APPENDIX B

Project Parcel Map

PORTION SECTION 4, T.4N., R.22W.

Tax Rate Area
70051

29-03

Bk 14

1/4 cor. Sec. 4

U.S.G.S. BM. 1323 W1.06' & N0.6' from 6'x6' R.P.

THACHER ROAD — LOS PADRES NATIONAL FOREST BDY. LINE — T.5N., R.22W. / T.4N., R.22W.

1" = 200'

A. SOUTH 15.10'
B. N68°19'45"W 24.53'
C. N82°21'30"W 39.0'
D. N88°08'20"W 26.48'
E. S80°55'W 106.70'
F. S73°33'30"W 67.63'
G. R=35' L=12'
H. NORTH 37.40'

02

ROAD (PRIVATE)

RUGBY LANE

LUPINE (PRIVATE)

LUPINE

McANDREW LANE

Bk 14

Bk 30

031

032

033 (79/253) 53 PM 77

07

12

1

2

A

B

Par. 19 1 — 1.32Ac.

Par. 20 2 — 1.32Ac.

3 — 1.32Ac.

4 — 10.56Ac.

20 — 2.60Ac.

1 — 2.63Ac.

18 — 2.01Ac.

5 — 8.26Ac.

6 — 9.74Ac.

38PM97 Par. 19 'B' — 6.67Ac.

38PM97 Par. 18 'A' — 2.56Ac.

17 — 1.50Ac.

14 — 1.00Ac. C.

15 — 5.05Ac.

Par. 19 1 — 1.30Ac.

Par. 2 (488/356) — 1.00Ac.

Par. 25 2 — 1.75Ac.

Par. 24 1 — 5.05Ac.

Par. 28 4 — 1.91Ac.

Par. 27 5 — 1.26Ac.

Par. A — 1.26Ac. Comp.

9 — 2.72Ac. 1.72Ac.

8 — 4.06Ac. 3.98Ac.

7 — 11.10Ac.

Par. 23 3 — 1.74Ac.

16 — 1.67Ac.

LLA 080708-0105456 Par. 19 1

LLA 080708-0105456 Par. 20 2

LLA 970136399 (39/166) Par. 25 2

LLA 970136399 (154/4) Par. 26 3

LLA 970136399 Par. 24 1

LLA 970136399 Par. 28 4

LLA 970136399 Par. 27 5

55RS62

58RS32

27RS69

3903/231

(1200/214) (88/20) (101/265) (132/326)

(101/265)

(174.21)

(488/356)

SW COR. LOT 1

30' R/W RESERVED

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

UNINCORPORATED AREA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN		REVISED	7-27-2009
REDRAWN		CREATED	1-23-1961
INKED	PLOTTED	EFFECTIVE	61-62 ROLL
Compiled By Ventura County Assessor's Office			

W.L. Thacher Tract, (Portion Lot 2, Section 4), M.R. Bk.5, Pg.6

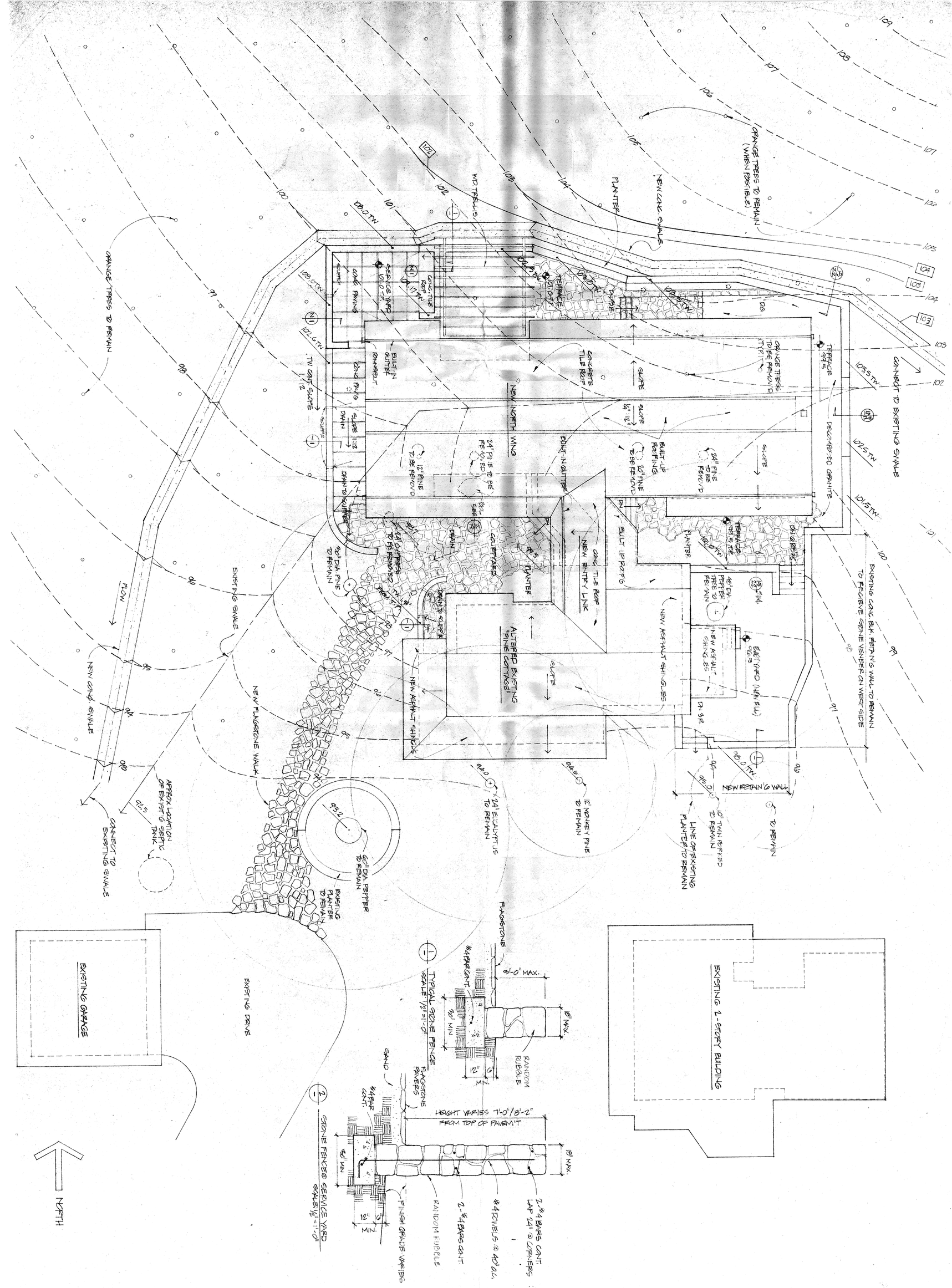
APPENDIX C

Historic Plans

Project Plans

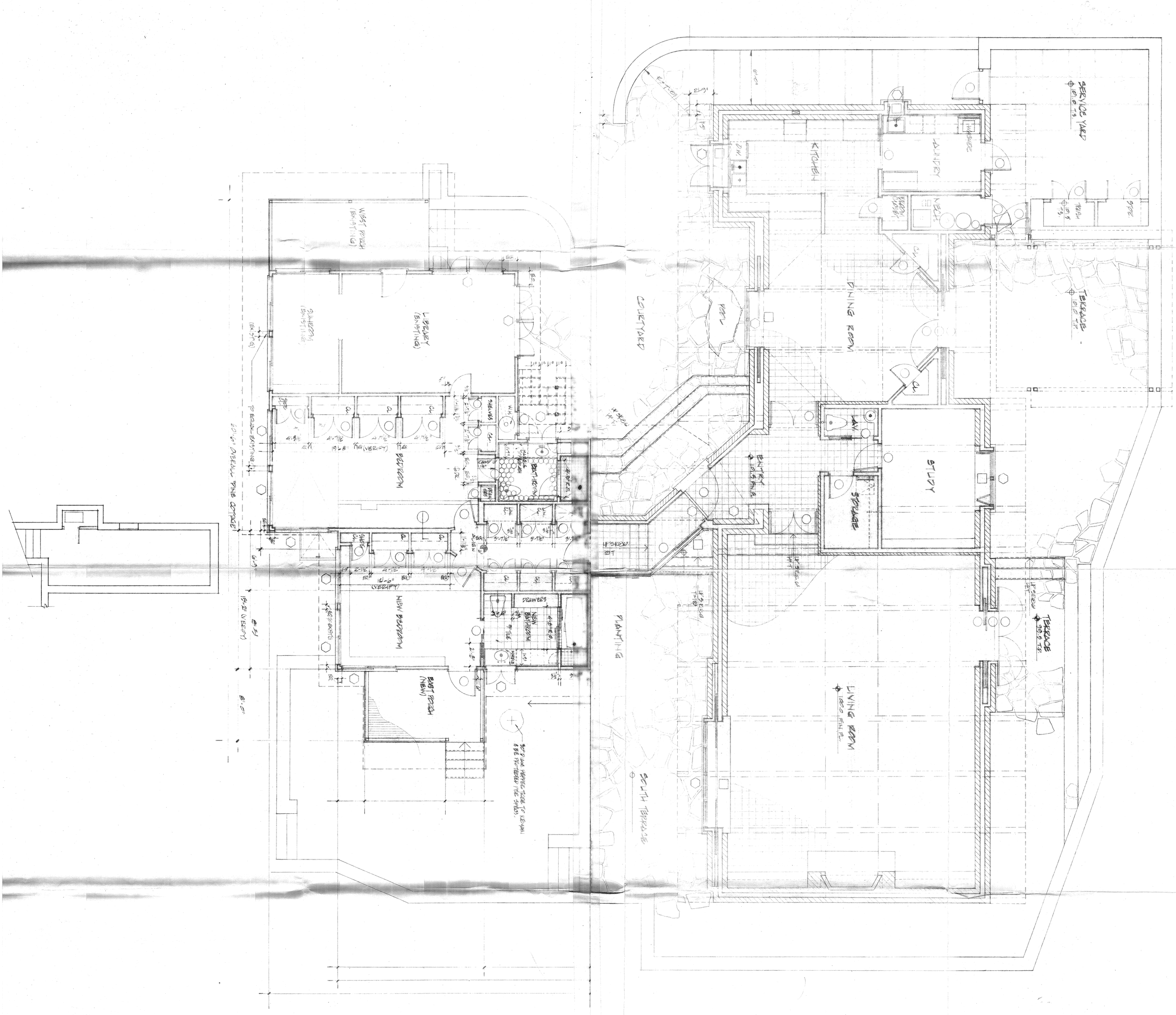
Pine Cottage

Charles W. Moore Plans



4	SITE PLAN SCALE 1/8" = 1'-0"		ADDITIONS AND ALTERATIONS KRISHNAMURTI RESIDENCE	1130 Mc ANDREW RD. OJAI, CALIFORNIA	REV.

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
AREA CODE (213) 477-9595



FLOOR PLAN

SCALE 1/4" = 1' 0"

NORTH

ADDITIONS AND ALTERATIONS:
KRISHNAMURTI RESIDENCE

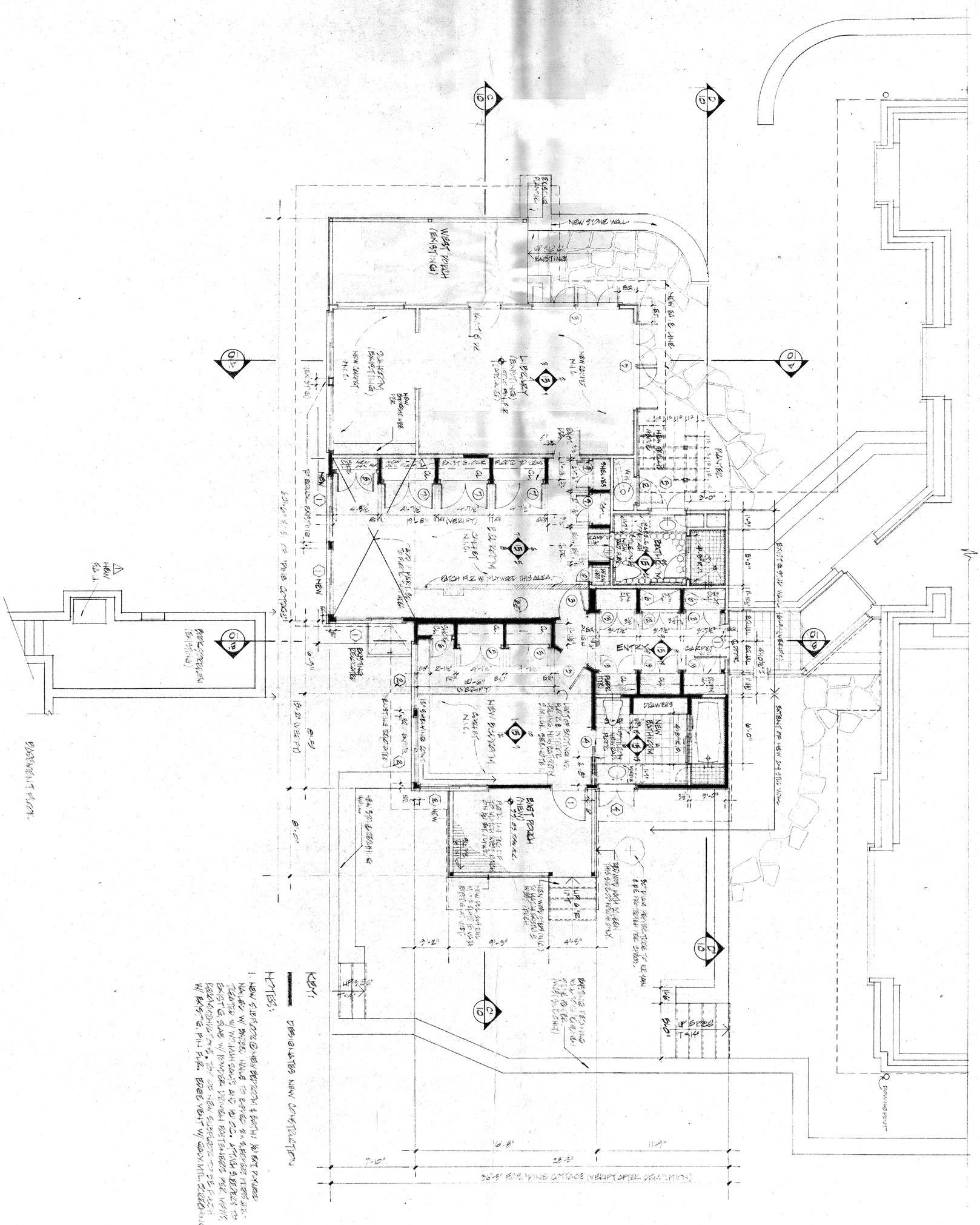
1130 Mc ANDREW RD.
OJAI, CALIFORNIA

REV

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024

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FLOOR PLAN

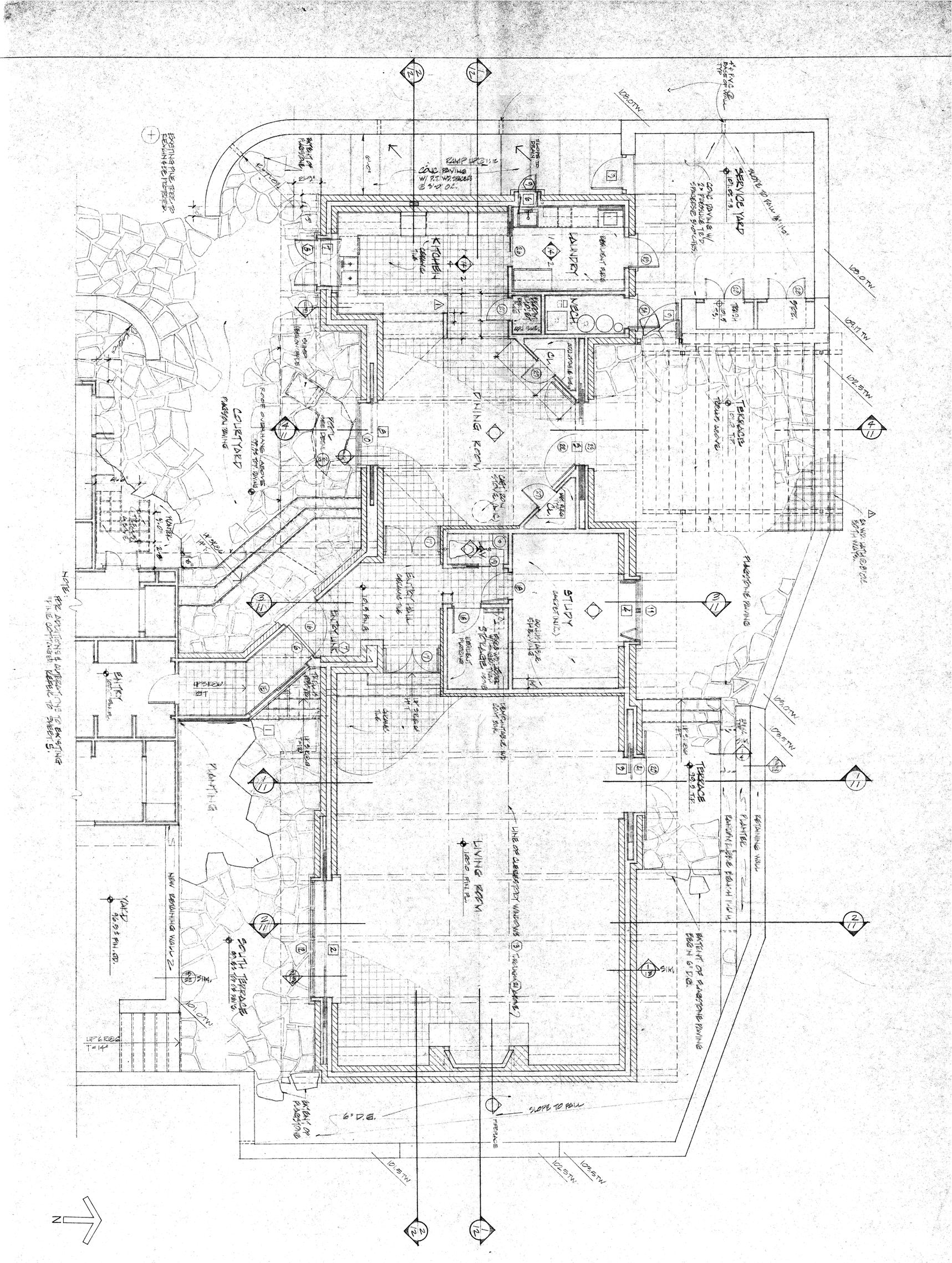
SCALE: 1/4"= 1'-0"

ADDITIONS AND ALTERATIONS
KRISHNAMURTI RESIDENCE

1130 Mc ANDREW RD.
OJAI, CALIFORNIA

⚠ 5.9.77

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
AREA CODE (213) 477-9595



FLOOR PLAN
SCALE 1/4" = 1' 0"

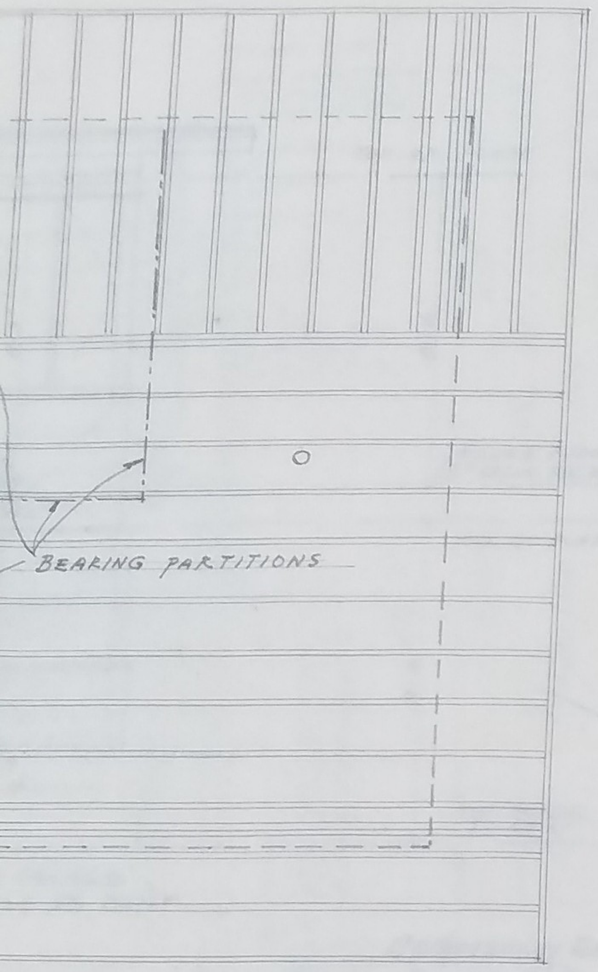
ADDITIONS AND ALTERATIONS:
KRISHNAMURTI RESIDENCE

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OJAI, CALIFORNIA

REV
△ 5-9-77

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
AREA CODE (213) 477-9595

Annex
J.R. Davidson Plans



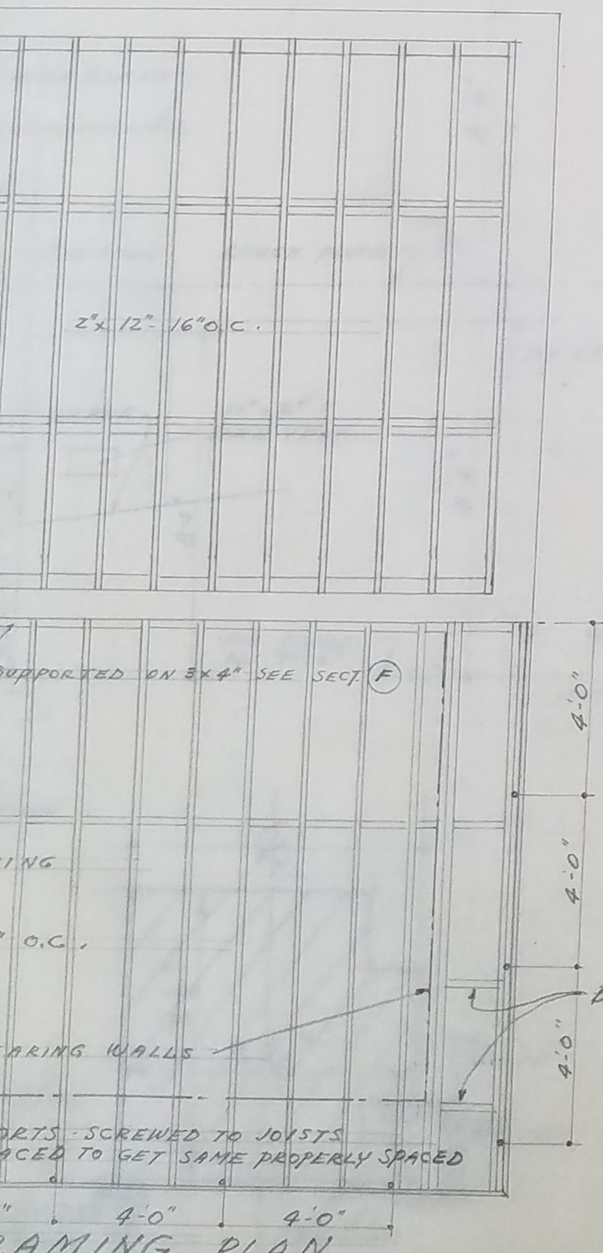
MING PLAN

1-0"

E BEAN) $\frac{1}{4}$" APPROX TO $\frac{1}{2}$" JOINT

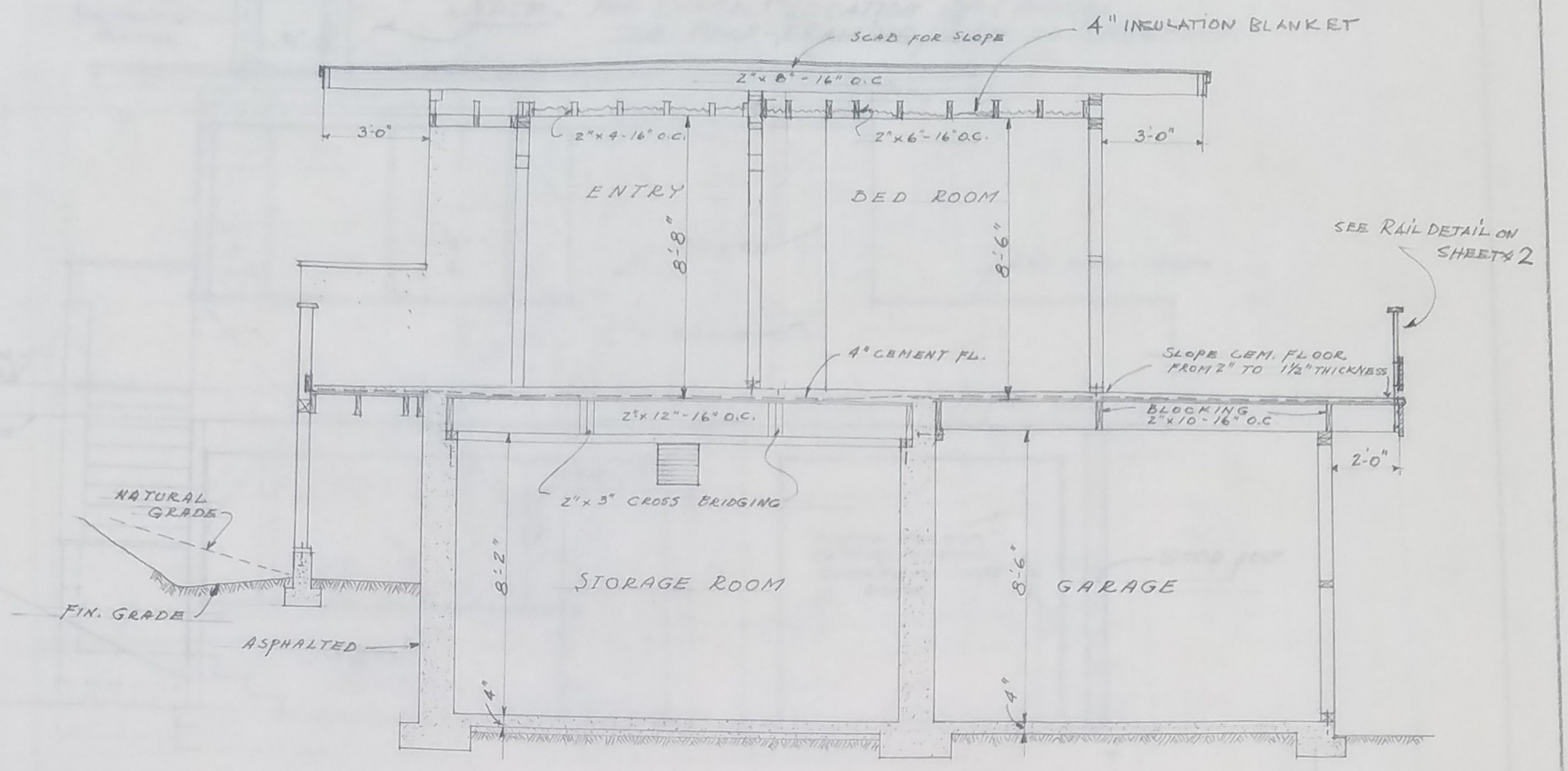
IVE FIRE OPENING & HEARTH

AID $1\frac{1}{2}$" TO YIELD



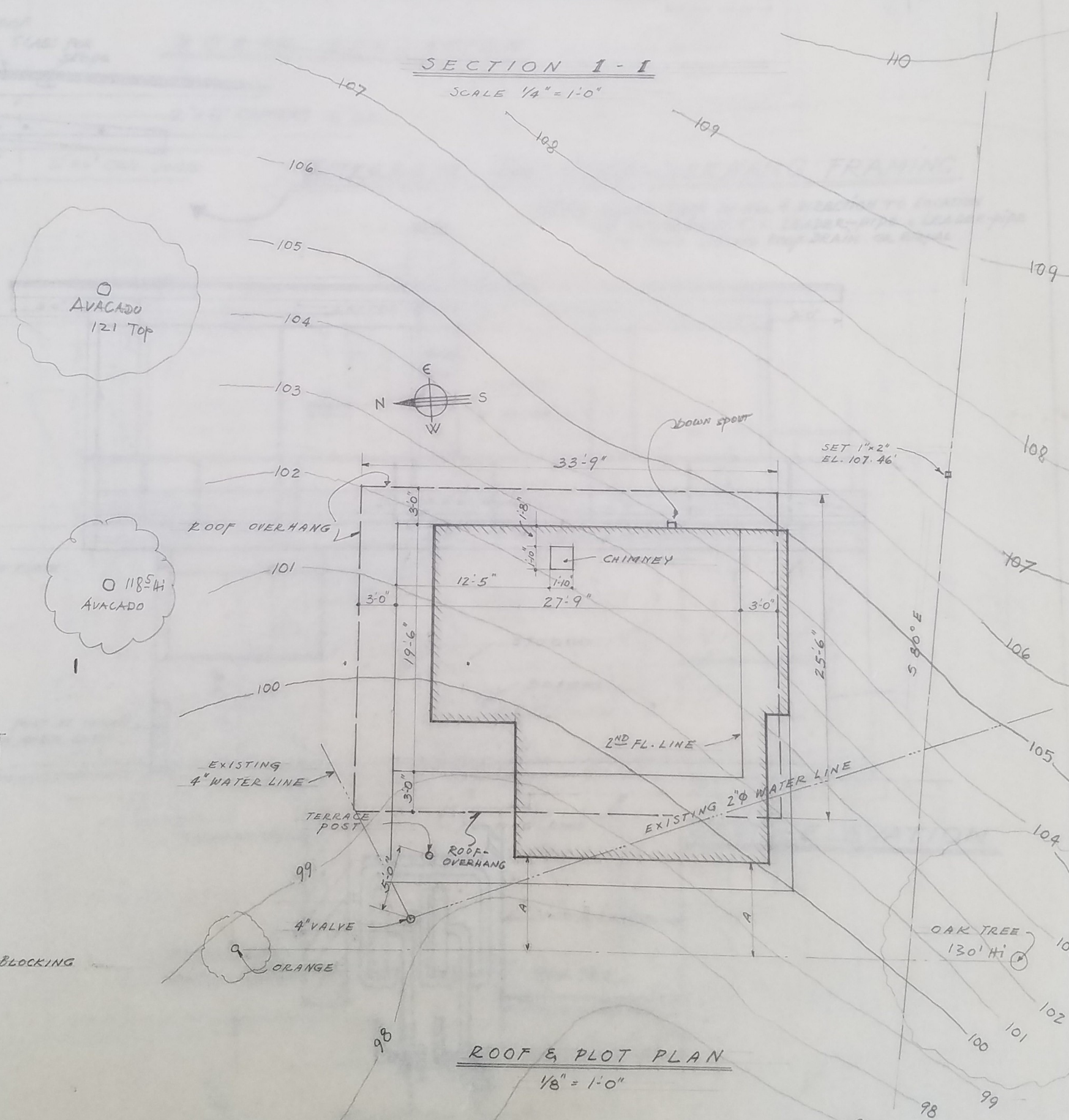
AMING PLAN

FIRE BLOCKING,
ALL DOUBLED JOISTS
D & SPIKE TAIL JOISTS TO
S. SPIKE JOISTS AT EVERY



SECTION 1 - 1

SCALE 1/4" = 1'-0"



ROOF & PLOT PLAN

1/8" = 1'-0"

STUDIO-HOUSE IN OJAI FOR MR. D. RAJAGOPAL.

3.

W.A.P. DRAFT
JAN. 23, 42
$\frac{1}{4}$ INCH-SCALE

by J. R. DAVIDSON
1417 COMSTOCK AVE
LOS ANGELES
CRestview 6-5548

TYPE
RRESTER

ROOF
" IN 12

TOP OF PLATE

8'-3"

8'-6"

DOOR TO
WOOD BOX
RUSH WITH PLASTER
NSTAL-TRIM AROUND

RED WOOD TOP RAIL

ROUGH FLOOR
(2" BELOW FIN. FL.)

TOP OF PLATE

8'-6"

FIN. FLOOR
EL. 99'-6"

IL ETC WOULD CHANGE.
RRACE SHOULD BE BUILT

FURR OUT
FOR VENT &
PLASTER

FURNACE VENT

21"

NOTE: FOR CORRECT LOCATION OF CHIMNEY
SEE ROOF-FRAMING PLAN ON SHEET # 3

STUCCO

RED WOOD COPING

X BRACE

8'-3"

WOOD

7'-6"

6'-8"

"SUPER HARBOR"
3/4" THICK PLYWOOD
OVERHEAD TYPE
DOOR

7'-6"

WOOD post

STUCCO

NORTH ELEVATION

ION

Composition

Composition ROOF
1/4 IN 12 PITCH

SLABS FOR
SLOPE

4" Appx.

OPE THIS "GUTTER"
ND ROOF IN DIRECTION
POUT ON EASTWALL.

2"x4" LOOKOUTS

2"x8" RAFTERS 16" o.c.

5½"x14" LEADER BOX
4½" DEEP.

2'-0" WIDE 1/4 Ply

2½"x3"6.i.
DOWNSPOUT

2"x6" CEIL. JOISTS

ALTERNATE FOR ROOF-OVERHANG FRAMING

NOTE: SLOPE ROOF IN ALL 4 DIRECTION TO LOCATION
of 3" (INSIDE Ø) C.I. LEADER-PIPE. LEADER-PIPE
TO HAVE J6SAM ROOF DRAIN OR EQUAL

ACE VENT

FURR OUT FOR WATER HEATER VENT
PLASTERED

3'-0"

V JOINTS

TOP OF PLATE

3'-0"

LAPPED SIDING

V JOINT

3'-0"

FACTRO-
LITE
GLASS

STUCCO

X BRACE

SLIDING

RED WOOD COPING

8'-6"

RED WOOD

TILE DRAIN

ROUGH FLOOR

TOP OF PLATE

RETE

GRADE

14"x8"
SCR'N VENT

8'-4"

8'-6"

STUCCO

BRACES

7'-6"

POST AS SHOWN
ON NORTH ELEV.

FIN. FLOOR
EL. 99'-6"

NATURAL GRADE

FOOTING LINE

WEST - ELEVATION

ING LINE
BARS - 18" O.C.
ACED AS SHOWN
GRADE.
& PLACED
F WALL

REMOVABLE
MATCH SIDING

LINE of 2"x4" STUDS

HEADER

7'-11"

2'-8¼"

WEATHER STRIP

WEATHER-STRIPPING

DING GLASS DOOR

SLIDING
SCREEN DOOR

CAULKING

SILL
MITRES
ETC.

HORIZONTAL & VERTICAL
SECTION THRU STEEL SLIDING DOOR
½ FULL SIZE

Finished
Floor

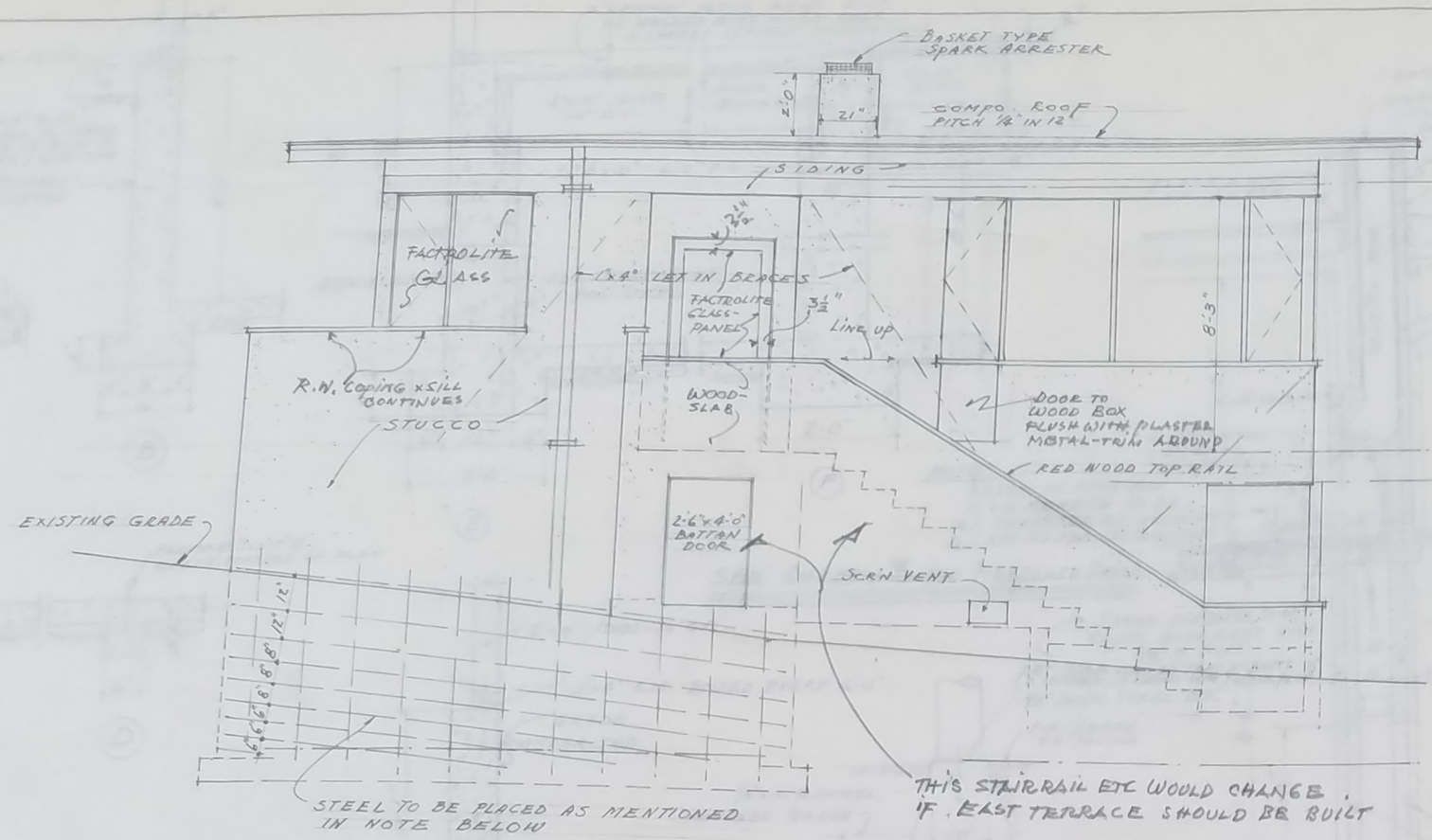
OAK THRESHOLD

STUDIO HOUSE IN OJAI
FOR MR. D. RAJAGOPAL

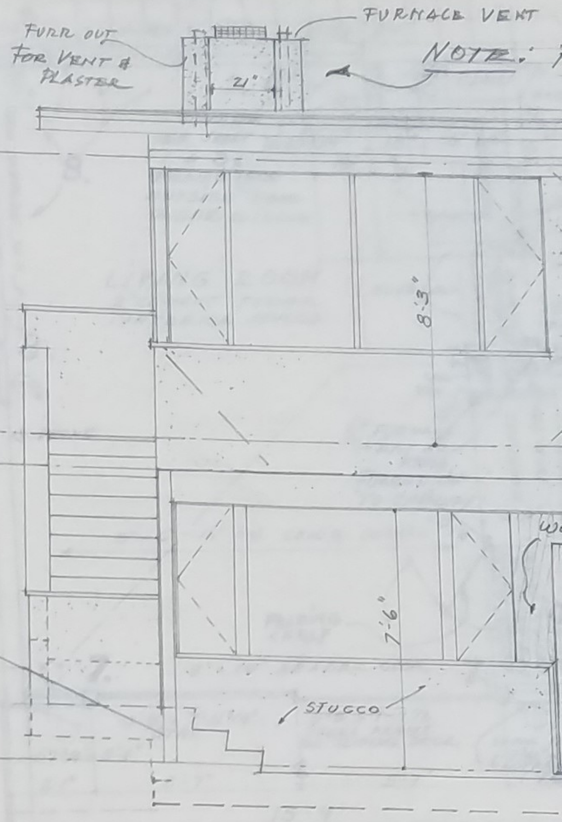
2.

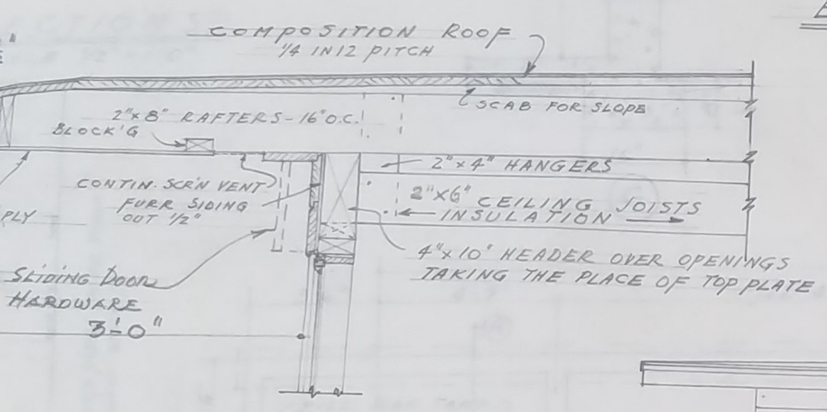
by J. R. DAVIDSON
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LOS ANGELES
CRestview 6-5548

W. A. P. DRAFT
JAN. 23.42
¼ INCH SCALE



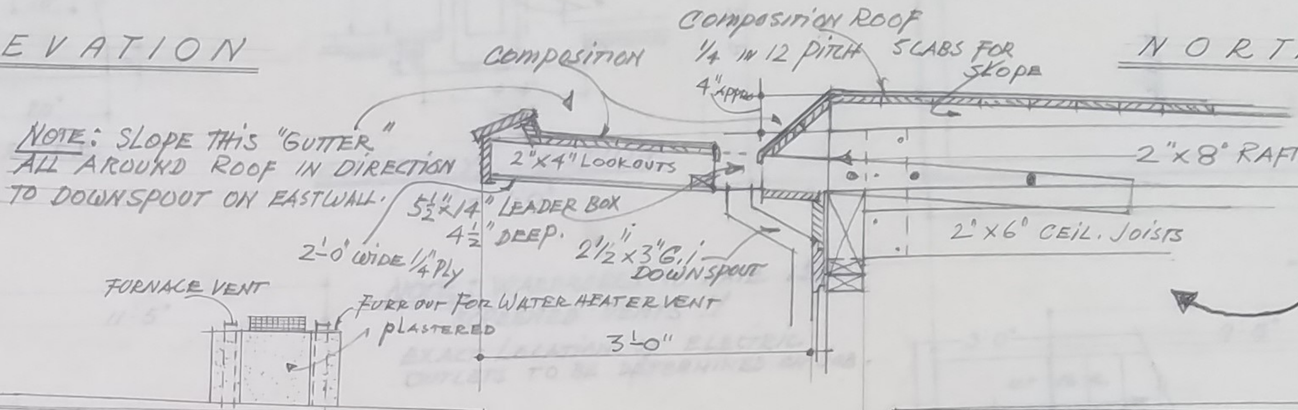
EAST ELEVATION

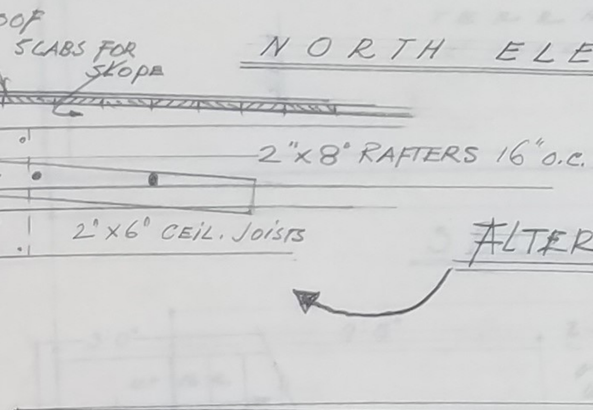




FRAMING OF ROOF OVERHANG

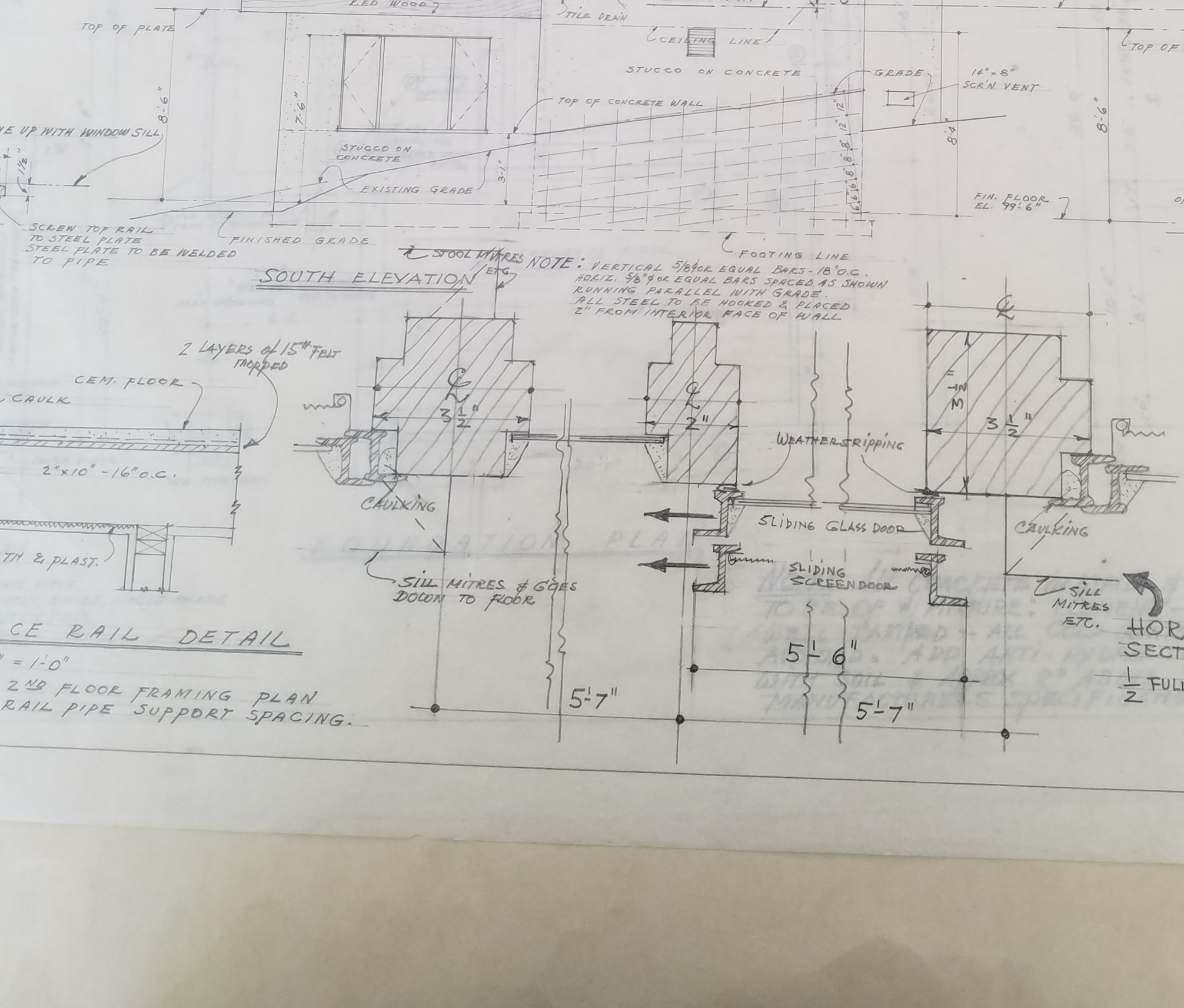
3/4" = 1'-0"





SOUTH ELEVATION

NOTE: VERTICAL 5/8"ØR EQUAL BARS-18"O.C.
HORIZ. 5/8"Ø OR EQUAL BARS SPACED AS SHOWN RUNNING PARALLEL WITH GRADE.
ALL STEEL TO BE HOOKED & PLACED 2" FROM INTERIOR FACE OF WALL



CE RAIL DETAIL

" = 1'-0"

2ND FLOOR FRAMING PLAN
RAIL PIPE SUPPORT SPACING.

HORIZONTAL & VERTICAL SECTION THRU STEEL SLIDING DOOR

1/2 FULL SIZE

Administration/Archive and Pavilion Plans

ACCESS TO D.A. PARKING

1/4" IN 1'-0" MAX FALL ON WALKWAY

EAST SOUTH WEST NORTH

HC HANDRAIL

LOADING AREA

RAMP 1:12 MIN UP

RAMP 1:12 MIN UP

PR 3060 GATES

SEE SHT A.3.4 FOR RAMP FOR DISABLED ACCESS

MECHANICAL AREA

EM GENERATOR PAD

STORAGE 105

STAFF ROOM 108

VIDEO WORKROOM 111

AUDIO-VISUAL ROOM 111

COPIER ROOM 113

SEE SHT A0.1 AND A0.2 FOR DETAILS

102 RESTROOM

107 JAN. CLOSET

CORRIDOR-4 1 HR CONSTRUCTION

24"x30" ATTIC ACCESS W/ LADDER

TECHNICIANS OFFICE 104

CORRIDOR-2 1 HR CONSTRUCTION 101

CONSERVATION ROOM 112

CORRIDOR-3 1 HR CONSTRUCTION 107

CORE STORAGE 114

VAULT - 2 DUPLICATING MASTERS STORAGE 115

LOBBY AND ENTRY SHALL BE CONSTRUCTED AS PART OF THE CORRIDOR. U.B.C. 1005.1

LOBBY 100

ENTRY

FIN. FLOOR. 1280.0'

CORRIDOR-1 1 HR CONSTRUCTION 101

ARCHIVIST'S OFFICE 103

106 STORAGE

CORRIDOR-5 1 HR CONSTRUCTION

MULTIPURPOSE ROOM 109

STUDY - READING ROOM 110

RESTROOM 102

TERRACE

GUARDRAIL MIN. 42" HEIGHT

UP

EXIT

NOTE: ALL HANDRAILS SHALL BE CONTINOUS THE FULL LENGTH OF THE STAIRS. HANDICAP PORTION OF THE HANDRAILS SHALL BE NO LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE U.B.C. 1006.9.

WALL TYPES

- 1 HR.
- 2 HR CONC. MASONRY WALL
- EXTERIOR WALL

DOOR TYPES

1. 20 MIN LABEL 3068
2. 1 HR LABEL 2668
3. 20 MIN. LABEL 2068 (PAIR)
4. 1 HR. LABEL 3068
5. GLAZED METAL PAIR 2868 W/EXIT HARDWARE
6. 20 MIN. METAL 3068 SOLID W/ EXIT HARDWARE
7. 20 MIN 3068

BUILDING ANALYSIS:

AREA:	4,199 S.F.
OCCU. LOAD	46
OCCUPANCY	B
EXITS(MIN)	TWO (AS SHOWN ON FLOOR PLAN, SHT NO. A1.0)
TYPE	V-N; FULLY SPRINKLERED

BUILDING FLOOR AREA	4199. 6 SQ FT
ELECT & MECH AREA	873. 3 SQ FT.
TERRACE AREA	946. 34 SQ FT.
OCCUPANCY	B
OCCUPANT LOAD	LESS THAN 50 (1)
TYPE CONSTRUCTION	TYPE V-N SPRINKLERED
NUMBER OF EXITS	2 REQUIRED (3 PROVIDED)

APPROVED JUL 17 1998 Resource Management Agency Division of Building & Safety Ventura County

NOTE: VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR MANUFACTURE

REVISIONS

1	PLAN CHECK
	CORRECTIONS 2-28-98
2	PLAN CHECK
	CORRECTIONS 5-1-98
3	PLAN CHECK
	CORRECTIONS 5-27-98

COORG CORPORATION
CONTRACTORS ENGINEERS
P.O. Box 448, Los Alamitos, CA 90720
Phone (562)598-9121 Fax (562)598-5011

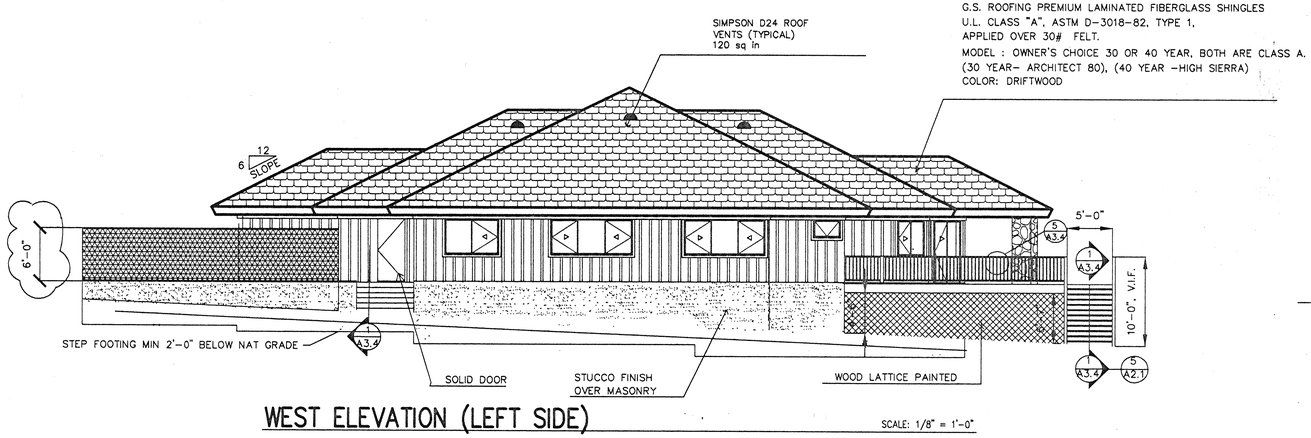
Project: KRISHNAMURTI FOUNDATION OF AMERICA
ARCHIVES FACILITY
1098 McANDREW ROAD
OJAI, CALIFORNIA 93023

Job No.	98001-A01
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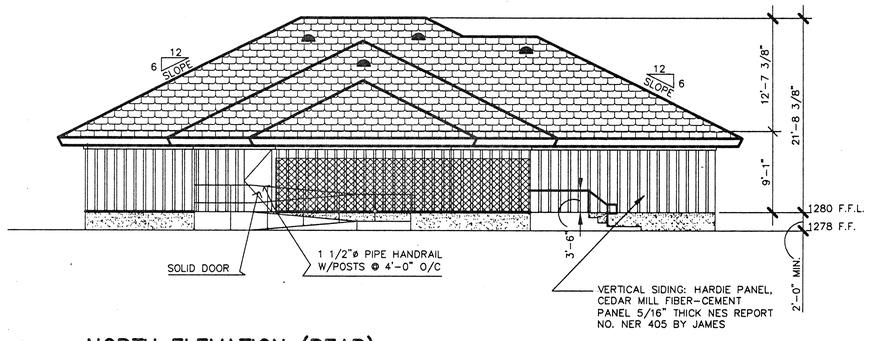
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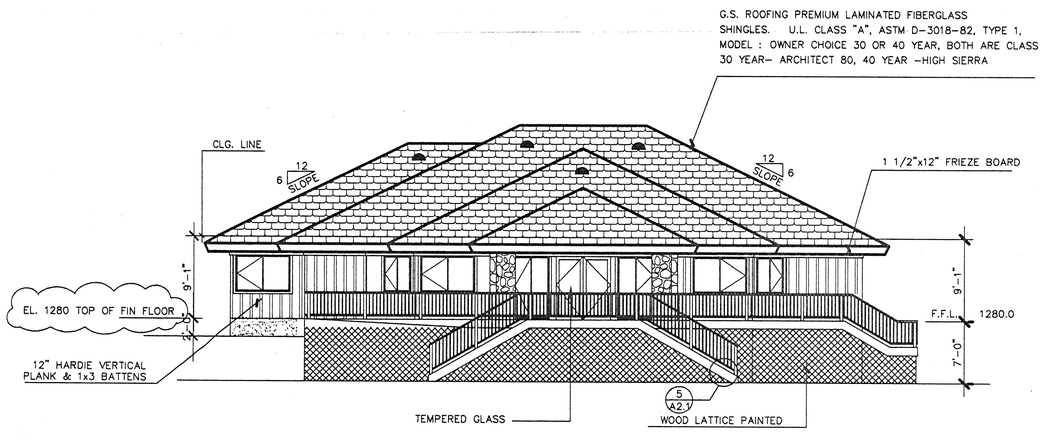
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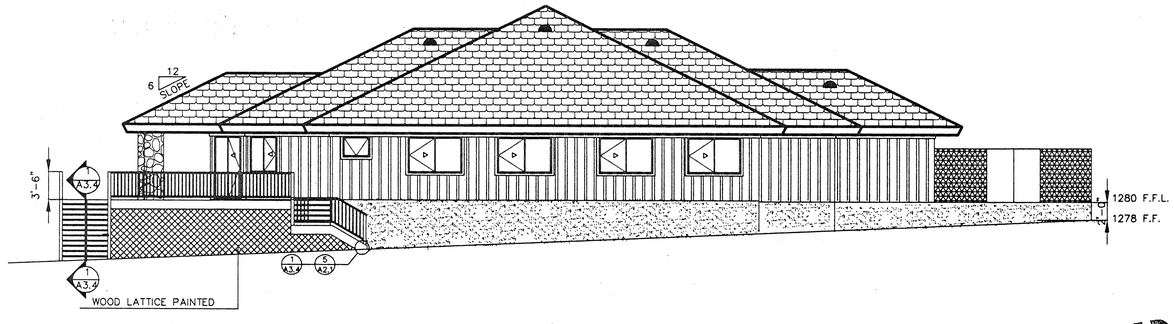
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SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



EAST ELEVATION (RIGHT SIDE)

SCALE: 1/8" = 1'-0"

APPROVED
JUL 17 1998
Resource Management Agency
Division of Building & Safety
Ventura County

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Drawing: EXTERIOR ELEVATIONS

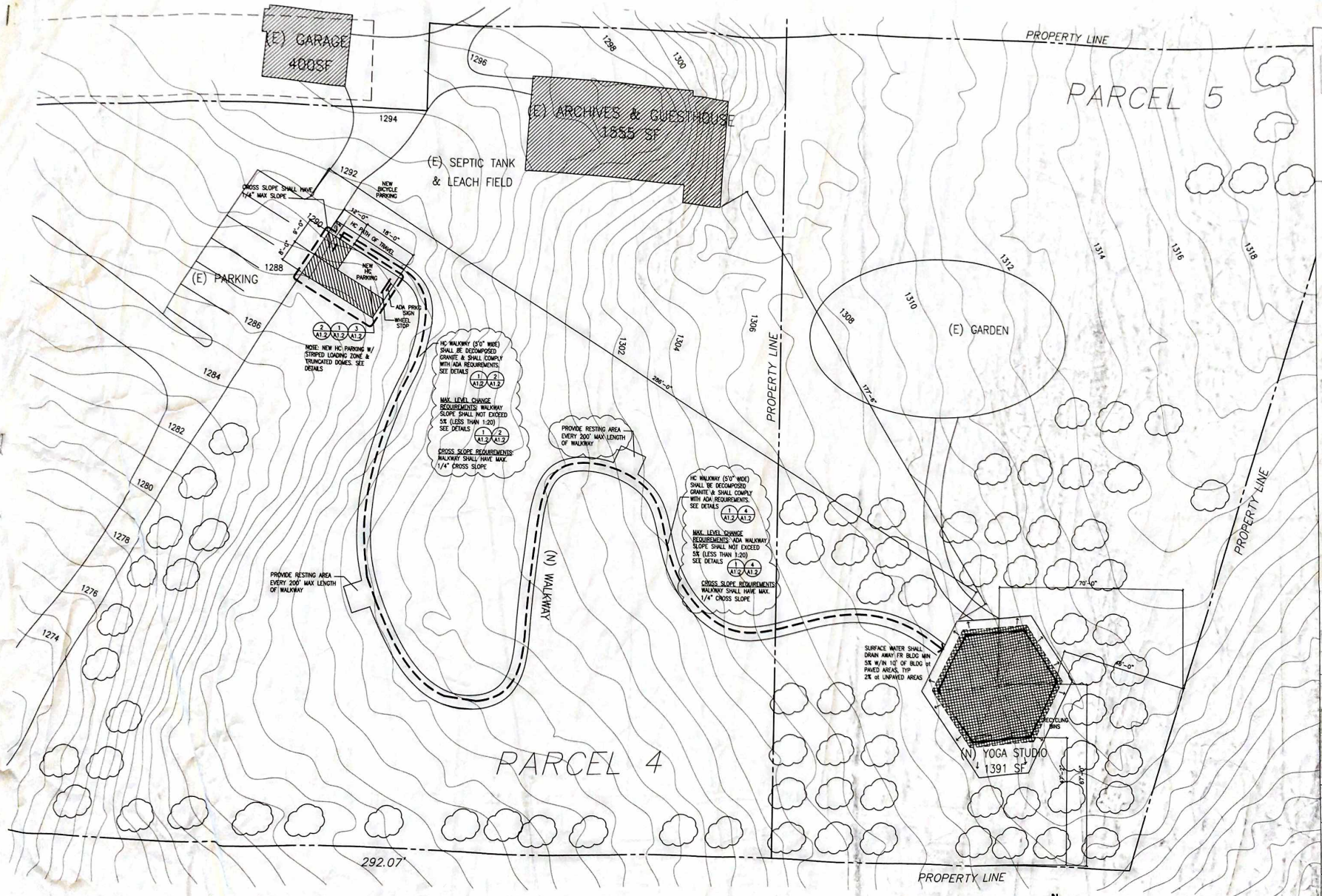
REVISIONS
1 PLAN CHECK
CORRECTIONS
2-28-98
2 PLAN CHECK
CORRECTIONS
5-1-98

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Project: KRISHNAMURTI FOUNDATION OF AMERICA
ARCHIVES FACILITY
1098 McANDREW ROAD
OJAI, CALIFORNIA 93023

Job No.	
Date	07-31-97
Drawn	CEM
Checked	NSO
Scale	1/8"=1'-0"

SHEET NO. A4.0



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1070 McAndrew Road
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revisions:

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1	11/21/13 PER BLDG DEPT
2	12/23/13 PER BLDG DEPT
3	2/20/14 PER BLDG DEPT

PERMIT SUBMITTAL

date:
FEBRUARY 20, 2014

SITE PLAN
A1.1

REVISED HISTORIC RESOURCES REPORT

for

1098 McAndrew Road

(APN 029-0-033-24, APN 029-0-033-25, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28)

Ojai Valley, Ventura County, California

Prepared for

Krishnamurti Foundation of America

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December 21, 2017

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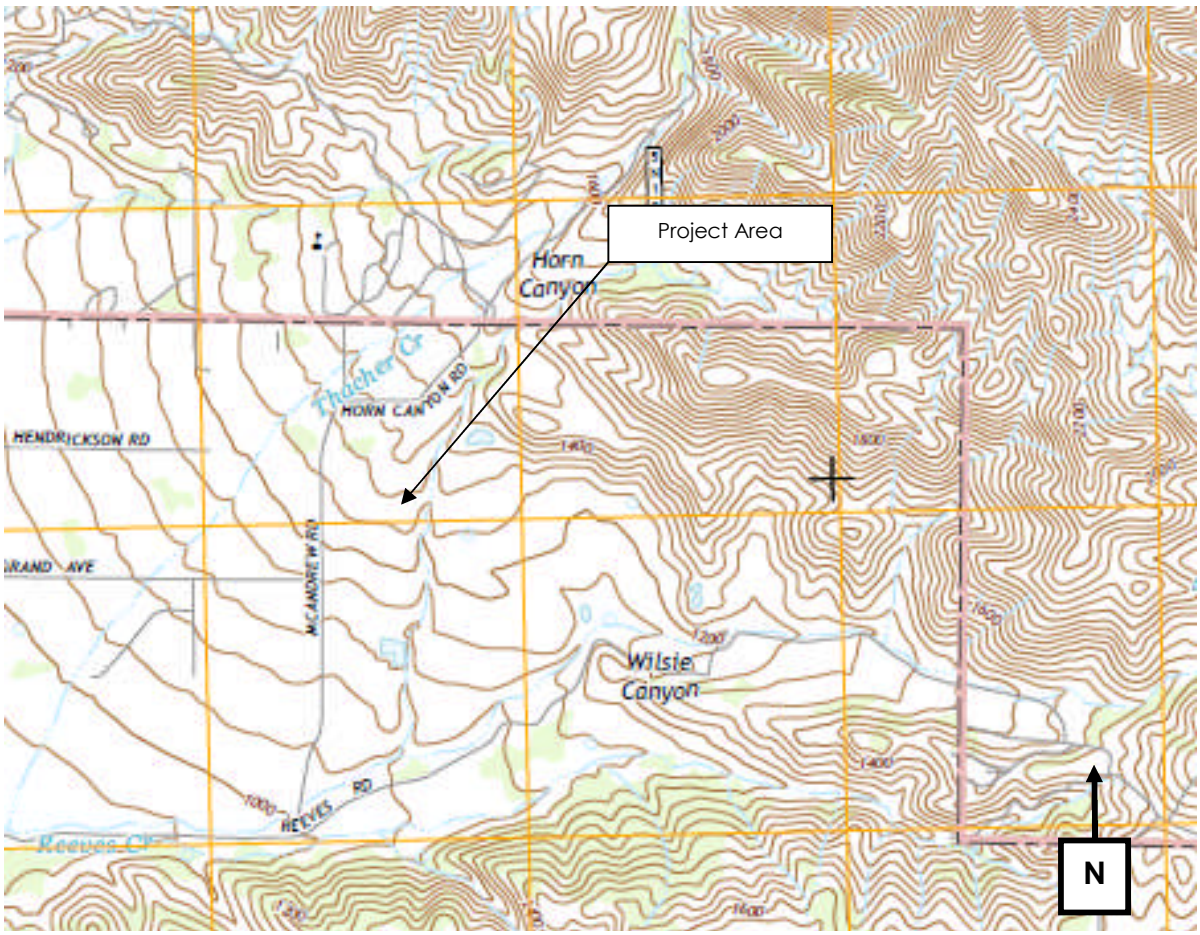
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1.0 INTRODUCTION

This revised Historic Resource Report is for a property at 1098 McAndrew Road in Ventura County, California (Location Map 1 & Location Map 2 & Appendix B). The purpose of the study is to provide information to County of Ventura Planning staff to assist in compliance with the California Environmental Quality Act (CEQA) and the County of Ventura Initial Study Assessment Guidelines (ISAGs) for historic resources. This report provides information in support of a proposed Conditional Use Permit Master Plan Update for 1098 McAndrew Road. The study property, which is composed of five parcels (APN 029-0-033-24, APN 029-0-033-25, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28) is located in an unincorporated area of the Ojai Valley in Ventura County, California (see Location Maps 1 & 2& Appendices A & B). The report was prepared for the Krishnamurti Foundation of America (KFI) by Pamela Post, Ph. D. (primary author) and Timothy Hazeltine of Post/Hazeltine Associates.



Location Map 1 (Topographic)



Location Map 2, Aerial photograph of existing site with property boundary outlined in black

The proposed project includes the following (see Appendix A for project plans):

- Construct two, one-and two-story 6-unit guest quarters south of the orchard and east of the existing Administration/Archive Building (C on Sheet A1.0);
- Construct a one-story bookstore/dining room building (A & B on Sheet A1.0)
- Reconfigure a portion of the parking area located northwest of the Arya Vihara to provide overnight parking and universal access parking (K & P on Sheet A1.0);
- Add an overflow parking area off the west side of the Administration Building linked via a driveway to the entrance located at the northwest corner of the property (J on Sheet A1.0);
- Add a restroom building in an existing courtyard off the northwest corner of Pine Cottage (G on Sheet A1.0);
- Convert an existing garage into an interpretative center (8 on Sheet A1.0)
- Add a solar array and maintenance building south of the Administration/Archive Building (D &E on Sheet A1.0);
- Provide visitor parking east of the archives building (I & K on Sheet A1.0);
- Add benches west of the Pavilion (O on Sheet A1.0);
- Add a handwashing station and small outdoor storage to the exterior of the Pavilion (L & M on Sheet A1.0); and
- Add a shade structure east of Pine Cottage Annex (H on Sheet A1.0).

2.0 SUMMARY OF FINDINGS

Previous Assessments and Designations

The study parcels at 1098 McAndrew Road were surveyed in 1985 as part of larger survey of unincorporated parcels located east of the City of Ojai and in Upper Ojai area (County of Ventura, Cultural Heritage Survey-Phase III, July 1985, prepared by Judy Triem). The survey identified the following buildings as contributors to a National Register eligible historic district with a status code of 3D:

Arya Vihara (Elizabeth Smith residence). Located adjacent to McAndrew Road, this is a two-story wood frame building originally constructed by the Smith family in circa-1910. In 1922-1923 the property was purchased by a foundation for Jiddu Krishnamurti to use as a retreat. The building subsequently underwent several modifications during the 64 years that marked Krishnamurti's occasional tenure as well as the periods when the property was the site of private schools. The 1985 survey assigned the building a National Register of Historic Places status code of 3D (Appears eligible for the National Register as a contributor to a National-Register eligible district through survey evaluation). In 2000, the County of Ventura designated the parcel as a County of Ventura Site of Merit.

Pine Cottage (Jiddu Krishnamurti Residence and Library). Located east of the Arya Vihara, this is a one-story wood frame building originally constructed by the Smith family in circa-1917. In 1922-1923 the property was purchased for use by Jiddu Krishnamurti. In 1977, a substantial addition designed by the internationally renowned architect Charles Moore was made to the cottage. The 1985 survey assigned the building (apparently excluding the Charles Moore addition) a National Register of Historic Places status code of 3/3D (Appears eligible for the National Register or the California Register both as an individual resource and as a contributor to a National-Register eligible district through survey evaluation).

The following buildings, structures and features were defined as "related features" by the 1985 survey:

Arya Vihara: "Mature trees, orchard, three-car garage." This presumably refers to the large specimen trees around the house, the citrus orchard located between the Arya Vihara and Pine Cottage and the Lawrence Cottage and detached former garage located north of the Arya Vihara.

Pine Cottage: "stone walls, stone patio, "famed pepper tree" and orchards." The stone walls appear to refer to the dressed stone walls located in the vicinity of Pine Cottage. The stone patio appears to be the paved terraces off the east and west sides of the house. The "famed pepper tree" refers to the California pepper tree located west side of the house that is directly associated with an important episode in Krishnamurti's life. The existing tree has re-grown from the trunk of the original tree.

The following building was noted in the 1985 survey but not assessed:

Office Building (Annex). Located just south of Pine Cottage, this is a two-story Modernist style building designed by Julius R. Davidson an expatriate European architect based in Los Angeles. It was built in 1942 to house an office for D. Rajagopal and fireproof room for Krishnamurti's papers on the ground floor and a studio apartment on the second floor (Sloss 1991: 184). Plans for the building are archived at the Architecture and Design Collection at the University of California, Santa Barbara. Because the building was less than 50 years of age at the time of the 1985, Its potential significance was not evaluated.

On December 12, 2000, the study property was designated as a Site of Merit. In summary, Arya Vihara, Pine Cottage and related structures, landscape and hardscape features, that were evaluated in 1985, can be considered historically significant unless they no longer retain their integrity or do not make a substantial contribution to the historic significance of the property.

This revised study has determined that the garage/laundry building at 1098 McAndrew Road is a contributor to a larger designation encompassing buildings, structures, features or landscape elements associated with Jiddu Krishnamurti's occupancy of the property between 1922 and his death in 1986. Lawrence Cottage, which was built before 1923 forms a component of the nearby Arya Vihara's setting, embodies potential significance as a contributor to the setting of identified significant historic resources (the Arya Vihara was identified as significant historic resource in a 1985 survey of the east Ojai Valley).

Findings of this Report

This study provides a re-evaluation of designated and potential historic resources on the project property to determine if they continue to possess sufficient integrity for listing and to confirm that a National Register eligible district exists on the property and to define its boundaries. After confirming the presence of historic resources and defining a potential boundary for the district, the report evaluates potential project impacts by applying the criteria set forth in the County of Ventura Initial Study Assessment Guidelines.

Significance Findings:

The following buildings, structures, features, orchard and landscaping located on a portion of APN 029-0-033-24, APN 029-0-033-25 and APN 029-0-033-028 which are associated with Jiddu Krishnamurti, are contributors to a National Register-eligible historic district:

- Arya Vihara (1 on Sheet A1.0);
- Lawrence Cottage (2 on Sheet A1.0);
- Garage/Laundry (3 on Sheet A1.0);
- Pine Cottage and its stone terraces (4 on Sheet A1.0);
- Annex (former office/studio) (5 on Sheet A1.0);
- Dry-stacked stone walls along McAndrew Road including gate piers from the north end of the street frontage to the point marked on Figure 65;
- Orchard between Arya Vihara and Pine Cottage (see L on Sheet A1.0);
- Badminton Court southeast of Arya Vihara (see 9 on Sheet A1.0);
- Mature specimen trees around Arya Vihara and Pine Cottage; and
- Pepper tree located west of Pine Cottage where an important role in Jiddu Krishnamurti's life took place.

The buildings, structure, features and landscaping on APN 029-0-033-26 & APN 029-0-033-27are non-contributors to the historic district. Only the Annex on APN 029-0-033-28 is a contributor to the district; the remainder of the parcel is non-contributing.

Summary of Project Impacts:

The current study finds that a portion of APN 029-0-033-24 and all of APN 029-0-033-25 and part of APN 029-0-033-028 surrounding the Annex Building, which encompass the former home of Jiddu Krishnamurti and related buildings, structures, features and landscaping which have a strong association with his significance as a philosopher, are a historic district with definable boundaries that maintains its eligibility for listing in the California Register of Historical Resources, the National Register of Historic Places and its designation as a County of Ventura Site of Merit.

The proposed Conditional Use Master Plan Update would encompass the construction of new facilities including a dining hall/bookstore and two, six-unit residential buildings (see Appendix A). As currently proposed, the plan meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, implementation of the project would not result in significant direct or indirect impacts to significant historic resources identified in this report.

3.0 ADMINISTRATIVE SETTING

CEQA Section 15064.5 defines historical resources as follows:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria.

- *The survey has been or will be included in the State Historic Resources Inventory.*
- *The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.*
- *The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*
- *If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.*

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register

of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

> *"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."*

Section 15064.5(a)(4) of the CEQA Guidelines *states:*

> *"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."*

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

> §5020.1: "*Properties listed in, or determined eligible for listing in the California Register of Historical Resources*." *In order to be eligible for listing a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California's History and Cultural Heritage*. B) *Is associated with the lives of*

> *persons important in our past;* C) *Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*; and D) *Has yielded, or may be likely to yield information important to history or prehistory*."
>
> *§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021.k local registers include the following: "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.*

The property must meet one or more of the following California Register of Historical Resources Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2. Is associated with the lives of persons important in our past; 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4. Has yielded, or may be likely to yield, information important in prehistory or history(PRC §5024.1(c)).
By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

> A) *are associated with events that have made significant contributions to the broad patterns of our history*;
> B) *are associated with the lives of persons significant in our past*;
> C) *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or*

that represent a significant and distinguished entity whose components may lack individual distinction;
D) *have yielded, or may be likely to yield information important in prehistory or history*.

While the project property is already a listed Ventura County Site of Merit, the following County of Ventura significance criteria have been applied to clearly identify the historic and architectural significance of the property and its contributing and non-contributing elements.

County Significance Criteria

Ordinance 4225, Sec.1365-5, Definition and Designation Criteria for Cultural Heritage Sites

For the purposes of the Ordinance, an improvement, natural feature or site may become a designated Cultural Heritage Site if it meets the following applicable criteria:

a) Landmarks – Satisfy one of the following criteria:

(1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history;
(2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
(3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
(4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation;
(5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
(6) Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

b) Sites of Merit satisfy the following criteria:

(1) Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
(2) County approved surveyed site s with a National Register status code of 5 or above.

c) Points of Interest. Satisfy the following criteria:

1) That is a site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
(2) That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or
(3) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at the site and the site is not is not of sufficient historical significance to justify the establishment of a landmark.

d) District. Meets the criteria below:
(1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
(2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
(3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
(4) Complies with the criteria for integrity contained in Section 1365-5a.6.

Impact Thresholds

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se*, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:*

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public

Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development, including impacts to historic resources. The report follows the guidelines for Historic Cultural Resource Studies set forth by the County of Ventura, as well as State and Federal guidelines pertaining to the assessment of impacts to historic resources. These include the State CEQA Guidelines, specifically Section 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, as well as the CEQA guidelines adopted by the County of Ventura. The methodology for determining whether the property meets the eligibility requirements for listing as a historic resource under County, State, and Federal eligibility criteria was based on archival research to determine the historic context of the properties within the project area, as well as on-site evaluation of the physical and visual integrity of each building. This historic resources study includes the following:

1) Documentation of the historic context and physical appearance of the resources within the project site and the individual buildings, structures, and features at 1098 McAndrew Road;
2) Evaluation of the integrity of the district and its individual components;
3) Identification of potential historic, architectural, and cultural resources within the project area;
4) Evaluation of potential resources for listing as historic resources at the County, State, and Federal levels;
5) Assessment of the direct and indirect impacts of the proposed project on historic resources identified in this study;
6) Evaluation of the direct and indirect impacts of the proposed project on the property; and
7) Mitigation measures for impacts to historic resources that may result from the project as proposed.

The Lead Agency for the project is the County of Ventura. This report includes required findings regarding the potential environmental impact of the proposed Conditional Use Permit Modification project to the significant historic resources identified in this report. The report meets the requirements of a historical resource survey as outlined in Section 5020.1(k) of the Public Resources Code. Pamela Post, Ph.D., principal investigator and senior historian, and Timothy Hazeltine prepared this report.

4.0 HISTORICAL CONTEXT

The following section of the report provides a historical context for the property.

4.1 Regional Context and Historic Themes

Historic context themes for Ventura County are defined in Section 3 of the *County of Ventura Historic Preservation Plan*. As detailed below in Section 4.2, the resource's significant historical associations occurred between 1922 and 1986 when the property served as the home and retreat of the philosopher Jiddu Krishnamurti. It was during this period that the study property served as his residence and occasionally for schools founded under his auspices.

4.2 Historical Context (Pre-Contact to 2017)

Throughout the Spanish and Mexican eras the east end of the Ojai Valley remained largely unsettled. Rancho Ojai, which was granted to Fernando Tico in 1837, did not encompass the study parcel. After California became part of the United States the project parcel was located within public lands, portions of which passed into private ownership. The greatest impetus to development in the Ojai Valley was the founding in 1872 of the town of Nordhoff. The community was named in honor of the writer Charles Nordhoff, who did much to popularize California through articles and books, including *California for Health, Pleasure, and Residence, a Book for Travelers and Settlers*. Until the early 20th century Nordhoff remained a small community providing goods and services to surrounding farms and ranches. It was not until the early 20th century that Nordhoff, which was renamed Ojai in 1917, began to develop a reputation as a resort and educational center, mostly due to the efforts of two men, the educator Sherman D. Thacher who founded Thacher School in 1889 and the industrialist Edward Libbey, who in 1914, spearheaded the rebuilding of Ojai's main street in the Mediterranean style. Beginning in the early 20th century the area east of the City of Ojai began to develop with homes set on small farms and citrus ranches. Among these was a house now the Arya Vihara, likely built by Elizabeth Smith who ran a private school on her property.

The arrival of the Theosophist, Annie Bessant and her protégé, Jiddu Krishnamurti in 1922, as well the founding of the Krotona Institute of Theosophy in the early 1920s did much to popularize the community as a center for alternative philosophies. According to Mary Lutyens, Jiddu and his brother Nitya, first came to Ojai in July of 1922, when Mary Gray lent them a cottage as a retreat for Nitya who was suffering from tuberculosis (Lutyens 1991: 34 - 35). It was while Krishnamurti was staying on the property that he underwent a spiritual/philosophical transformation which proved to be a profound turning point in his spiritual and philosophic life. The pepper tree located off the southwest side of Pine Cottage played a central role in this episode.

In February of 1923 Pine Cottage and the surrounding six acres was purchased with funds provided by Mary Dodge. Krishnamurti renamed the main house Arya Vihara (the noble monastery) while he made his home in Pine Cottage. Very soon after, a further seven acres was purchased and both parcels were placed under the ownership of the Brother's Trust, which was created to manage the newly purchased properties. Shortly after the death of his brother Nitya in 1929, Krishnamurti renounced his ties to the Theosophist movement and established himself as an independent philosopher with an international following. Throughout the rest of his life, Pine Cottage was used by Krishnamurti as a part-time residence and retreat. During his occupancy, numerous changes were made to the property these included construction of an office building in 1942 designed by the architect J. R. Davidson, and the construction of a library wing to Pine Cottage designed by Charles Moore in the 1970s. Krishnamurti died in Pine Cottage at the McAndrew Road property in 1986.

Since Krishnamurti's death, the property has served as the headquarters for the Krishnamurti Center of America. Alterations made to the property since 1986 include the construction of the Administration/Archive building in 1998 for offices and a secure archive for Krishnamurti's papers, the construction of a pavilion in 2014 and the construction of a new paved driveway extending from the southwest corner of the property to Pine Cottage and the Administration/Archive Building. Since the mid-1980s much of the citrus orchard has died or been removed.

Jiddu Krishnamurti (c. 1895 - 1986)

Jiddu Krishnamurti was a philosopher and lecturer whose influence as a teacher spanned a period of over 60 years. From the mid-1920s until his death in 1986 Krishnamurti traveled the path of intellectual inquiry which eschewed traditional religious doctrine (Ojai Valley News, May 3, 1995: "Krishnamurti Gathering: Week-long event will celebrate 100th Anniversary and Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies"). Krishnamurti was born in Madanapalle in the Madras Presidency in south India during the British Raj (Figures 1 – 3). Due to the unreliability of birth registrations at the time, his birthdate has been variously given as May 4, 1895, May 11, 1895 or May 25, 1896. Jiddu Krishnamurti was the eighth son of a high caste Shaivite Brahmin; his father, Jiddu Narayaniah, worked in the British civil service as a revenue collector (Sloss 1991: 21). In 1882, shortly before Krishnamurti's birth, his father became a Theosophist, though Jiddu Narayaniah adhered to many Hindu rituals (Lutyens 1990: 3). The Theosophical Society was founded in 1875 by Helena Petrovna Blavatsky, a member of the Russian aristocracy and an American, Colonel Henry Olcott an attorney, whom Blavatsky had met shortly after her arrival in New York in 1873. Theosophism is a religio-philosophic system that believes divine knowledge or enlightenment can be gained through the study of esoteric wisdom. It was an expression of a broader movement in 19th century Europe and America that saw the study of eastern belief systems, such as Hinduism, Taoism and Jainism, as vehicles for personal enlightenment. Under the leadership of Madame Blavatsky, Theosophy developed a complex belief system whose main tenets can be defined as follows:

- To form a nucleus of the universal brotherhood of humanity, without distinction of race, creed, sex, caste, or color.
- To encourage the study of comparative religion, philosophy, and science.
- To investigate the unexplained laws of nature and the powers latent in man.

Along with these principles, many Theosophists including Annie Bessant who succeeded Blavatsky as the head of the organization, believed that a human being would act as a physical vehicle (vessel) for a "Great Teacher," who would reveal these truths to humanity. According to Radha Rajagopal Sloss, the daughter of D. Rajagopal, who for many years functioned as Krishnamurti's manager and publisher, Theosophy was "based largely on a synthesis of Buddhism, Hinduism and various occult theories" (Sloss 1991: 9-10).

India with its rich spiritual history was a focus of Blavatsky and her followers who included Charles W. Leadbetter. Born in Great Britain, Charles Leadbetter (1854-1934) was an Anglican priest who eventually left the priesthood due to his increasing interest in spiritualism. In 1883, a year after joining the Theosophists, Leadbetter met Madame Blavatsky who accepted him as her pupil and disciple. In 1884 he left Great Britain for Adyar, the Theosophist compound in south Madras (now Chennai, India). Leadbetter first met the 14-year old Krishnamurti, along with his brother Nityananda (Nitya), on a beach where "he had been struck by the unusually pure and generous nature of the boy, as revealed in his aura" (Sloss 1991: 25). Leadbetter concluded from this initial impression that Krishna might prove to be the vehicle who the Masters were directing him to find: "Before long he stated that he had been instructed by the Master Kuthumi to train the boy" (Sloss 1991: 25).

In 1903 Krishnamurti's family, which eventually would include 11 children, six of whom would survive to adulthood, moved to Cudappah (now Kadapa in the state of Andhra Pradesh). It was there that Krishnamurti contracted malaria, a disease that he would suffer recurring bouts of for many years. In 1905, when Krishnamurti was 10, his mother, Saneevamma, died (Lutyens 1990: 5). This had a profound effect on the family, particularly Krishnamurti, who was very fond of his mother. Two years later, in 1907, Krishnamurti's father, Jiddu Narayaniah, a Brahman who had converted to Theosophy, retired from the civil service and sought employment from the Theosophical Society's retreat of Adyar (Sloss 1991: 23). It was there in 1909 that Krishnamurti first met one of his earliest mentors, Charles Webster Leadbetter, who was lecturing at the time at the Theosophist Society's 300-acre compound.

Another key figure in Krishnamurti's spiritual development was Annie Besant. Nurtured by Besant, Leadbetter and other leading Theosophists, Krishnamurti was groomed to become the World Teacher. His brother Nitya was educated alongside him. Many years later, Krishnamurti reflected on his initial meeting with Leadbetter, viewing it as a critical moment in his life and "when asked what he thought would have happened to him if he had not been 'discovered' by Leadbetter" he would unhesitatingly reply 'I

would have died' (Lutyens 1995: n.p.). Krishnamurti's early training with Besant, whom he now viewed as his surrogate mother, helped prepare him for the Society's Path of Discipleship, a program designed to prepare him for his role as a vehicle for one of the Masters (Sloss 1991: 28). Jiddu Narayaniah gave Besant legal guardianship of his son. Several years later, however, Narayaniah attempted to regain guardianship over his son. Initially Narayaniah won his suit in India, however in 1912, this decision was overturned by the Privy Council in London which resulted in Besant retaining control of Krishnamurti and his brother (at that time, Great Britain's Privy Council was the ultimate legal body for the Indian Empire).

It was around this time that the Theosophical Society established the Order of the Star in the East to introduce to the world the World Teacher. At the same time, Krishnamurti, though bright and fluent in several languages, struggled with formal education and was beginning to have reservations about the role expected of him. He often chafed "at the regiment imposed on him, visibly uncomfortable with the publicity surrounding him, and occasionally expressing doubts about the future prescribed for him" (Lutyens 1975: 80). In 1911 Krishnamurti and Nitya left India for the first time, traveling to England with Annie Besant. The intent of this journey was to introduce Krishnamurti to influential Theosophists in Great Britain and Europe.

There Krishnamurti met Lady Emily Lutyens, a recent convert to Theosophy. The daughter of the Earl of Lytton, former Viceroy of India, Emily Lutyens was the wife of Sir Edwin Lutyens, the renowned English architect who within a few years was to design New Delhi, India's new imperial capital (Sloss 1991: 31). Important Theosophists who met Krishnamurti during this period included the American Mary Dodge, heiress to the Phelps Dodge copper mines. Dodge was so taken with Krishnamurti that she became one of his principal benefactors, giving him a stipend of 500 pounds for life (Sloss 1991: 33). For the next three years, Krishnamurti and his brother Nitya, traveled on the continent meeting Theosophists and continuing their studies. In late summer of 1914, the brothers returned to England at the outbreak of World War I. In 1916 Krishnamurti entered London University, graduating with honors in 1920. A year later he fell in love with Helen Knothe a 17-year old American whose parents were associated with the Theosophist movement. For several years the two continued their relationship but because of his intended role as the Society's World Teacher, which required chastity, their romance eventually ended.

In 1922 Krishnamurti and Nitya traveled to California where it was hoped that the dry climate of Ojai, California, would help Nitya, who had recently been diagnosed with a severe case of tuberculosis. First arriving in Ventura, they were met by Theosophist Mary Gray who owned a large estate in Ojai that she lent to the brothers. Upon their arrival in the valley the two were struck by Ojai's geographic similarities to their native country. To Krishnamurti and Nitya "the valley might have been set in any number of places in India with its softly contoured hills and dry underbrush" (Sloss 1991: 53). While in Ojai, the brothers were tended to by Rosalind Williams, a young American woman who subsequently would marry Krishnamurti's associate and friend, Desikacharya Rajagopal.

Over the years, the couple would develop a close and influential relationship with Krishnamurti. Significantly, this was the first time the two brothers were on their own and not subject to the supervision of members of the Theosophical Society. A short time later, with donations raised by Annie Besant, a six-acre property located adjacent to Mary Gray's estate was purchased for the brother's use. The land included the cottage where Krishnamurti and Nitya had been staying and the L-shaped main house, which they named Arya Vihara (in Sanskrit Arya Vihara means Realm of the Aryas i.e., *those noble by righteousness*) (Figures 4 – 7). Subsequently, another seven acres was purchased, and the Brothers Association was created to hold the estate in trust for Krishnamurti and his brother. The trust was created because at the time Indians were racially classified as "Orientals," who by California's law could not purchase or own land (Sloss 1991: 64-65). By this time both Krishnamurti and Nitya had come to love Ojai and from this point on it became Krishnamurti's official residence (Lutyens 1983: 6). By the end of summer, beginning of fall 1922, Krishnamurti had undergone a life altering experience that has been variously described as "a spiritual awakening, a psychological transformation, and a physical reconditioning." This spiritual and psychological occurrence, in which Krishnamurti even experienced physical pain and discomfort, became known as *the process*, which eventually climaxed in a sense of "immense peace" (Lutyens 1975: 158-160). These events, which occurred intermittently in the succeeding years, were often followed by what was described as *the other* or *otherness*, a feeling that "almost continuously during his life" gave him a sense of being protected (Lutyens 1988: 12).

Whatever the rationale, Krishnamurti felt freed from the spiritual path intended for him by his mentors in the Theosophical Society. For Krishnamurti and "his future role as a teacher, *the process* was his bedrock…It had come to him alone and had not been planted in him by his mentors…it provided Krishna with the soil in which his newfound spirit of confidence and independence could take root" (Vernon 2001: 131-132). Compounding his growing distance from the Theosophical Society was the death of Nitya from complications of influenza and tuberculosis on November 13, 1925. This profoundly affected Krishnamurti's belief in Theosophy as he had been assured by members of the Society that, since Nitya was essential to Krishnamurti's life-mission, he would not be allowed to die. Nitya's death shook Krishnamurti, but 12 days later Krishnamurti was "immensely quiet, radiant and free of all sentiment and emotion…there was not a shadow…to show what he had been through" (Lutyens 1975: 221).

Over the next few years Krishnamurti continued on his path of independence from Theosophy and in 1929 he dissolved the Order of the Star, despite the pleadings of Charles Leadbetter and Annie Besant to continue. Once Krishnamurti had made the decision to close the organization and denounce all organized beliefs, as well as the teacher-follower relationship, a number of eminent Theosophists, including Leadbetter, Besant and Mary Lutyen's mother, Mary turned away from him believing that Krishnamurti was no longer a vessel for the Masters. Following his decision to dissolve

the Order of the Star he returned some of the properties and funds donated to the order. However, he maintained a close friendship with David Logan who served as a trustee for the Happy Valley School property and his wife Sarah (Sloss 1991: 90). The Logans owned the adjoining property to the north at 1266 McAndrew Road where they appear to have lived for extended periods (while the property does not appear to have been owned by Krishnamurti's foundation, he was likely a regular visitor). During the 15 years following his departure from the Theosophist movement Krishnamurti spent much of his time on speaking tours and writing articles for the *Star Publishing Trust*, a publishing firm he co-founded with Desikacharya Rajagopal, his friend and associate from the Order of the Star. While Krishnamurti lived in Ojai on an intermittent basis throughout this period he traveled extensively on speaking tours in the United States, Europe, India, and Latin America where he attracted influential friends, including Aldous and Maria Huxley who frequently visited Krishnamurti in Ojai and shared Krishnamurti's pacifist beliefs (Sloss 1991: 170 and Vernon 2001: 205). After the outbreak of World War II, Krishnamurti, a British subject who had publicly expressed pacifist beliefs, came under the observation of the FBI. Between 1940 and 1944 he gave no public speeches, choosing instead to live in Ojai and contribute surplus foods from the McAndrew Road property for relief efforts in Europe. Several years after the end of the war Krishnamurti traveled to India on an extensive speaking engagement. There he met with a number of prominent figures and intellectuals including Jawaharlal Nehru, prime minister of a newly independent India and Pupla and Nandini Mehta, both of whom became lifelong friends of Krishnamurti.

Throughout the 1950s and 1960s Krishnamurti continued his travels, teaching his philosophy that "delved into fields as diverse as religious studies, education, psychology, physics, and consciousness studies" and becoming friends with such intellectual luminaries as physicists David Bohm, Fritiof Capra and George Sudershan, biologist Rupert Sheldrake and psychiatrist David Shainerg. He also founded schools in India, Europe and the United States (Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies"). It was during this period that Krishnamurti's long-time friendship and business association with the Rajagopals began to deteriorate, eventually leading to litigation that was not settled until shortly after Krishnamurti's death in 1986. During this time Krishnamurti rarely stayed at the McAndrew Road property, which was the home of the Rajagopals and the site of Happy Valley School which was under the direction of which Rosalind Rajagopal.

In 1974-1975, several years after the departure of Rosalind Rajagopal from the McAndrew Road property, Krishnamurti returned to Ojai where he once again resided on a part-time basis at Pine Cottage. It was during the mid-1970s that he founded Oak Grove School, which for a period was headquartered in the Arya Vihara. The 1970s and 1980s were perhaps the apex of Krishnamurti's influence as a philosopher. It was during this time that he established relationships with India's Prime Ministers, including Indira Gandhi and other political leaders and intellectuals. Two of Krishnamurti's last speaking engagements before his death were in 1984 and 1985 when he spoke before the United Nations under the sponsorship of the *Pacem in Terris* Society whose award he

received. In October 1985 Krishnamurti made his last trip to India, giving a number of "what became known as farewell talks" as he was unaware at the time that he was suffering from terminal cancer (Lee 2015: 260 -261). On January 10, 1986 Krishnamurti flew to California from Madras, India, feeling sick and exhausted. On February 17, 1986, shortly after he was diagnosed with pancreatic cancer, Krishnamurti died at Pine Cottage in Ojai at the age of 90 (Los Angeles Times, February 18, 1986 "Jiddu Krishnamurti, 90, Indian Philosopher, Dies." Since his death, the McAndrew Road property has been the home of the Krishnamurti Foundation of America, which uses the property as its headquarters, archive and retreat center. During its tenure the foundation has constructed two new buildings on the property.

Julius Ralph Davidson (1889-1977) (Designer of the Annex, [the former Office/Studio])

Julius Ralph Davidson, more commonly known as J.R. Davidson (1889-1977) was a Modernist architect who practiced between the mid-1930s and the early 1970s. During the decades preceding and just following America's postwar period Davidson was a part of a group of European expatriate architects, including among others, Richard Neutra, Rudolph Schindler, Kem Weber, and Paul László, who would prove to have a profound influence on advancing the tenets of Modernism in Southern California (Gebhard & Winter 1977: 27 -28).

Julius Ralph Davidson was born in Berlin, Germany in 1889. After spending several years in London working for the office of Frank Stewart Murray, as well as in Paris, Davidson married Greta Wollstein in 1914; shortly after he joined the Army, serving for two-and-half years during World War I (http://pcad.lib.washington.edu/person/253/). After the war, Davidson returned to Berlin and later moved to Los Angeles in 1923, where he worked for the architect Robert D. Faquhar and developers Hite-Bilike. In 1933 he moved to Chicago where he opened a successful practice remodeling hotel interiors. Three years later, in 1936, he returned to Southern California where he would remain the rest of his life. The postwar years were among the most prolific of Davidsons's career. Most of the commissions Davidson received during this period were residential. Davidson is noted for his participation in the Case Study Program (1945-1964), a program instigated by John Entenza, editor of *Arts and Architecture,* as an experimental program to advance Modernist residential design in Southern California. Employing pre-fabricated and industrial materials in innovative ways the intent of the program was to introduce to the middle class family examples of affordable, but as importantly, well-designed housing (Smith, 1989: 42). Davidson, along with other Modernist architects, including, among others, Richard Neutra, Pierre Koenig, Ralph Rapson, and Eero Saarinen, were engaged by Entenza to design experimental residential housing that would address these needs. Davidson designed three Case Study Houses, including Case Study House #1 (1945-48), located in North Hollywood (still extant); Case Study House #11 (1946) in West Los Angeles (the first to be built, it has since been demolished); and Case Study House #15 (1946) in La Canada (still extant) (Smith 1988).

Around the same the time that Davidson was working on the Case Study houses he was hired by the Krishnamurti Foundation in Ojai to design, in circa-1942, a Modernist style building for their property. The Ojai house recapitulates a number of similar stylistic elements found in other contemporaneous examples of his work, including the employment of a flat roof, extensive use of fenestration where the windows are set flush with the wall plane and stuccoed siding. Other well-known commissions by Davidson included a house designed for the writer Thomas Mann. Mann indicated his discomfort with the more orthodox interpretation of Modernism which generally incorporated "walls of glass" to enhance the house's sense of transparency. Mann's aversion to the "glass-box style was translated by Davidson to a more moderate interpretation of Modernism. Built in the Pacific Palisades in 1941 the house, nevertheless, still encapsulated Davidson's seamless melding of interior and exterior space (Gebhard and Winter 1985: 48). In addition to his architectural practice Davidson taught at the Art Center College of Design between 1938 and 1972. In 1972 Davidson retired to Ojai, California, where he died five years later, in 1977.

Charles Willard Moore (1925-1993) (Designer of 1977 Addition to Pine Cottage)

Charles Willard Moore was an American architect, educator, writer, and winner of the AIA Gold Medal in 1991. An architect of great breadth, he was most known for his architectural eclecticism and postmodern design. A seminal figure in American architecture, "he strove to celebrate a sense of place with a collage-like mix of pop, historical and modernist motifs" (*New York Times* Obituary, December 17, 1993). Moore's architectural oeuvre preferred conspicuous design features, including strong color combinations, super graphics, the re-scaling of historical forms, and the use of non-traditional materials, such as plastic and neon signage. His synthesis of these design features made Moore one of the chief innovators of postmodern architecture, along with Robert Venturi and Michael Graves (Gossel and Leuthauser 2001: 271 - 279 and Curtis 1996: 589 – 613).

Charles Moore was born Benton Harbor, Michigan on October 31, 1925. At the age of 16, Moore attended the University of Michigan, where he graduated with a Bachelor in Architecture degree in 1947. He later enrolled at Princeton University, receiving a Master of Fine Arts degree in 1956 and a year later a doctorate in 1957 (*New York Times*, December 17, 1993). Moore remained at Princeton an additional year as a post-doctoral fellow, serving as a teaching assistant for the renowned architect Louis Kahn. It was while he was at Princeton that Moore developed a long-lasting association, both professionally and as friends, with fellow students Donlyn Lyndon, William Turnbull, Jr., Richard Peters, and Hugh Hardy. During his years at Princeton Moore designed and built a house for his mother in Pebble Beach, California, and worked during the summers for architect Wallave Holm in nearby Monterey. In 1959, Moore left Princeton and began teaching at the University of California, Berkeley. From 1962 to 1970 Moore was a partner in Moore Lyndon Turnbull Whitaker, subsequently known as MLTW/Moore Turnbull (*New York Times*, December 17, 1993). In the mid-1960s Moore designed his residence in New Haven, which featured an open, freestanding shower in the middle of

the room, with a shower head designed as a giant sunflower. It was during this period that Moore's firm developed Sea Ranch in northern California. Hugging a ten-mile stretch of the Pacific Coast the vacation resort consisted of "redwood-clad houses, clustered into picturesque compositions [that] appeared to grow like a natural outcrop of the dramatic cliffside" (*New York Times*, December 17, 1993).

In 1965 Moore was appointed Dean of the Yale School of Architecture (Moore held the position until 1970). One of Moore's most significant commissions was his design in 1973, along with partner William Turnbull, of Kresge College at the University of California Santa Cruz. The post-modernist scheme for Kresge College employed over-scaled geometric forms and super graphics while still evoking the traditional form and plan of a small village. In 1975, he obtained a professorship at the University of California, Los Angeles. By this date Moore had become a partner in Moore Grove Harper. In 1978 he was given the commission to design an urban plaza in New Orleans celebrating the city's Italian heritage. Using classical architecture as a template for his post-modern vocabulary Moore designed the space, known as the Piazza d'Italia, as a colorful arrangement of over-scaled semi-circular colonnades, neon arches and fountains. His final professorship was in 1985 when he was appointed the O'Neil Ford Centennial Professor of Architecture at the University of Texas at Austin. During this period he completed a number of projects, including, among others, the Hood Art Museum at Dartmouth, the Beverly Hills Civic Center (1992), the National Dong Hwa University, Hualien, Taiwan (1992) and the California Center for the Arts, Escondido, California (1993). In addition to his influential work as an architect and university educator, Moore was a prolific author, publishing a dozen books. Charles Moore died of a heart attack at his home in Austin, Texas, on December 16, 1993.

5.0 DESCRIPTION OF DESIGNATED AND POTENTIAL HISTORIC RESOURCES

The project property is accessed via driveways extending into the property from McAndrew Road. The project property is developed with the following (see Figure 2 and Sheets 0.0 and 1.0 in Appendix A):

Buildings

- Arya Vihara(Pepper Tree Retreat) c.1910 (or earlier) with later alterations;
- Laundry/Garage building (before1945, modified in the 1970s and later);
- Cottage adjacent to Arya Vihara (Lawrence Cottage) (1920s or before);
- Pine Cottage c. 1917 with later alterations;
- Two-story office building (former office/studio) (1942 with later alterations);
- Detached garage (between 1960 and 1977);
- Pavilion (2014, less than 50 years of age); and
- One-story office building/archive (1998, less than 50 years of age).

Hardscape Features

- Dry-stacked stone retaining and boundary walls at entrances on McAndrew Road, along entrance drive and adjacent to the Arya Vihara;
- Dressed stone walls and paving at Pine Cottage;
- Badminton court; and
- Paved driveways installed in 1998.

Plantings/Landscape Features

- Large trees around Pine Cottage and Arya Vihara;
- Citrus orchard between Arya Vihara and Pine Cottage and on other parts of the property; and
- Smaller scale plantings on rest of property.

5.1 Description of Resources

5.1.1 Arya Vihara (Pepper Tree Retreat) (1 on Sheet A1.0)

The Arya Vihara (Noble Monastery) is a one and two-story vernacular type wood frame building located near the northwest corner of the property on APN 029-0-033-24 (Figures 5 – 17 and see Figure 4). Set on raised sandstone and concrete foundations the u-shaped building is sheathed in board-and-batten cladding and features a complex roof with front and side-facing gable elements with moderately overhanging eaves. Roof cladding is composition shingles. Window types include multi-light casements, single light casements, single-light fixed windows, metal sliders and French doors. Pergola-style porches extend along part of the east, west and south elevations of the building. The existing building was built in several phases with the one-story wing of the house built in circa-1910 by Elizabeth Smith, sister-in-law of Edward Thacher (Triem 1985: Survey Form for 1098 McAndrew Road) (Thacher School, founded by Sherman Thacher, is located on the north side of the upper reaches of McAndrew Road). Sometime between the mid-1930s and 1939, a two-story wing was built of the south end of what had been the Smith's house. This addition with its board-and-batten style walls and gable roofs emulates many of the design features of the original house. The building currently houses offices and meeting space.

West Elevation (street façade facing towards McAndrew Road)

The west elevation is linear in configuration; it is composed of the original one-story house built in circa-1910 flanked on its east by the two-story wing, whose second floor was built sometime between circa-1924 and 1939. The appearance of the elevation before and after the second-floor addition was built is documented by Figures 6 & 7. Capped by moderately-pitched side gable roofs with different ridge heights, the L-shaped one-story wing is fronted by a raised brick terrace partially covered by a wood universal access ramp that extends around the northwest corner of the building. This

wing's fenestration is composed of one-over-one wood sash windows and French doors. A set of brick steps lead down from the terrace to a lawn extending off the west side of the building. A two-story wing capped by a moderately-pitched front gable roof extends off the east end of the elevation. The wing features a second-floor porch capped by a shed roof; fenestration is composed of multi-light rectangular windows on the first floor and a glazed door flanked by windows on the second floor. This wing, like the original house, features a raised foundation of roughly–shaped sandstone blocks.

East Elevation (rear elevation facing towards orchard and Pine Cottage)

The east elevation is u-shaped in configuration with the centrally-placed recessed one-story section of the elevation flanked on its south side by a two-story wing and on its north by a one-story wing. A pergola style porch covered with vines fills the elevation's u-shaped courtyard and extends along the base of the elevation's two-story wing. The central wing is capped by a side gable roof with slightly overhanging eaves. Its fenestration is composed of a pair of single-light French doors flanked by one-light windows. The remaining fenestration is composed of rectangular wood sash and slider windows of varying dimensions. The two-story wing at the south end of the elevation features a four large one-light rectangular on the first floor sheltered beneath a continuation of the pergola. On the second floor fenestration is confined to a two-light slider window with a triangular vent set at the apex of the wing's front gable roof. At the north end of the elevation the one-story wing features a broken-pitch front gable roof; its fenestration is composed of a large two-light wood slider window set near the center of the elevation, which is flanked on its south by a smaller metal-framed slider window and one-light fixed window at the north end of the elevation; a large triangular vent is set below the peak of the gable roof.

North Elevation (side elevation facing garage/Laundry and Lawrence Cottage)

The north elevation, which is L-shaped in configuration, is largely masked from view by a detached garage/laundry room and Lawrence Cottage located just off the building's north elevation. This wing is capped by a complex gable roof with the shallow projecting wing at the west end of the elevation capped by a front gable roof flanked on its east end by the recessed wing which is capped by a side gable roof. Fenestration on the projecting element of the elevation is composed of four large rectangular single-light wood frame windows. The recessed portion of the elevation features rectangular metal-frame slider windows and a wood panel door.

South Elevation (side elevation, facing towards Pine Cottage)

The south elevation is u-shaped in configuration with the centrally-placed recessed one-story section of the elevation flanked on its east side by a two-story wing and its north by a one-story wing. A pergola style porch covered with vines fills the elevation's u-shaped courtyard and extends along the base of the elevation's two-story wing. The central wing is capped by a side gable roof with slightly overhanging eaves. Its

fenestration is composed of a pair of single-light French doors flanked by one-light windows. The remaining fenestration is composed of rectangular wood sash and slider windows of varying dimensions. The two-story wing at the south end of the elevation features a four large one-light rectangular on the first floor sheltered beneath a continuation of the pergola. On the second floor fenestration is confined to a two-light slider window with a triangular vent set at the apex of the wing's front gable roof. At the north end of the elevation the one-story wing features a broken-pitch front gable roof; its fenestration is composed of a large two-light wood slider window set near the center of the elevation, which is flanked on its south by a smaller metal-framed slider window and one-light fixed window at the north end of the elevation; a large triangular vent below the peak of the gable roof.

South Elevation (facing Annex)

The south elevation, which is linear in configuration, is two-stories in height; at its west an exterior staircase leads up to the second-floor porch. The first floor fenestration is composed of a series of wood frame windows, primarily one-light sliders. At the west end of the elevation a large one-light picture window is capped by a multi-light transom. At the east end of the elevation a six-light French door with fixed sidelights is flanked on its west side by sandstone cobble and brick chimney. The base of the chimney which has battered sides is clad in cobbles while the second floor portion is composed of red brick laid in a running bond pattern. On the second floor fenestration is composed of slider and casement single-light windows of varying dimension.

Building Chronology, Alteration and Modifications

Very little in the way of records or plans exist for the Arya Vihara before the 1980s. The following chronology was developed from the 1985 survey, biographical sources, photographs and an onsite inspection of the building.

- The early history of the building is somewhat unclear as the 1985 Survey Form for the property indicates Arya Vihara was built in circa-1910 for Elizabeth C. Smith (Triem 1985) while another source states it was built by Louis C. Drapeau, a Ventura County Judge about 1895 (Lee 2015: 174 -175). When it was built, the house was a one-story wood frame building that was likely rectangular in configuration with the original house comprising the central one-story wing of the existing building;
- It was used for a number of years by Elizabeth Smith as a school (Triem 1985);
- It was later acquired by Mary Tudor Gray who owned the adjacent estate;
- In 1922, Gray lent a cottage on her property (later named "Pine Cottage") to Krishnamurti and his brother Nitya who was convalescing from tuberculosis (Sloss 1991: 51-54). During this time the brothers did not stay at what later became Arya Vihara; instead they resided at Pine Cottage;
- The following year, in 1923, the six-acre property which included Pine Cottage and a larger house (now the Arya Vihara) was purchased through the efforts of

Annie Bessant and Mary Dodge and put in trust for Krishnamurti and his brother (Sloss 1991: 64 65). At that time Krishnamurti and his brother moved into Arya Vihara. It was there in November of 1925, that Nitya died of tuberculosis while Krishnamurti was on an extended trip to Europe and India (Sloss 1991: 79 & Lutyens 1990: 59);

- The earliest photograph of the house is an undated photograph taken sometime between the mid-1920s and circa-1933 (see Figure 6). This photograph depicts the west elevation of the house which is one-story in height, with a shallow recessed wing at the north end of the elevation and a roof deck surrounded by a railing at the south end of the elevation;
- Between the 1930s through the 1950s, the Arya Vihara served as office and meeting space as well as the home of Raja and Rosalind Rajagopal (Sloss 1991: 116);
- Sometime between circa-1933 and circa-1939, a second floor was added at the south end of the elevation (the second-floor addition is depicted in a photograph of Rosalind Rajagopal and her daughter Radha) (see Figure 7). This addition was built by Sara Login for Raja and Rosalind Rajagopal, Krishnamurti's publisher and business manager. Login thought the second-floor living quarters would relieve Raja's rheumatism and provide the couple with more privacy than the ground floor of Arya Vihara (Sloss 1991: 147). This addition was linked to ground level via exterior stairs off its east and west ends. While the 1985 survey attributes this addition to Richard Neutra in the 1940s, Richard's son Dion Neutra, does not believe that his father was responsible for the design of the addition (Craig Walker to Nicole Doner, September 21, 2016) (Neutra did design a second-floor addition for a house in the Los Angeles area for the Rajagopals during this period, but not for the Ojai property);
- Sometime during World War II, one of the house's pergolas was removed (Sloss 1991). This may have been the pergola that once extended most of the length of the west elevation or the larger pergola set between the rear (east) elevation's projecting wings;
- Beginning in 1946, the building housed the Happy Valley School (now Besant Hill School), which Rosalind Rajagopal directed until her resignation in 1964 (Sloss 1991: 284). The use of the school does not appear to have resulted in substantial exterior alterations to the building;
- In the late 1960s, Rosalind Rajagopal left the property. For some years, the Arya Vihara appears to have been rarely used (Lee 2015: 155-157);
- In early 1975 the Arya Vihara underwent minor alterations to serve as the home for Oak Grove School which had recently been founded by Krishnamurti (Lee 2015: 155-157). The school used the house for a few years before moving to their current site in East Ojai; and
- Since the death of Krishnamurti in February of 1986, the Arya Vihara has served as residential, office and meeting space for the Krishnamurti Foundation of America. During this period, few substantive alterations appear to have been made to the exterior of the building.

5.1.2 Garage/Laundry (located north of the Arya Vihara) (3 on Sheet A1.0)

This is a one-story wood frame building set on a concrete slab foundation located northeast of the Arya Vihara on APN 029-0-033-24. Its exterior walls are sheathed in board-and-batten style siding (Figures 18 -20 and see Figure 4). The building is capped by a moderately-pitched side gable roof with plain board fascia. Fenestration is a combination of metal sash types. The bay doors which open into the laundry area feature swing wood doors flanked by a flush panel door with a metal frame window. The east and west elevations, which are the side elevations feature rectangular slider windows (the window on the east elevation has been partially in-filled with an air conditioner). The L-shaped south elevation features an addition capped by a broken-pitch addition to the building's gable roof. This elevation's fenestration is composed of a metal slider window flanked by a flush panel door located at the east end of the elevation. A door covered by board-and-batten is set at the west end of the elevation.

Building Chronology, Alterations and Modifications

Like other buildings on the property the history of this structure is somewhat unclear.

- The building was originally built as a garage, perhaps for Krishnamurti, who owned several automobiles. It may have been built as early as the 1930s;
- Its northernmost bay was later converted to interior space when a small addition was made to the building's south elevation which features a metal frame window; and
- The other garage bays are currently used for storage. These alterations may have been made in 1974 when the building appears to have housed an art studio for Oak Grove School.

5.1.3 Lawrence Cottage (Located off the north side of the Arya Vihara) (2 on Sheet A1.0)

Located adjacent to the northwest corner of the Arya Vihara on APN 029-0-033-24 is a one-story wood frame building set on a sandstone and concrete foundation (Figures 21 -23 and see Figure 4). Its exterior is sheathed in board-and-batten style siding and it is capped by a moderately-pitched side gable roof with a skylight and mechanical equipment. Fenestration is composed of one-light metal frame and wood frame multi-light wood window units set into what appear to be the original rectangular wood frame rectangular openings. A red brick chimney with a metal support strut is set at the center of the cottage's north elevation.

Building Chronology, Alterations and Modifications

- An aerial photograph taken in 1945-1946 depicts a structure at this location. This indicates the cottage dates to before 1946;
- It is possible that the building was built in the early 20th century by the Smith family and later altered when a fireplace was added to the north elevation and some

of the fenestration was modified;
- The lack of permits suggests that these changes took place before the mid-1950s, which is broadly consistent with the cottage's building materials;
- The skylight, chimney strut and mechanical equipment appear to be more recent alterations.

5.1.4 Pine Cottage (4 on Sheet A1.0)

Set to the rear of the property on APN 029-0-033-25, Pine Cottage has an H-shaped footprint. It is composed of a one-story, Vernacular-type building built sometime during the teens of the 20th century and a large, Post-Modern style addition designed by the architect Charles Moore built in 1977 (Figures 24 -35 and see Figure 4). The cottage was in-place by 1922, the year that Krishnamurti and his brother first stayed at the property.

West Elevation

U-shaped in configuration, this elevation is composed of the original wood frame, shingled cottage flanked on its north by a hyphen and the large concrete brick addition built in 1977. L-shaped in configuration the cottage wing has a stone-clad base and is capped by a complex front and side gable roof with moderately projecting eaves with wood plank fascia. Its fenestration is composed of wood frame slider, sash and fixed windows of varying dimension. A porch capped by a shallow shed roof supported by narrow wood posts extends along part of the length of the front gable. The raised porch shelters a flush panel door flanked by windows.

The central section of the elevation is recessed hyphen with a shallow porch set beneath the side gable roof. The elevated porch is approached via a curving set of stone steps that lead-up from a stone-paved terrace to a wood plank door providing access to the wing built in 1977. This wing of the building features extended eaves supported by paired rafters. The north end of the elevation is linear in configuration with flush eaves. The roof features a raised gable element that functions as a glazed clerestory. A raised concrete terrace with a low stone parapet runs the length of the elevation. At the northwest corner of the wing a service yard is surrounded by a stone wall with a wood plank gate.

North Elevation

Composed of the side elevation of the 1977 wing, this elevation is linear in essentially linear in configuration. The roof's extended eaves form a shallow stone-paved porch that runs along part of the elevation. Fenestration is composed of multi-light sash windows, French doors and louvered doors features substantial wood lintels. A pergola style porch is located near the west end of the elevation.

East Elevation (rear)

This elevation is U-shaped in configuration with its north end composed of the 1977 wing, the recessed central section of the elevation by a hyphen with a prominent clerestory built in 1977 and the south end of the elevation composed of the original early 20th century cottage. This elevation features a complex series of roofs including shed, side gable and clerestory types. The 1977 addition is primarily of concrete block construction while the original cottage features shingled walls. A shallow raised porch extends along the length of the hyphen shelters a pair of one-light French doors, while a larger porch capped by a shed roof projects off the rear of the original cottage wing at the south end of the elevation. Fenestration is composed of multi-light sash and French doors on the 1977 wing and wood sliders on the original cottage wing.

South Elevation (side)

This elevation is composed of the side elevation of the original early 20th century cottage wing. It has a L-shaped configuration with a shallow projecting capped by a continuation of the main side gable roof extending along the west end of the elevation. Near the east end of the elevation a set of masonry steps leads down to a flag-stone paved pathway. Fenestration is primarily composed of wood slider windows of varying dimension.

Building Chronology, Alteration and Modifications

Very little in the way of records or plans exist for Pine Cottage before a wing was added to the building in 1977. The following chronology was developed from the 1985 survey, biographical sources, photographs and an onsite inspection of the building.

- According to the 1985 Survey Form, Pine Cottage was built in circa-1917. This date is consistent with cottage's vernacular type architecture; although it is possible that it could have been built a few years earlier.
- In 1922 the cottage was lent to Krishnamurti and his brother during Nitya's convalescence;
- In 1923 Pine Cottage became Krishnamurti's residence, a function it would fulfill until his death in 1986;
- The cottage was little-used between the early 1960s and 1974, a period when Krishnamurti rarely visited the property;
- For several years beginning in 1975 part of Pine Cottage was used as a classroom for the Oak Grove School.;
- Substantive changes do not appear to have been made Pine Cottage until 1977 when a large addition designed by the renowned architect Charles Moore (Urban Innovations Group of Los Angeles) was built off the north end of the house. Built of concrete brick, the addition with its schematized references to regional architectural motifs is an example of Post-Modernism. This wing as well as a thorough renovation of Pine Cottage was financed by Mary Zimbalist

a friend of Krishnamurti (Lee 2015: 171); and
- After Krishnamurti's death in 1986, Mary Zimbalist retained a life-interest in Pine Cottage until her death in 2008. After Zimbelist's death the Pine Cottage has been used as a meeting space and library.

5.1.5 Annex (Office/Studio Building) (5 on Sheet A1.0)

This Modernist style, two-story wood frame, stucco-clad building was designed by J. R. Davidson in 1942 and is located at the northwest corner of APN 029-0-033-28 (Figures 36 - 42 and see Figure 4). The building was built as an office and studio apartment for D. Rajagopal, Krishnamurti's manager and publisher. The building originally featured an office and strong room (for Krishnamurti's papers) on the first floor and a small studio on the second floor. Plans for the studio are archived at the Architecture and Design Collection at the University of California, Santa Barbara (see Appendix B for selected sheets). The building features almost flat roofs with extended boxed eaves, porches and metal frame windows.

West Elevation (facing towards the Arya Vihara)

This elevation features a recessed second floor with a full-length porch whose metal roof is supported by narrow wood posts; this floor's fenestration is composed of large plate glass windows (This porch, which lacks a railing appears to have been installed to provide shade to the second floor rather than as outdoor living space). The first floor also features a full-length porch, but in this case the fenestration is composed of triple-light metal frame windows with a horizontal emphasis.

North Elevation (facing Pine Cottage)

This elevation features a cantilevered second floor supported by flagstone-clad piers. At its east end an exterior staircase provides access to the rear elevation's second floor porch. On this elevation, the first floor features flush panel doors flanked by triple windows composed of a central fixed light flanked by narrow casements. On the second-floor wrap-around corner windows enhance the sense of transparency.

East Elevation (facing rear of property)

This elevation which is built into the hillside, reads as one-story in height. It is accessed via an exterior staircase set at the northeast corner of the building. The metal roofed porch is supported by narrow wood posts. A wood porch railing set on stone-clad parapet surrounds three sides of the porch. The porch is paved with small square glazed tiles. At the south end of the elevation a deeply recessed flush panel door is flanked by metal casement windows; the window at the north end of the elevation wraps around the corner of the building.

South Elevation (facing Yoga Retreat)

This elevation is linear in configuration with deeply overhanging eaves. Fenestration is composed of a number of metal frame casement and fixed windows.

Building Chronology, Alteration and Modifications

- The building was designed as an office and studio for Raja Rajagopal by the architect J.R. Davidson and built in 1942 (Sloss 1991: 184). Plans for the building are archived at the Architecture and Design Collection at the University of California, Santa Barbara (Appendix B); and
- A comparison of the original plans and the existing building indicate a number of changes have been made to the building including the addition of a patio to the east elevation, converting the garage into interior space and building an addition off the east end of the garage. These changes maintain the same design vocabulary as the original building. A review of aerial photographs indicates they were made after 1960.

5.1.6 Detached Garage (8 on Sheet A1.0)

A detached one-story wood frame garage is located southwest of the office/studio building on APN 029-0-033-25 (Figure 43 and see Figure 4). The one-bay garage has a rectangular footprint, a very shallow front gable roof and faux board-and-batten walls. The roll-up bay door on the east elevation is flanked by a flush panel wood door.

Building Chronology, Alteration and Modifications

The garage was built sometime between 1960 and 1977 to replace the office/studio building's garage which was converted to interior space sometime after 1960. There is no documentation regarding the designer.

5.1.7 Pavilion (yoga pavilion) (7 on Sheet A1.0)

This is a six-sided structure built in 2014 on APN 029-0-033-27 (Figure 44 and see Figure 4). It features a composition shingled roof and glazed walls composed of metal frame fixed and slider windows with a set of wing glazed doors on the west elevation providing access to the interior. The roof is capped by a glazed cupola.

Building Chronology, Alteration and Modifications

Designed by Sol Haus Design of Ojai, the Pavilion was built in 2014, long after the death of Krishnamurti. It does not appear to have undergone any significant alterations since its construction.

5.1.8 Administration/Archives Building, now the Administration Building (6 on Sheet A1.0)

This wood frame building is located on APN 029-0-033-24 south of the Arya Vihara has a complex footprint. It is capped by a complex hipped roof with boxed eaves (Figures 45 -46 and see Figure 4). The base of the walls is sheathed in stucco with upper two-thirds clad in faux board-and-batten siding. Fenestration is primarily composed of one-light metal frame windows. Doors are flush panel types. The main entrance which is set atop a concrete ramp is located on the east elevation.

Building Chronology, Alteration and Modifications

The Administration Building is a wood-frame, stucco and wood sided building designed and built by the Coorg Corporation of Los Alamitos and constructed in 1998 to house offices and the foundation's archive. It was built after the death of Krishnamurti.

5.1.9 Landscape (see Appendix A, Sheets A0.1 and A1.0)

The project property is located east of the City of Ojai on McAndrew Road in an unincorporated section of Ventura County. This area of the Ojai Valley is characterized by steeply sloping hillsides bordering either side of the valley. Native vegetation includes oak woodlands and riparian plant communities along water courses. The extent and character of these native plant habitats have been affected and modified by human activity, such as ranching, agriculture and development, beginning in 1782 with the foundation of Mission San Buenaventura in Ventura. The existing development pattern at the north end of McAndrew Road in the vicinity of the project parcel is characterized by residential lots intermixed with larger parcels, some of which are developed with single-family houses while others are cultivated fields or orchards. The Thacher School, a private boarding school is located north of the project area.

The project property features informal landscaping set among remnants of once more extensive citrus groves, which is a characteristic pattern for this area. More formal landscaping is confined to the immediate surroundings of the Arya Vihara and Pine Cottage (Figures 47 -64 and see Figure 4 & Appendix A).

Existing Conditions

The west boundary of the study parcel is defined by McAndrew Road which runs in a north/south direction. A dry-stacked stone wall extends along part of the street frontage . On its interior side is a linear planting of California Peppers trees and pines. At the southwest corner of the study parcel a paved driveway extends in a westerly direction before turning to the north. The northly end of the driveway splits into two drives, once turning to the west to access the Krishnamurti Foundation of America office building while the other branch turns to the northeast to access Pine Cottage and the office/studio building constructed in 1942. This series of driveways appears to have been created beginning in the mid-1970s when a large addition was made to

Pine Cottage. Near the northwest corner of the project property, another driveway flanked by stone gate piers supporting metal gates, extends through an opening in the dry-stacked stone walls to the Arya Vihara and its related buildings. This driveway, which is shared with an adjacent parcel that is not part of the current project, is bordered on its north by a dry-stacked stone wall. The driveway forms a semi-circle that borders an ovoid-shaped planter bed defined by a low, dry-stacked stone wall. Flanking the south side of the driveway is an irregular expanse of turf extending from the west elevation of the Arya Vihara towards McAndrew Road. The turf is bordered by informal plantings of trees and shrubs, including pines, California Peppers, Eucalyptus, Italian cypress, Victorian Box, cedar, Pittosporum, and smaller plants such as Bird of Paradise. Remnants of stonework can be seen in this area. A flight of brick steps and rock-lined paths lead from the porch of the Arya Vihara to this area.

On the east side of the Arya Vihara, an area of rough turf bordered by specimen plants extends towards the edge of a slightly raised lawn that extends to the citrus orchard. This division is also delineated by a shallow stone retaining wall with a set of stone steps towards a cobble-lined pathway leading through the orchard to Pine Cottage. Informal plantings of trees including a large cedar and shrubs define the boundary between the orchard and the more formal landscaping. A paved badminton court partially surrounded by shrubs and small trees is located northeast of the Arya Vihara. On its north side the Arya Vihara, cottage and former garage face towards a portion of the driveway and a service area.

The orchard located east of Arya Vihara's more formal landscaping is planted with citrus and other trees, transected by dirt pathways. A significant number of the orchard's trees have died or been removed. The orchard extends east to the driveway linking Pine Cottage and the former office/studio (Annex) to the southwest corner of the property. The landscaping surrounding these two buildings is composed of plantings of specimen trees including Italian cypress, California Pepper and Pittosporum. The stone-paved terrace fronting Pine Cottage features planter beds with Camellias, schefflera, roses, and azaleas. The most notable tree is the California Pepper located on the edge of the driveway east of the house under which Krishnamurti underwent the "process" in the 1920s. The boundary between this more densely planted area and the orchards is delineated by plantings of Italian cypress set amongst sandstone boulders which flank either side of the driveway. Just south of the cypress trees is a concrete-paved universal access parking area.

To the south of the former office/studio building remnants of orchards extend on either side of the driveway extend to the south property boundary. In this area, a rock-lined pathway leads southeast to the yoga pavilion which is flanked on its north side by a garden planted with ornamentals that postdates Krishnamurti's occupancy of the property. On the west side of the access driveway remnants of the citrus orchard mixed with informal plantings of trees and shrubs extend to McAndrew Road. Remnants of rockwork walls appear to exist in the area northwest of the KFA office building.

Chronology, Alteration and Modifications

The existing grounds represent three periods of development. The initial phase encompassed the use of the property from the construction of the original house and cottage (likely in the early 20th century) until the property was purchased for Krishnamurti in 1923. The second phase encompassed the period between 1923 and Krishnamurti's death in February of 1986. The last phase encompasses the use of the property between 1986 and the present (2017).

- The earliest documented use of the property is as an orchard. During the late 19th century orchards became a characteristic feature of the Ojai Valley's agricultural landscape. Initially, walnut trees were planted but by the early 20th century citrus became an increasingly important component of local agriculture. Citrus groves had been planted on the property by the early 1920s as they are mentioned frequently in biographical sources of Krishnamurti's early years on the property and must have been in place before his first visit to the property in 1922. They were likely planted by the Smith family when they owned the property. Until the property was acquired for Krishnamurti's use in 1923 it appears to have been largely agricultural in nature notwithstanding the use of one of the early buildings on the property as a small private school by Elizabeth Smith. The extent of formal plantings during this period is somewhat unclear as no photographs appear to have survived from before the mid-to-late 1920s. It does appear that the property was laid-out like many citrus ranches of the time, with more formal landscaping confined to the area around the house. After the property was acquired by a foundation for Krishnamurti's use in 1923, he used as an occasional residence with his longest sojourn occurring between 1940 and 1945 during World War II. According to Rada Rajagopal Sloss, Krishnamurti took an active interest in the orchards and landscaping especially during his extended sojourn during World War II (Sloss 1991: 167 -192). According to biographical sources Krishnamurti preferred naturalistic rustic landscaping rather than grand formal effects (Sloss 1991 & Lee 2015). The most dramatic changes to the landscape took place after his death when an administration/archive building and the Pavilion as well as a new paved driveway were built. Notable changes to the plantings and hardscape include the removal of the ornamental pond off the Arya Vihara's west elevation and the removal or death of many of the orchard's fruit trees.

- The visual appearance of the property before Krishnamurti's occupancy is essentially undocumented. Based on information in various biographical sources landscaping was largely informal in nature with plantings of trees and shrubs around the main house (Arya Vihara and the Pine Cottage). Between these two buildings was an expansive orchard. It is likely that the dry-stacked stone walls and entrance piers on and adjacent to McAndrew Road were installed in this period. Some of the large trees on the property including the famous pepper tree near Pine Cottage already existed. No documentation exists for this period

that indicates the landscaping was designed by a significant landscape designer.

- During Krishnamurti's tenure the property was used for a variety of purposes including a private school, as his home and as a home for the Rajagopal family. The property also served as a meeting place for Krishnamurti's associates and followers. At least through the early 1960s, the landscaping surrounding the Arya Vihara was more elaborately planted and featured shallow terraces and a large circular pond off the house's west elevation, which no longer exists (see Figures 6 & 7). During this time the remainder of the property was largely given over to fruit orchards which extended all the way to McAndrew Road. Vehicular access was confined to the driveway near the Arya Vihara and other drive now located on an adjacent property to the north. These drives joined together to form a single drive that extended east and then south to reach Pine Cottage and the former office/studio. The landscaping of the property is touched upon numerous times in Radha Rajagopal Sloss 1991 biography, which makes clear that Krishnamurti preferred the grounds to remain in a rustic state. It is clear the level of maintenance varied through the years especially during World War II when gardeners were in short supply and during the extended periods when Krishnamurti was not in residence. After the departure of Rosalind in the late 1960s the grounds appear to have been essentially untended until late 1974 when they were renovated for the Oak School; it was during this period that Krishnamurti once again took up part time residence. Despite a review of several biographies of Krishnamurti, no documentation exists for this period that indicates the landscaping was designed by a significant landscape designer. Instead, it is clear the grounds were developed by or under the supervision of Krishnamurti or the Rajagopals (Lutyens 1990, Sloss 1991 & Lee 2015).

- Since Krishnamurti's death, the property's landscaping has undergone several changes including the construction of an Administration/Archive Building south of the Arya Vihara and a six-sided pavilion located southeast of Pine Cottage as well as the paving of additional driveways and parking. While many trees, shrubs and hardscape features for the Krishnamurti period survive, the fruit orchard has been reduced considerably in size likely due to the recent drought, the formal gardens surrounding the Arya Vihara have lost their smaller plantings and some of their hardscape features such as the circular pool once located off the building's west elevation.

6.0 SIGNIFICANCE EVALUATION (Historic District Re-Evaluation)

As noted above, the project property at 1098 Mc Andrew Road was surveyed in 1985 as part of larger survey of unincorporated parcels located east of the City of Ojai (San Buenaventura Research Associates 1985). The Arya Vihara and Pine Cottage were identified as significant historic resources with National Register of Historic Places status

codes of 3D (Arya Vihara) and 3/3D (Pine Cottage). The project property was declared a Ventura County Site of Merit in 2000 by the Ventura County Board of Supervisors.

The project property embodies elements of both designed and rural landscape types composed of buildings, structures and features set in a semi-rural landscape of fruit orchards and remnants of a designed landscape dating to Krishnamurti's occupancy of the property. National Park Service Bulletin 15 provides guidance for identifying and evaluating potential historic districts. Because the project parcel is in a semi-rural setting with agricultural associations the guidelines found in National Park Service Bulletin 30 were also consulted. The rural landscape element of the project property are the remnants of the fruit orchards originally planted in the early 20th century. Rural landscapes are defined in National Park Service Bulletin 30 as follows.

Rural historic landscapes usually fall within one of the following types based upon historic occupation or land use:

- *agriculture (including various types of cropping and grazing);*
- *industry (including mining, lumbering, fish-culturing, and milling);*
- *maritime activities such as fishing, shellfishing, and shipbuilding recreation (including hunting or fishing camps);*
- *transportation systems; migration trails;*
- *conservation (including natural reserves); sites adapted for ceremonial, religious;*
- *or other cultural activities, such as camp meeting grounds. Although diverse, these types all contain substantial areas of vegetation; open space; or natural features that embody, through past use or physical character, significant historical values; and*
- *Buildings, industrial structures, objects, designed landscapes, and archeological sites may also be present (*http://www.cr.nps.gov/nr/publications/bulletins/nrb30/nrb30_4.htm (1 of 2)12/1/2006 3:48:11 PM*).*

The immediate surroundings of the Arya Vihara and Pine Cottage can be defined as a "designed landscape" since they were designed to create certain aesthetic effects. The attributes of a designed landscape are defined in National Park Service Bulletin 18 as follows:

- *A landscape that has significance as a design or work of art;*
- *A landscape consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition;*
- *A landscape having a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or*
- *A landscape having a significant relationship to the theory or practice of landscape architecture.*

Since natural landscape features and patterns of human interaction with the environment form an important aspect of rural and semi-rural landscapes, specific guidelines for applying the integrity criteria to rural historic landscapes, found in National Register of Historic Places Bulletin 30 "Guidelines for Evaluating and Documenting Rural Historic Landscapes"(1989, Revised 1999), should be applied to the study area. Bulletin 30 includes the following definition of historic integrity:

> *"Historic integrity is the composite effect of seven qualities: location, design, setting, materials, workmanship, feeling, and association. Decisions about historic integrity require professional judgments about whether a property today reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance. A property's periods of significance become the benchmark for measuring whether subsequent changes contribute to its historic evolution or alter its historic integrity. Historic integrity requires that the various characteristics that shaped the land during the historic period be present today in much the same way they were historically. No landscape will appear exactly as it did fifty or one hundred years ago. Vegetation grows, land use practices change, and structures deteriorate. The general character and feeling of the historic period, however, must be retained for eligibility. Historic integrity is threatened by single major changes such as large scale development that obliterate historic development patterns, flatten the contours of the land, alter vegetation and erase historic boundary markers, outbuildings, and fences. Integrity may also be lost due to the cumulative effect of relocated and lost historic buildings and structures, interruptions in the natural succession of vegetation, and the disappearance of small-scale features that defined historic land uses*."

<u>The Following Changes, When Occurring *After* the Period of Significance, may Reduce the Historic Integrity of a Rural Landscape:</u>

- *changes in land use and management that alter vegetation, change the size and shape of fields, erase boundary demarcations, and flatten the contours of land*
- *deterioration, abandonment, and relocation of historic buildings and structures*
- *substantial alteration of buildings and structures (remodeling, siding, additions)*
- *replacement of structures such as dams, bridges, and barns*
- *loss of boundary demarcations and small-scale features (fences, walls, ponds, and paving stones)*

6.1 Re-Evaluation of Significance

The project property was surveyed 32 years ago, in April of 1985 and found to be eligible for the NRHP as a district with the status code of 3/3D. The survey did not define

the boundaries of the district. Therefore, the following section of the report evaluates if the property still retains sufficient integrity to convey its architectural and historical significance and potential eligibility as a National Register eligible historic district, under which criteria it is eligible for listing and the property's contributing and non-contributing elements.

6.1.1 National Register and California Register of Historical Resources

As noted above, the project property at 1098 Mc Andrew Road was surveyed in 1985 as part of a larger survey of unincorporated parcels located east of the City of Ojai (San Buenaventura Research Associates 1985). The Arya Vihara and Pine Cottage were identified as significant historic resources with National Register of Historic Places status codes of 3D (Arya Vihara) and 3/3D (Pine Cottage). The project property was declared a Ventura County Site of Merit in 2000 by the Ventura County Board of Supervisors.

National Register

The study property had a direct and almost continuous association with the philosopher Jiddu Krishnamurti between 1922 and his death in 1986. Krishnamurti can be considered a philosopher of international renown whose writings and lectures strongly influenced philosophic and educational thinking, especially in the post-World War II period. Because the McAndrew Road property served as his sometime home, the headquarters for many years of his publishing efforts, and was his home between the mid-1970s until his death in Pine Cottage in February of 1986, it meets Criteria A and B. The complex of buildings, structures and features, hardscape and landscape elements dating to his occupancy, while generally of modest architectural or design significance, form a distinctive assemblage clearly evocative of Krishnamurti's lifetime and thereby meets Criterion C. Therefore, portions of the project property retain their eligibility for listing as historic district under Criteria A, B, and C.

Pine Cottage and the Annex are also individually eligible for listing for representing the work of significant architects. Pine Cottage was altered and enlarged by Charles W. Moore in 1977. Moore was both a progenitor of the Post Modern style and an influential urban planner who played a leading role in the development of "New Urbanism" which strongly influenced urban planning between the 1970s and early 2000s can be considered an architect and planner of international renown. Pine Cottage with its abstracted references to regional architectural forms (seen in its adobe-like walls and deep-set windows) is an example of the Post Modern style. Therefore, while Pine Cottage in its current form is less than 50 years of age, its status as the work of Charles Moore allows it to meet the 'exceptional" criterion necessary for its inclusion in the National Register of Historic Places under Criterion C.

The Annex, which was designed by J. R. Davidson for Krishnamurti's business associate, D. Rajagopal in 1942 as an office, strong room for Krishnamurti's papers and a studio, is

an exemplar of early 1940s Modernism. Later alterations to the building which appear to have occurred in the later 1940s or 1950s were sympathetic in design and scale to the original architecture. Therefore, the Annex, which was designed by J. R. Davidson, a regionally significant architect meets Criterion C.

The Administrative/Archive Building built in 1998 and the Pavilion constructed in 2014 do not represent the work of significant architects or designers. Therefore, they do not meet the 'exceptional" criterion defined by NRHP.

The application of Criterion D which refers to archaeological deposits is beyond the purview of this report.

California Register of Historical Resources

The study property which was given a Status Code of 3/3d in 1985 and was declared a County of Ventura Site of Merit in 2000 is presumptively included in the California Register of Historical Resources. Criterion 1(*associated with broad patterns of local history*) is met because the property was the sometime home and headquarters of Jiddu Krishnamurti between 1922 and his death in 1986. This was the period during which the Ojai Valley developed a reputation for being an important center for creative individuals, many of whom (such as Beatrice Wood) had close personal and social associations with Krishnamurti as well being a center for alternative philosophies (such as the Krotona Institute). Criterion 2 (*is associated with the lives of persons important in our past*) is met because the property has a direct and long-term association with the renowned philosopher Jiddu Krishnamurti. Criterion 3 (*embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*) is met by Pine Cottage which was redesigned and enlarged by the internationally renowned architect Charles Moore and the Annex which was designed by the J. R. Davidson, an architect of regional renown. The application of Standard 4 (has yielded, or may be likely to yield, information important in prehistory or history) which refers to the archaeological deposits is beyond the purview of this report.

6.1.2 County of Ventura Significance Criteria

(D) District. Meets the criteria below:
(1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
(2) *Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.*
(3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
(4) Complies with the criteria for integrity contained in Section 1365-5a.6.

Eligibility for Listing as a District:

A portion of the project property meets Criteria 1 (*Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development)* because part of the project property encompasses a group of buildings, structures, features and landscape elements that share a common association with the philosopher Jiddu Krishnamurti occupancy of the property. These include his home (Pine Cottage), the Arya Vihara, Lawrence Cottage and the Annex as well as landscape and hardscape features such as portions of the fruit orchards, portions of the designed landscape and some of the mature specimen plants such as a California Pepper tree near Pine Cottage.

The following provides a boundary definition for the historic district eligible portion of the project parcel to substantiate how Criteria 2 is met:

While the entire property has a potential association with Jiddu Krishnamurti, construction and other alterations to the property made after Krishnamurti's death in 1986 have reduced the design and visual integrity of the southerly portion of the property to the point that it no longer makes a substantial contribution to the potential historic district's setting for the following reasons:

- Until Krishnamurti's death in 1986, the southerly end of the property was laid out as a continuous citrus orchard (see Figure 63). This condition no longer exists.
- Substantial portions of the orchards have been removed or died;
- In 1998 the Administration/Archive Building was built, and a paved driveway was constructed through the former orchard to reach the new building;
- In the 1990s the stone boundary wall was extended south to the new entrance drive at the southwest corner of the property;
- In 2014 the Pavilion was built on the ridge southeast of the Annex in an area that was once part of the orchard;
- In 2014 pathways and a garden were installed in an area that was once part of the citrus orchard to link the Pavilion to an existing driveway.

The land use changes listed above have altered vegetation, changed the shape of the orchards and in some cases altered the contours of the land and diminished the ability of the portions of the project area to convey its original appearance.

While the southerly end of the property no longer retains a high degree of integrity, the northerly portion encompassing the Arya Vihara, Lawrence Cottage, Pine Cottage, the Annex, the orchard located between Pine Cottage and Arya Vihara and the designed landscape elements such as the dry-stacked stone walls and mature plantings including the wall extending along part of the street frontage on McAndrew Road retains sufficient of its original buildings, structures, features and landscaping to form a distinctive and recognizable entity sharing significant historical associations. Therefore, the following elements of the study property are contributors to a potential historic

district:

Contributors

Buildings

- Arya Vihara (APN 029-0-033-24) (1 on Sheet A1.0);
- Lawrence Cottage (APN 029-0-033-24) (2 on Sheet A1.0);
- Garage/Laundry adjacent to Arya Vihara, which has been altered (APN 029-0-033-24) (3 on Sheet A1.0);
- Pine Cottage (APN 029-0-033-25) (4 on Sheet A1.0); and
- Annex (Former Office/Studio (APN 029-0-033-28) (5 on Sheet A1.0).

Landscape Features

- Dry-stacked stone walls along McAndrew Road and in the vicinity of Pine Cottage (APN 029-0-033-24);
- Badminton Court (APN 029-0-033-24);
- Remnants of formal landscaping surrounding Arya Vihara (APN 029-0-033-24);
- Specimen trees along McAndrew Road and in the vicinity of Arya Vihara and Pine Cottage (APN 029-0-033-24 & APN 029-0-033-25);
- The California Pepper located west of Pine Cottage under which Krishnamurti underwent his transformative experience (APN 029-0-033-25); and
- The remnants of the orchards on the northly half of the property; the most significant being the orchard between Pine Cottage and the Arya Vihara (APN 029-0-033-24 & APN 029-0-033-25).

Non-contributors

Buildings/Structures and Features

- Detached garage located southwest of Pine Cottage (APN 029-0-033-25) (8 on Sheet A1.0);
- Office/Archive Building (1998) (APN 029-0-033-24) (6 on Sheet A1.0); and
- Pavilion (2014) (APN 029-0-033-28) (7 on Sheet A1.0).

Landscape Features

- Garden located north of the Pavilion (APN 029-0-033-28);
- Pathways linking the pavilion to the driveways installed in 2014;
- Driveways leading from the southwest corner of the property to the Administration/Archive Building (1998 & 2014 (APN 029-0-033-24 & APN 029-033-028); and
- Isolated fragments of the orchards in the southerly half of the property Driveways leading from the southwest corner of the property to the Administration/Archive

Building (APN 029-0-033-24 & APN 029-033-028).

The proposed boundaries of the district are defined as follows (Figure 64):

- McAndrew Road to the west;
- The northern boundaries of APN 029-0-033-24 and APN 029-0-033-25 to the north and east;
- The southerly end of APN 029-0-033-24 (south of the 30-foot right-of-way delineated on the Assessor's Parcel Map (Appendix B) except for the corridor along McAndrew Road is non-contributing to the district because much of the original orchard has be removed and a new building and paved driveways have been installed in what was once a citrus orchard;
- APN 029-0-033-26 & APN 029-0-033-27 and APN 029-0-033-28 with the exclusion of the Annex building and its immediate vicinity, are excluded from the designation as these parcels do not, except for isolated elements of citrus orchards, encompass buildings, structures, features or landscape elements associated with Krishnamurti's occupancy of the property.

General Significance Criteria

Criterion 1 (*It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history*) is met because the contributing parcels were part of a lager property that was the sometime home and headquarters of Jiddu Krishnamurti between 1922 and his death in 1986. This was the period during which the Ojai Valley developed a reputation for being an important center for creative individuals, many of whom (such as Beatrice Wood) had close personal and social associations with Krishnamurti as well being a center for alternative philosophies (such as the Krotona Institute).

Criterion 2 (*It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United* States) is met because the contributing parcels which form the core of a larger property owned by Jiddu Krishnamurti, have an association with the popularization of the Ojai Valley as a center for the arts and alternative philosophies during the 20th century.

Criterion 3 (*It is associated with the lives of persons important to Ventura County or its cities, California, or national history*) is met because Krishnamurti can be considered a philosopher of international renown whose writings and lectures strongly influenced philosophic and educational thinking, especially in the post-World War II period. He also was instrumental in founding several local private schools including Oak Grove School. Because the McAndrew Road property served as his headquarters for many years of his publishing efforts and was his home between the mid-1970s until his death at Pine Cottage in February of 1986.

The application of Criterion 4 (*It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation*), which refers to archaeological deposits is beyond the purview of this report.

While the complex as a whole does not meet Criterion 5 (*It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values*) the following buildings, which are contributors to the historic district meet this criteria*:*

Pine Cottage was altered and enlarged by the architect Charles W. Moore in 1977. Moore was both a progenitor of the Post Modern style and an influential urban planner who played a leading role in the development of "New Urbanism" which strongly influenced urban planning between the 1970s and early 2000s, can be considered an architect and planner of international renown. Pine Cottage with its abstracted references to regional architectural forms (seen in its adobe-like walls and deep-set windows) is an example of the Post Modern style. Therefore, while Pine Cottage in its current form is less than 50 years of age it meets Criterion 5.

The Annex, which was designed by J. R. Davidson for Krishnamurti's business associate, D. Rajagopal in 1942 as an office, strong room for Krishnamurti's papers and a studio, is an exemplar of early 1940s Modernism. Later alterations to the building which appear to have occurred in the later 1940s or 1950s were sympathetic in design and scale to the original architecture. Therefore, the Annex, which was designed by J. R. Davidson, a regionally significant architect meets Criterion 5.

The Administrative/Archive Building built in 1998 and the Pavilion constructed in 2014 do not represent the work of significant architects or designers. Therefore, they do not meet Criterion 5.

6.2 Application of the Integrity Criteria

The County guidelines define integrity as follows: *Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association*:

The baseline for integrity was a comparison of the condition of the property today with the level of integrity it possessed when surveyed in 1985.

<u>The Seven Aspects of Integrity of Rural Landscapes</u>

Because the property is in a semi-rural area the following guidance from NRHP Bulletin 30 was considered when evaluating integrity.

Location: Location is the place where the significant activities that shaped a property took place. Geographical factors, including proximity to natural resources, soil fertility, climate, and accessibility, frequently determined the location of rural settlements. In some places, these factors have continued to spur growth and development. In others, they have insulated communities from change, fostering the preservation of historic characteristics, practices, and traditions. A rural landscape whose characteristics retain their historic location has integrity of location.

Design: Design is the composition of natural and cultural elements comprising the form, plan, and spatial organization of a property. Design results from conscious and unconscious decisions over time about where areas of land use, roadways, buildings and structures, and vegetation are located in relationship to natural features and to each other. Design also relates to the functional organization of vegetation, topography, and other characteristics, for example, upland pastures bounded by forested hillsides and windbreaks sheltering fields or orchards.

New vegetation or reforestation may affect the historic integrity of design. Changes in land use may not seriously alter integrity if historic boundary demarcations, circulation networks, and other components remain in place. Shifts in land use from wheatfield to pasture or the introduction of contour plowing may not seriously affect the overall design, whereas the extensive irrigation and planting of fruit trees on land historically used for cattle grazing would.

Setting: *Setting is the physical environment within and surrounding a property. Large-scale features, such as bodies of water, mountains, rock formations, and woodlands, have a very strong impact on the integrity of setting. Small-scale elements such as individual plants and trees, gateposts, fences, milestones, springs, ponds, and equipment also cumulatively contribute to historic setting.*

Materials: *Materials within a rural property include the construction materials of buildings, outbuildings, roadways, fences, and other structures. The presence of native minerals, stone, and even soil can add substantially to a rural area's sense of time and place. These may be present in natural deposits or built construction.*
Vegetation, as material, presents a complex problem. Plants do not remain static but change over time and have a predictable lifespan. While hardwoods and evergreens thrive for decades, most crops are seasonal and demand rotation. Plants and trees are subject to blights and disease and may be damaged by weather and climatic changes. Furthermore, the relationships among plant species vary over time due to differing growth patterns and lifespans, animal grazing behavior, and changes in soil conditions. Soil exhaustion, erosion, improper crop rotation, availability of water, and pollution may affect soil productivity and alter the succession of vegetation.
Original plant materials may enhance integrity, but their loss does not necessarily destroy it. Vegetation similar to historic species in scale, type, and visual effect will generally convey integrity of setting. Original or in-kind plantings, however, may be

necessary for the eligibility of a property significant for specific cultivars, such as a farm noted for experiments in the grafting of fruit trees.

Workmanship: *Workmanship is exhibited in the ways people have fashioned their environment for functional and decorative purposes. It is seen in the ways buildings and fences are constructed, fields are plowed, and crops harvested. The workmanship evident in the carved gravestones of a rural cemetery endures for a long time. Although the workmanship in raising crops is seasonal, it does contribute to a property's historic integrity if it reflects traditional or historic practices.*

Feeling: *Feeling, although intangible, is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials, and workmanship creates the sense of past time and place. Alterations dating from the historic period add to integrity of feeling while later ones do not.*

Association: *Association is the direct link between a property and the important events or persons that shaped it. Integrity of association requires a property to reflect this relationship. Continued use and occupation help maintain a property's historic integrity if traditional practices are carried on. Revived historic practices, traditional ceremonies or festivals, use of traditional methods in new construction, and continuing family ownership, although not historic, similarly reinforce a property's integrity by linking past and present. New technology, practices, and construction, however, often alter a property's ability to reflect historic associations.*

Location

Buildings

Arya Vihara: This building remains at its original location and is in good physical condition and appears to have undergone few exterior alterations since the mid-1980s when it was last surveyed.

Lawrence Cottage: The cottage has retained its original siding, roof structure, and its historic chimney. Some of the windows have been altered although in most cases original window surrounds have been preserved. The building appears to retain the same level of integrity it possessed in 1985 when it was last surveyed.

Garage/Laundry: This building remains at its original location but appears to have been extensively altered through the insertion of new fenestration and doors as well the partial replacement or addition of board-and-batten siding. The addition off the south elevation appears to have been made after 1945. With the possible exception of the replacement of several windows and possibly a door, the building appears to retain the same level of integrity it possessed in 1985 when it was last surveyed.

Former Office/Studio (Annex): This building remains at its original location is in good

physical condition and appears to have undergone virtually no exterior alterations since 1985 when it was last surveyed.

Garage, Located West of Office/Studio: This building remains at its original location and is in good physical condition, the door and window in the east elevation may represent changes made after 1985.

Administration/Archive Building: Built in 1998, this building remains at it original location and is in good physical condition and has not undergone significant alterations since its construction.

Pine Cottage: Last altered in 1977, this building remains at its original location and is in good physical condition and appears to retain the same overall level of integrity it possessed in 1985 when it was last surveyed.

Pavilion: built in 2014, this building remains at its original location and is in good physical condition.

Landscape

The integrity of the landscape has been impaired by the removal or death of many of the orchard's trees and the loss of small-scale plantings around Arya Vihara and Pine Cottage. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. These losses are primarily confined to the southern end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains most of its original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara.

Design

Garage/Laundry: While altered after its original construction the Garage/Laundry retains sufficient of its original design features to convey its original function as a garage. Therefore, the building retains its integrity of design.

Lawrence Cottage: The cottage has retained the essential features of its appearance and plan dating to Krishnamurti's occupancy of the property. Therefore, the building has retained its integrity of design.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed. Therefore, the Arya Vihara has retained its integrity of design for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Alterations to this building include the conversion of the

original garage into interior space, an addition to the rear of the building and the addition of a patio on the rear elevation. These alterations appear to have been completed sometime between the early 1940s and the mid-1950s based on its construction materials used. Because these alterations maintained the building's Modernist style architecture and left in place the building's original design motifs, the former Office/Studio retained its integrity of design for the period of Krishnamurti's occupancy.

Garage, Located West of Office/Studio: This building is in good physical condition and appears to have undergone virtually no exterior alterations since 1985 when it was last surveyed.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building is retains its historic design which conflates Post-Modernism with vernacular architectural motifs. Therefore, Pine Cottage retains its integrity of design.

Pavilion: built in 2014, this building is in good physical condition and retains its integrity of design.

Landscape

The design integrity of portions of the landscape has been impaired by the removal or death of many of the orchard's trees and the loss of small-scale plantings around Arya Vihara and Pine Cottage. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. These losses are primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area can effectively convey its original design and appearance.

Setting

The setting of the project property remains semi-rural. The most significant changes to the setting of the project parcel since Krishnamurti's death in 1986 encompass the construction of residences on nearby parcels and the construction of the Administration Building and Pavilion, paved driveways, new pathways and the loss of many of the orchard's fruit trees at the southerly end of project property. The scale of the improvements, while modest has detracted from the property's semi-rural character primarily by removing portions of the expansive orchards and substituting in their place building, pathways and paved roads.

Materials

Garage/Laundry: Several of the building's windows have been replaced and an addition, new fenestration and a door have been added to the south elevation. The building has retained several of the original bay doors on the north elevation and some of the board and batten siding on the north, east and west elevations; however, the south elevation appears to have been rebuilt. Therefore, the building appears to have retained its integrity of materials for the period of Krishnamurti's occupancy.

Lawrence Cottage: The cottage has retained its exterior siding, its fireplace, foundation and most of its original window openings. Therefore, the building has retained its integrity of materials for the period of Krishnamurti's occupancy.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed and therefore retains its integrity of materials for the period of significance. Therefore, the Arya Vihara has retained its integrity of materials for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Very few alterations to this building occurred after the period of significance. Therefore, the former Office/Studio retains its integrity of materials for the period of Krishnamurti's occupancy.

Garage, Located West of Office/Studio: It is possible that the door and window on the south elevation were installed after 1986. Except for these changes, the building appears to have retained most of its original building materials. Therefore, the garage retains its integrity of materials for the period of Krishnamurti's occupancy.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction. Therefore, it retains its integrity of materials.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building retains virtually all of the building materials dating to the period of significance. Therefore, Pine Cottage retains its integrity of materials for the period of Krishnamurti's occupancy.

Pavilion: built in 2014, this building has undergone no significant alterations since its construction. Therefore, the Pavilion retains its integrity of materials.

<u>Landscape</u>

During Krishnamurti's tenure, the landscape materials were composed of hardscape features such as the dry-stacked stone walls along McAndrew Road and near the Arya Vihara, modest terraces of Pine Cottage and Arya Vihara, a circular pond off the west elevation of the Arya Vihara and a badminton court. Plantings including specimen trees were confined to the vicinity of the Arya Vihara and Pine Cottage with the

remainder of the property devoted to an expansive citrus grove. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. The most significant loss of historic plantings has been the removal or death of many of the orchard's fruit trees. Significant hardscape losses are confined to the removal of the circular pond off the west elevation of the Arya Vihara. The loss of fruit trees is primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area, which retains most of its original landscape components, can effectively convey its original design and appearance.

Workmanship

Garage/Laundry: The garage/laundry has retained enough of its original materials to convey the quality of its original construction which featured wood board-and-batten siding and wood frame windows. Therefore, the garage/laundry has retained its integrity of workmanship.

Lawrence Cottage: The cottage has retained its original siding, roof, and its historic chimney. Some of the windows have been replaced although in some cases original window surrounds have been preserved which maintains the historic character and visual appearance of the building. Therefore, the cottage, which can convey the original character of its construction, retains its integrity of workmanship.

Arya Vihara: This building has undergone few exterior alterations since the mid-1980s when it was last surveyed and is in good physical condition. Therefore, the building retains its integrity of materials. Therefore, the Arya Vihara has retained its integrity of workmanship for the period of Krishnamurti's occupancy.

Former Office/Studio (Annex): Very few alterations to this building occurred after the period of significance. Therefore, the former Office/Studio retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Garage/Laundry: Located West of Office/Studio: The building retains sufficient of its original materials to convey the character of its original workmanship. Therefore, the garage retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Administration/Archive Building: Built in 1998, this building is in good physical condition and has not undergone significant alterations since its construction and therefore, retains its integrity of workmanship.

Pine Cottage: Last altered in 1977 by the architect Charles Moore, this building retains virtually all of the building materials dating to the period of significance in good

condition. Therefore, Pine Cottage retains its integrity of workmanship for the period of Krishnamurti's occupancy.

Pavilion: built in 2014, this building has undergone no significant alterations since its construction. Therefore, the Pavilion retains its integrity of workmanship.

Landscape

During Krishnamurti's tenure, the landscape materials were composed of hardscape features such as the dry-stacked stone walls along McAndrew Road and near the Arya Vihara, modest terraces of Pine Cottage and Arya Vihara, a circular pond off the west elevation of the Arya Vihara and a badminton court. Plantings including specimen trees were confined to the vicinity of the Arya Vihara and Pine Cottage with the remainder of the property devoted to an expansive citrus grove. Some trees were removed to accommodate new construction including two buildings, a garden, pathways and paved driveways. The most significant loss of historic plantings has been the removal or death of many of the orchard's fruit trees. Significant hardscape losses are confined to the removal of the circular pond off the west elevation of the Arya Vihara. The loss of fruit trees is primarily confined to the southerly end of APN 029-0-033-24, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28). The northerly end of APN 029-0-033-24 and APN 029-0-033-25 retains almost all their original landscape features in good condition with losses confined to smaller plantings, some of the citrus trees and the circular pond once located west of the Arya Vihara, consequently this area, which retains most of its original landscape components, can effectively convey the original quality of its hardscape features such as the dry-stacked stone walls.

Feeling

Set within the surrounding semi-natural landscape composed of single-family houses, orchards and fields, the property and its associated landscape features retains many features dating to the period of significance such as the Arya Vihara, Pine Cottage, Lawrence Cottage and the Office/Studio as well as the dry-stacked stone walls and some landscaping features such as large specimen trees and remnants of the citrus orchards dating to the period of significance. The most substantial losses are to the landscaping surrounding the Arya Vihara where most of the small-scale plantings have dies or been removed and the ornamental pond has been removed. A comparison of a 1960 aerial photograph with a current aerial photograph reveals that much of the original orchard has been removed. Other changes include the grading of access drives at the south end of the property which link the Administration/Archive Building as well as Pine Cottage and the Office/Studio building to McAndrew Road. The construction of the Administration/Archive Building and the Pavilion also altered the setting by inserting buildings in what had been orchards. Because of these changes the northerly half of the property (the northerly end of APN 029-0-033-24 and APN 029-0-033-25) retain their historic feeling while the southerly end of APN 029-0-033-024 and APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28, with the exception of the Annex

building) do not.

Association

The northerly end of the property (the northerly end of APN 029-0-033-24 and APN 029-0-033-25) sufficient integrity to convey their association with Jiddu Krishnamurti between 1922 and 1986 while the southerly end of APN 029-0-033-024, and APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28, with the exception of the Annex building) do not.

6.3 Summary Statement of Significance

The northerly end of the property (the northerly end of APN 029-0-033-24 and all of APN 029-0-033-25 and the Annex building on APN 029-0-033-028 and its immediate vicinity) retain sufficient integrity to convey their association with Jiddu Krishnamurti between 1922 and 1986 and is eligible for listing as a district in the National Register of Historic Places, the California Register of Historic Places and as a Ventura County Site of Merit. Therefore, these buildings, structures and features, orchards and landscape features which compose an identifiable cluster of historically related features (a historic district) are significant historic resources for the purposes of environmental review.

Contributors on these parcels include:

- Arya Vihara (APN 029-0-033-24);
- Lawrence Cottage (APN 029-0-033-24);
- Garage/Laundry (c. 1930 with later changes) (APN 029-0-033-24);
- Pine Cottage (APN 029-0-033-25);
- The Annex (APN 029-0-033-28);
- Dry-stacked stone walls (APN 029-0-033-24);
- Badminton court (APN 029-0-033-24);
- Entrance piers and walls on McAndrew Road (APN 029-0-033-24);
- Large Specimen trees near Arya Vihara (APN 029-0-033-25);
- Pepper Tree south of Pine Cottage (APN 029-0-033-25); and
- Orchard between Arya Vihara and Pine Cottage (APN 029-0-033-24 & APN 029-0-033-025).

The following features on these parcels are non-contributors to the district:

- Administration/Archive Building (1998) (APN 029-0-033-24);
- Garage on APN 029-0-033-024);
- The segment of stone wall installed after Krishnamurti's death along McAndrew Road depicted on Figure 65 as non-contributing;
- The paved driveways (APN 029-0-033-24, APN 029-0-033-25 & APN 029-0-033-028); and
- The portion of APN 029-0-033-24 where the orchard has been removed and parking installed.

APN 029-0-033-26 & APN 029-0-033-27 and APN 029-0-033-28 with the exception of the Annex building are non-contributors to the district. Therefore, buildings, structures, features, plantings and hardscape features are not significant historic resources for the purposes of environmental review.

7.0 RECOMMENDATIONS/MITIGATION MEASURES (Analysis of Project Impacts)

CEQA guidelines state a *project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment* (CEQA Guidelines subsection 15064.5(b). The guidelines define a Substantial adverse change as: *physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired* (CEQA Guidelines subsection 15064.5(b)(1)). The significance of an historical resource is materially impaired when a *project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register* (CEQA Guidelines subsection 15064.5(b)(2)).

Application of the following standards known as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, developed by the Department of the Interior will guide the evaluation. In evaluating impacts to the landscape features, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, were consulted. These standards are the accepted framework for determining if a project would (or has) maintains the historic character of a property or has diminished the ability of a property to convey those qualities that make it eligible for listing as a significant historic resource and whether a project is consistent with the County of Ventura historic preservation guidelines.

The Standards define rehabilitation as: *the act or process of making possible a compatible use for a property through, repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*.

1) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided*.
3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.
5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved*.
6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence*.
7) *Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used*.
8) *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken*.
9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment*.
10) *New additions and adjacent or related new construction will be undertaken in such a manner that if removed, in the future, the essential form and integrity of the historic property will be unimpaired* (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

If a project does not comply with the Standards, it may, but not necessarily, result in a substantial adverse change in the significance of an historical resource, which may require further analysis to determine if implementation of the proposed project would "materially impair the historic resource (CEQA Guidelines 15064.5(b).

7.1 Analysis of the Proposed Project

***Standard 1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships*:**

The revised project would maintain the historic use of the property as a retreat for the foundation associated with the teaching of the philosopher Jiddu Krishnamurti, which has been one of the property's historic uses since the mid-1920s. The proposed project has been revised to preserve Lawrence Cottage and the garage/laundry building at their original location and has relocate proposed new construction outside of the proposed boundary of the historic district as delineated in Appendix A, Sheet A1.0. The revised project has been reduced in overall square-footage from the previously proposed version. As a consequence, new construction within the boundary of the proposed historic district has been confined to the construction of a universal access restroom in an existing courtyard adjacent to Pine Cottage's library wing (Sheet A1.0, G). It is also proposed to relocate a fenced trash enclosure immediately adjacent to its existing location (it is currently located near the McAndrew driveway entrance to the property) (Sheet A1.0, N) and to convert the existing garage off the east end of the

orchard into an interpretive center with a circular courtyard in place of the existing asphalt paving (this would maintain the existing footprint and configuration of the building) (Sheet A1.0, 8). Previously proposed changes to the driveway and associated stone walls at the northwest end of the project parcel adjacent to Arya Vihara have been eliminated from the project. The proposed construction of a service building north of Lawrence Cottage and the Garage/Laundry has been eliminated from the project.

While the project would alter some of the non-contributing elements of the existing designed and vernacular landscape located outside of the boundaries of the proposed district, the resource's character-defining features, which include the Arya Vihara (used by Krishnamurti to house his associates and as a venue for meeting guests and followers), Lawrence Cottage, the Garage/Laundry, Pine Cottage (the home of Krishnamurti), the Annex (which was the office for his manager, headquarters of his publishing firm and a storage facility for Krishnamurti's papers), the important landscape features such as the stone walls and gate piers along McAndrew Road, the orchard between the Arya Vihara and Pine Cottage and important surviving specimen trees including a California Pepper tree associated with a transformative episode in his life would remain in place.

Construction of new facilities would not remove or alter character-defining buildings, structures or features. The proposed design of the new buildings would be one and two-stories in height featuring wood or stucco cladding, gable roofs, and porches inspired by but not copying the design features of the property's existing buildings. The proposed buildings would feature contemporary elements such as metal-framed fenestration and metal doors that would allow the buildings to clearly read as non-historic additions located near but not within of the historic district. Moreover, the scale and massing of the new buildings is deferential to the buildings located within the proposed historic district. Consequently, the proposed project would not substantially impact the ability of the district or its individual resources to convey their historic appearance and associations with Jiddu Krishnamurti. Therefore, the proposed project meets Standard 1.

Standard 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided:

Alterations inside of the District Boundary

Stonework (P & K on Sheet A1.0)

The proposed project would leave the dry-stacked walls, gate piers and metal gates on McAndrew Road intact. The changes are confined to a modest reconfiguration of the edge of the parking area located northwest of the Arya Vihara. This alteration is proposed to provide universal access parking and overnight parking. The revamped

parking would be landscaped with period appropriate drought tolerant plantings. Provided the following measures are incorporated into the project, the proposed alteration would not substantially impair the design integrity of the district or the streetscape along McAndrew Road.

- To the maximum extent feasible maintain the overall form of the ovoid bed surrounded by its stone boundary;
- Landscape the perimeter of the central island's parking, with period-appropriate plantings to maintain the appearance of a planter; and
- If new stones are required they shall match the existing in material, form and appearance.

Transform an existing garage into an interpretive center (8 on Sheet A1.0 & Sheet A3.1)

An existing garage would be transformed into a visitor center. This alteration would not alter the building's footprint or overall configuration, massing or overall exterior appearance. This building, which was used as a garage for the original office/archive building does not embody substantial associations with Krishnamurti. Moreover, the proposed changes would not substantially alter the building's exterior or massing. Provided the following measures are implemented alterations to this building would meet Standard 2.

- Exterior alterations should be modest in scale and contextual with the building's architecture, materials and surroundings;
- Landscaping for the courtyard should use period-appropriate plantings to maintain the orchard's integrity of setting; and
- The final plans shall be reviewed by a County-approved historian and submitted to the Cultural Heritage Board for their review.

Construct a small garbage enclosure off the south end of the upper driveway (N on Sheet A1.0)

This would be a small enclosure with wood cladding designed to shelter garbage cans. This proposed feature is extremely modest in size and would be surrounded by plantings that would blend into the landscape. Because of its modest size this small feature does not have the potential for impacting the surrounding historic landscape.

Pine Cottage, add a new universal access bathroom facility (APN 029-0-033-25) (G on Sheet A1.0 & Sheet A3.1)

Pine Cottage, was the home of Krishnamurti, and is an architecturally significant building due to its remodeling by the architect Charles W. Moore. The bathroom building would be located within an existing service yard at the northwest corner of Pine Cottage. The proposed building is modest in scale and size with eight-foot plate heights and a shed roof and would be hidden from view by the service yard's existing

walls. It would be clad in shingles to reference the cladding type of nearby Pine Cottage. Construction of the building would not require the removal of historic plantings or damage the service yard's existing walls. Because the building is modest in scale and has been designed to reference the simplicity of Pine Cottage vernacular architecture, its construction will not impair the architectural integrity of Pine Cottage. The proposal to insert a small restroom building into a walled service yard would not impair the resource's integrity of design or materials since the new structure would be hidden from view by the service yard's existing walls and construction of the new building would not require the removal of significant building fabric or design features.

Overflow Parking and Driveway (APN 029-0-033-24) (J on Sheet A1.0)

The entrance to the overflow parking would be via a 12-foot wide driveway linking the parking to the existing driveway entrance located near the north end of the street frontage on McAndrew Road (see Appendix A, Sheet A1.0). The parking area would be planted with native grasses, trees and shrubs. Installation of the driveway would not result in the loss of historic plantings. A small section of the driveway's edging stones would be removed and re-used at this location. The proposed surfacing materials will be rural in character and would maintain the design integrity and character of the district and the neighborhood's semi-rural setting. To ensure that the adjacent streetscape along McAndrew Road is maintained and enhanced the landscaping should include sufficient trees to restore a leafy canopy. Provided these measures are followed the proposed alterations within the district meet Standard 2.

Alterations outside of the District Boundary

The following buildings, structures and features would be added to the property:

Add a dining/visitor arrival bookstore building and two buildings with six guestrooms each east of the current Administration/Archive Building (APN 029-0-033-24) (A, B & C on Sheet A1.0 and see Sheets A2.0 & A3.0)

The new buildings would be located on the east side of the driveway outside of the boundary of the historic district. Views from McAndrew Road towards historic buildings and the citrus orchard would remain unimpaired. Changes to the setting would be confined to the area off the east end of the Administration/Archive Building. The new buildings would feature reference design features of the property's historic buildings such as wood or stucco siding, simple cubic volumes and one and two-story massing. While referential to the property's historic design vocabulary, the buildings would have a contemporary aesthetic to clearly differentiate the historic from the new. Because the area proposed for development is outside of the historic district and the new buildings are one and two-stories in height their placement would not substantially impair the setting of the historic orchard or the historic district. Moreover, the new buildings would not substantially impair the setting of historic resources because they are compatible in scale, massing and architecture with the property's existing

improvements.

New Canopy Structure (APN 029-0-033-25) (H on Sheet A1.0 & Sheet A3.1)

The new canopy structure would feature a rustic design composed of wood posts supporting a solid roof covered in composition shingles. The design of the structure is intended to reference an early 20th century rural vernacular structure. The location of the proposed structure is vacant and is not the site of citrus trees or other historic plantings. It is modest in scale and has been designed to blend into its environment through its use of vernacular materials and architectural forms. Because the structure is modest in size, set to the rear of the property where it will not impair the public viewshed from McAndrew Road and has been designed to reference but not copy early 20th century vernacular architecture, the proposed Canopy Structure would not substantially impact the historic setting of the potential historic district.

New Service Building and Solar Array (APN 029-0-033-24) (D & E on Sheet A1.0 & Sheet A3.1)

The new service building will be a modest one-story building set south of the Administration/Archive Building outside of the boundaries of the historic district. Plans for the structure have not been finalized but would be vernacular in form with board and batten walls or stuccoed and shed roofs that would be under the solar array. Fenestration would be more contemporary in design to provide a distinction between the property's historic buildings and new construction. Because the building is modest in size and set well east of the public road it will not impair the public viewshed from McAndrew Road. Because this building would not be located adjacent to the historic district and has been designed to reference vernacular buildings in a more contemporary mode to provide a clear distinction between the new building and the property's historic buildings, the proposed Service Building and Solar Array would not substantially impact the historic setting of the potential historic district.

Add parking along the driveway leading to the Administration/Archive Building (APN 029-0-033-24) (K on Sheet A1.0)

The existing driveway is not a significant contributor to the district and its alteration would not impair a historic feature of the property provided the insertion of the additional parking spaces does not require the removal of large specimen trees. Therefore, this proposed alteration does not have the potential for substantially affecting the adjacent historic district.

Add outdoor seating east of the Pavilion (APN 029-0-033-25) (S on Sheet A1.0)

This area is outside of the proposed district boundaries; therefore, its alteration would not impair the integrity of the district provided the seating is rustic in nature.

Add a handwashing station and outdoor storage to the exterior of the Pavilion (APN 029-0-033-27) (N & 0 on Sheet A1.0)

The Pavilion is outside of the district and is not a contributor to the district, therefore, its alteration would not impair the district or its setting.

In summary, the proposed project, which would not demolish, alter or remove significant landscape features, buildings or features does not have the potential for substantially altering existing spatial relationships or vistas within the identified historic district. Moreover, the character defining elements of the property including Arya Vihara, Lawrence Cottage, the Garage/Laundry, Pine Cottage, the Annex, the historic segment of the stone wall along McAndrew Road, the dry-stacked stone walls and mature plantings, including the historically significant remnants of the citrus orchard would remain in place, significantly reducing the project's impact to the setting of the district and its individual constituents. Therefore, the proposed project meets Standard 2 provided the above guidance is implemented.

Standard 3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken:

Buildings, Structures and Features and the Historic Landscape (District)

The proposed project would not add any elements, such as buildings or landscape features that would copy the district's existing buildings; instead the new structures are broadly referential to the existing vernacular architectural forms on the property in scale, massing and materials while maintaining a contemporary design aesthetic. New landscape features would primarily feature informal plantings of native trees, shrubs and grasses except for the orchard were the citrus grove will be replanted and around the Pine Cottage and Arya Vihara where existing historic non-native plantings would be maintained. Before final landscape plans are implemented they should be reviewed by a County-approved historian to ensure their consistency with this guidance. Provided this guidance is followed the proposed project meets Standard 3.

Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved:

Buildings, Structures and Features and Historic Landscape (District)

No buildings, structures or landscape features on the project parcel postdating Krishnamurti's occupancy (1922-1986) have achieved historic significance in their own right.

Therefore, the proposed project meets Standard 4.

Standard 5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved:

Buildings, Structures and Features

Pine Cottage, add a New Bathroom Building (APN 029-0-033-25) (E on Sheet A1.0 & Sheet A3.1)

Insertion of the bathroom building into an existing service yard at the northwest corner of Pine Cottage would not require the removal of historically significant architectural features.

Historic Landscape (District)

Dry-stacked Stone Walls (P & K on Sheet A1.0)

The proposed alterations would leave the dry-stacked walls, gate piers and metal gates on McAndrew Road intact but alter some of the stones outlining the edging of the driveway and parking. Almost all of the existing stonework would remain in place, which would allow this feature to convey the original quality of its workmanship. Therefore, the proposed project meets Standard 5.

Standard 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence:

Buildings, Structures and Features

No deteriorated historic buildings are proposed for repair. If repair is required in the future it should follow the Secretary of the Interior's Standards for Rehabilitation.

Historic Landscape (District)

The orchard between Arya Vihara and Pine Cottage is proposed for replanting using citrus trees and other fruit trees documented for this historic feature of the property. This proposed restoration of this landscape feature would enhance the integrity of the landscape. Therefore, the proposed project meets Standard 6.

Standard 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used:

Buildings, Structures and Features

If Arya Vihara, Pine Cottage, Lawrence Cottage or the Annex are proposed for exterior repair or repainting, methods such as sandblasting shall be avoided in favor of gentle power-washing or hand scrapping or sanding following the guidance in the Secretary of the Interior's Standards for Rehabilitation.

Historic Landscape (District)

No hardscape features are proposed for repair at this time. If such measures are necessary, they shall use methods that preserve historic materials to the maximum extend feasible. Provided this guidance is followed, proposed project meets Standard 7.

Standard 8 Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken:

The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment:

As detailed above, the proposed project would confine most of the alterations and new construction to the area outside of the historic district. Changes within the district boundary are confined to the construction of a trash enclosure, transforming an existing garage into a small interpretive center, adding a restroom near the Pine Cottage Annex and installing a driveway to an overflow parking area near the northwest end of the property. None of these changes has the potential for substantially altering the character of the district or its spatial or visual relationships.

Buildings, Structures and Features

Pine Cottage, add a New Bathroom Building (APN 029-0-033-25) (G on Sheet A1.0 & Sheet A3.1)

The bathroom building would be located within an existing service yard at the northwest corner of Pine Cottage. Pine Cottage, was the home of Krishnamurti, and is

an architecturally significant building due to its remodeling by the architect Charles W. Moore. *The proposed building is modest in scale and size with eight-foot plate heights and a shed roof and would be hidden from view by the service yard's existing walls. Construction of the building would not require the removal of historic plantings or damage the service yard's existing walls. Because the building is modest in scale and has been designed to reference the simplicity of Pine cottage, its construction will not impair the architectural integrity of Pine Cottage since the new structure would be almost entirely hidden from view.*

Historic Landscape (District)

The proposed district extends over several acres and is composed of several buildings including Arya Vihara, Pine Cottage and the Annex which have a strong association with Krishnamurti because these buildings were either his home (Pine Cottage), served as guest quarters and receptions areas for his associates or followers (Arya Vihara) or as his business office/archive (the Annex). Other building such as Lawrence Cottage or the garage/laundry building have a less direct but still important association with Krishnamurti since they were support facilities. Important landscape features such as the Pepper tree near Pine Cottage, the orchard between Pine Cottage and Arya Vihara, the mature trees around Pine Cottage and the Arya Vihara and the stone walls along McAndrew Road would be little affected by the proposed project which would leave these features in place with the exception a small section of the stone edging around the parking area. New buildings will be clustered outside of the proposed boundaries of the historic district, which allows the district to maintain the essential features of its historic appearance which was characterized by vernacular style buildings of one and two stores set within a citrus grove. Therefore, because the essential character of the district would be preserved, the proposed project meets Standard 9.

Standard 10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired:

Buildings, Structures, Features and Landscape

Standard 10 is met because the proposed project would preserve the essential character of the district and its ability to convey its association with Jiddu Krishnamurti, since alterations to landscape features are confined to sections of the stone edging surrounding the parking area northwest of Arya Vihara and the relocation of a small trash enclosure. The project does not propose the removal of plantings that contribute strongly to the district. Because the project would not remove historic buildings or substantially alter historic fabric or landscape features and the new buildings are located outside of the district, the proposed alterations and additions are considered reversible. Therefore, the proposed project meets Standard 10.

Analysis of Project-Specific Impacts under CEQA

The proposed project complies with all ten Rehabilitation Standards provided the guidance in this report is implemented and the documentation listed below is implanted.

Proposed Documentation

1) Photo-document the district prior to the alteration of its setting with large-format black-and-white photography, and provide a written report. The recordation shall be of sufficient detail to preserve a visual record of the college and its setting and shall meet the Historic American Buildings Survey ("HABS") / Historic American Engineering Record ("HAER") standards for documentation and photo-documentation of historic resources at a minimum Level 3 Recordation. This documentation shall be donated to a suitable repository, such as the Ojai Museum and the Ventura County Museum of History Library.

2) The documentation plan for the district and its setting shall be developed and reviewed by a county-approved architectural historian meeting the Professional Qualification Standards contained in the Secretary of the Interior's Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, and with demonstrable experience applying the Secretary of the Interior's Standards for the Treatment of Historic Property, in particular the Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings, to ensure conformance with the standards of Historic American Buildings Survey ("HABS")/ Historic American Engineering Record ("HAER") level documentation.

8.0 SUMMARY STATEMENT OF SIGNIFICANCE AND IMPACTS

The current study finds that a portion of APN 029-0-033-24 and all of APN 029-0-033-25, which encompass the former home of Jiddu Krishnamurti and related buildings, structures, features and landscaping, are a historic district with definable boundaries that maintains its eligibility for listing in the California Register of Historical Resources, the National Register of Historic Places and its designation as a County of Ventura Site of Merit.

The proposed Conditional Use Permit Master Plan Update would encompass the construction of new facilities and alterations to landscape features within the district boundaries. Implementation of the plan as presently proposed meets the Secretary of the Interior's Standards for Rehabilitation provided the measures outlined in this report are implemented. Therefore, implementation of the project would not result in significant direct or indirect impacts to significant historic resources and residual impacts would be less than significant.

9.0 DRAWINGS AND PHOTOGRAPHS

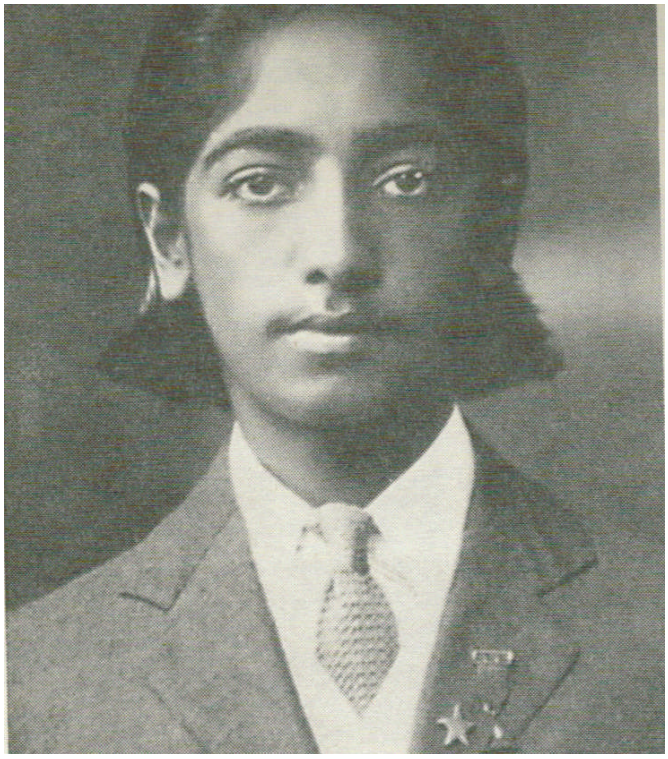


Figure 1, Krishnamurti in 1911
(Lutyens 1990)



Figure 2, Krishnamurti on the Porch of Arya Vihara during the 1930s (Krohnen 1997)



Figure 3, Krishnamurti at Oak Grove School in Ojai in his later years (Krishnamurti Foundation of America)

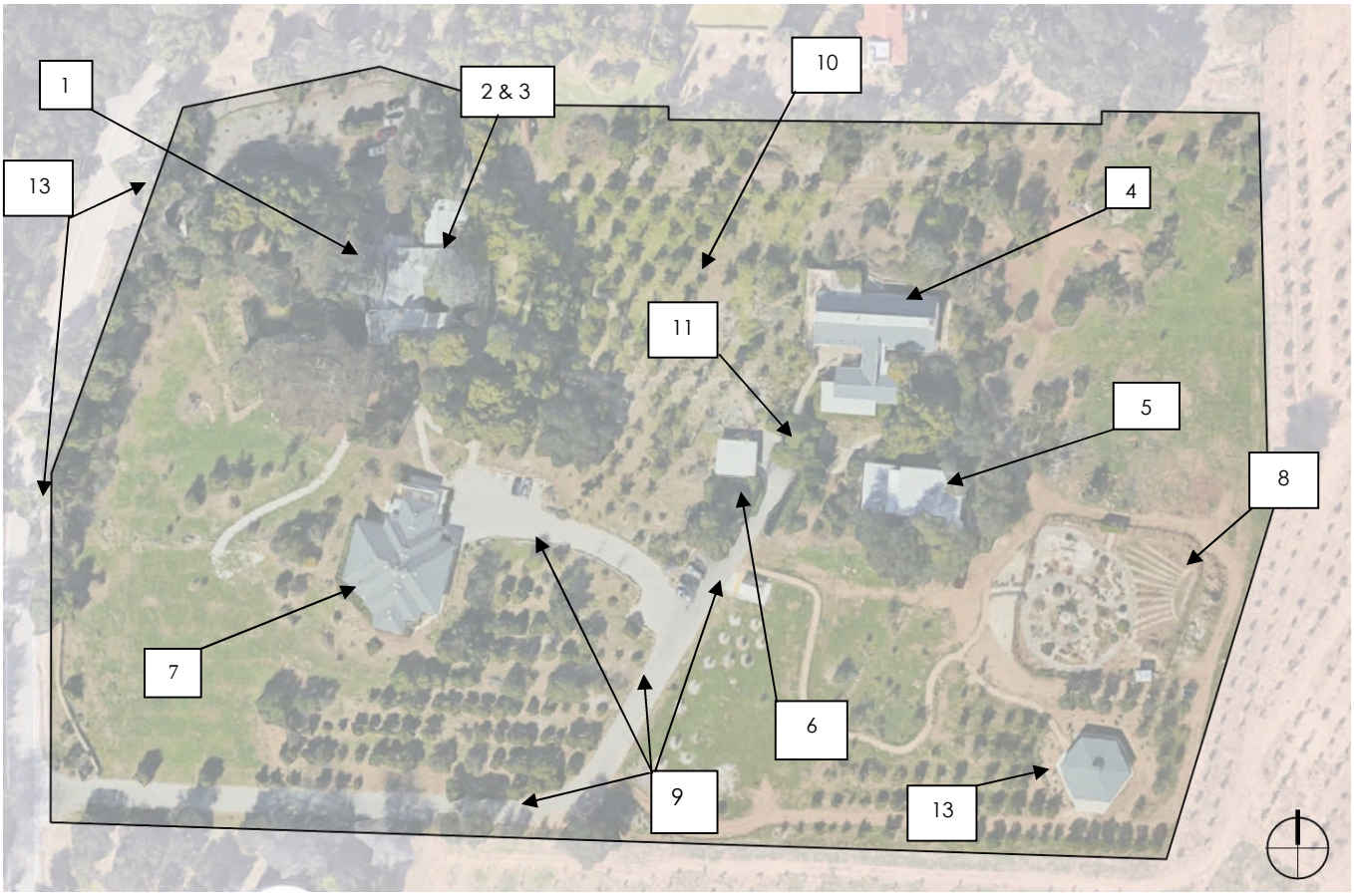


Figure 4, Site Plan with Building Key

1 = Arya Vihara
2= Lawrence Cottage
3= Garage/Laundry
4= Pine Cottage
5= Annex
6=Garage
7= Administration/Archive Building
8=Garden
9= Paved driveways 1998 and 2014
10=Orchard
11= Significant Pepper Tree
12=Stone walls
13= Pavilion



Figure 5, West Elevation of the Arya Vihara in 2016



Figure 6, West Elevation of the Arya Vihara between 1923 and 1939



Figure 7, the West Elevation of the Arya Vihara (Sloss 1991)



Figure 8, East End of the West Elevation and the west end of the South Elevation of the Arya Vihara in 2016



Figure 9, West End of the South Elevation of the Arya Vihara, with detail of exterior staircase, in 2016



Figure 10, Central Section of the South Elevation of the Arya Vihara in 2016



Figure 11, East End of the South Elevation of the Arya Vihara in 2016



Figure 12, Glazing at North End of the East Elevation, Arya Vihara in 2016



Figure 13, East Elevation of the Arya Vihara in 2016



Figure 14, South End of the East Elevation of the Arya Vihara in 2016



Figure 15, Central Section of the East Elevation of the Arya Vihara in 2016



Figure 16, East End of the North Elevation of the Arya Vihara in 2016



Figure 17, West End of the North Elevation of the Arya Vihara in 2016



Figure 18, Garage/Laundry, East and North Elevations, with Lawrence Cottage in background



Figure 19, Garage/Laundry, Partial North Elevation and North Elevation of Lawrence Cottage to the West



Figure 20, Garage/Laundry, Partial West Elevation and South Elevation of Garage/Laundry



Figure 21, Lawrence Cottage, North Elevation

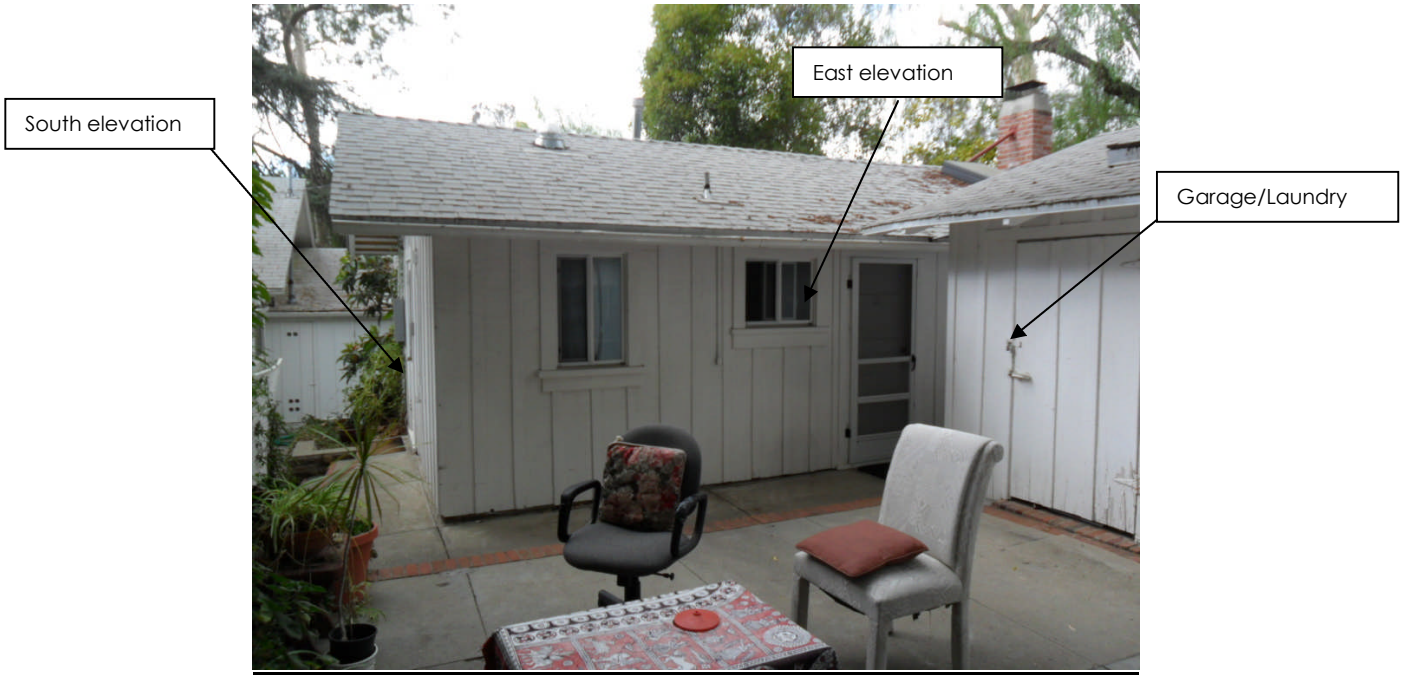


Figure 22, Lawrence Cottage, Partial East Elevation and South Elevations



Figure 23, Lawrence Cottage, North and West Elevations



Figure 24, West Elevation of Pine Cottage



Figure 25, Central Section of the West Elevation of Pine Cottage



Figure 26, South end of the West Elevation of Pine Cottage



Figure 27, North end of the West Elevation of Pine Cottage



Figure 28, North Elevation of Pine Cottage (west end)



Figure 29, North Elevation of Pine Cottage (central section)



Figure 30, North Elevation of Pine Cottage (east end)



Figure 31, East Elevation of Pine Cottage (north end)



Figure 32, East Elevation of Pine Cottage (central section)



Figure 32, East Elevation of Pine Cottage (south end)



Figure 34, South Elevation of Pine Cottage (east end)



Figure 35, South Elevation of Pine Cottage (east end)



Figure 36, former Office/Studio, Partial North Elevation and West Elevation (looking south)



Figure 37, former Office/Studio, Partial North Elevation and West Elevation depicting path to rear of building (looking south)



Figure 38, former Office/Studio, East end of the North Elevation with stairs leading up to rear porch (looking north)



Figure 39, former Office/Studio, Central Section of the North Elevation (looking south)



Figure 40, former Office/Studio, North End of the East Elevation's second floor porch (looking north)



Figure 41, former Office/Studio, South End of the East Elevation's Second Floor (looking west)



Figure 42, former Office/Studio, South Elevation (looking east)



Figure 43, Garage, East Elevation (looking west)



Figure 44, Pavilion (looking east)



Figure 45, Administration Building, East Elevation (looking west)



Figure 46, Administration Building, Partial North and West Elevations (looking southeast)



Figure 47, Dry-Stacked Stone Wall facing McAndrew Road, north end of street frontage near entrance to Arya Vihara Driveway (looking southeast)



Figure 48, Upper Driveway, Dry-Stacked Stone Wall, Piers and Gates facing McAndrew Road at Arya Vihara (looking east)



Figure 49, Interior side of the Dry-Stacked Stone Wall, Piers and Gates facing McAndrew Road at Arya Vihara (looking west)



Figure 50, Upper Driveway just north of Arya Vihara (looking north)



Figure 51, Upper Driveway (looking southeast towards Arya Vihara)



Figure 52, Upper Driveway (looking east towards Arya Vihara)



Figure 53, Lawn off West Elevation of Arya Vihara (looking east)



Figure 54, Area off South Elevation of Arya Vihara (looking north)



Figure 55, Terraced lawns off East Elevation of Arya Vihara (looking south)



Figure 56, Badminton Court southeast of Arya Vihara (looking south)



Figure 57, Pathway leading through Orchard to Pine Cottage (looking east)



Figure 58, Upper End of Orchard near Pine Cottage (looking north)



Figure 59, Upper End of Driveway leading to Pine Cottage (looking north) (with Krishnamurti's California Pepper at the top of the drive)



Figure 60, Looking west from Pavilion towards the Administration Building (looking west)



Figure 61, Looking north from Pavilion towards Pine Cottage



Figure 62, Looking south from former Office/Studio Building to South end of Property



Figure 63, Looking west from Administration Building to the West end of Property



Figure 64, 1960 Aerial Photograph
(see 64a for labeled photograph)



Figure 65

10.0 LIST OF SOURCES CONSULTED IN THE PREPARATION OF THIS REPORT

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Files on Elizabeth Smith
Files on Jiddu Krishnamurti,
Files on the Oak Grove School

Files on the Ojai Valley
Map files for Ojai Valley.
Photograph Files for the Ojai Valley

KFM Foundation
Publications, files and plans

APPENDIX A

Project Plans

Krishnamurti Education Center
CUP Masterplan Update

1098 McAndrew Road
Ojai, CA 93023

Project Information

Owner	Krishnamurti Foundation of America
Project Contact	Jacob Sluijter, Executive Director
Project Address	1098 McAndrew Road Ojai, CA 93023
Property Use	Camp
APN	029-0-033-28 029-0-033-27 029-0-033-26 029-0-033-25 029-0-033-24
General Plan	Ventura County General Plan - Rural
Area Plan	Ojai Valley Area Plan - RI (rural institutional)
Zone	RE 5-acre (rural exclusive)
Zone - Adjacent Properties	North - RE 5 East - AE 40 South - AE 40 West - RE 5
Height Limitation	25'-0" (35'-0" if side yard setback is at least 15')
Gross Lot Area	11.12 Acres (484,387.2 SF)
Net Lot Area	10.89 Acres*
	** Gross area less area of access easement in northwest corner of property.*
Setbacks	
Front:	20 feet from property line
Side:	5 feet
Rear:	15 feet
Flood Zone:	yes (Zone X)
High Fire Hazard:	yes
Coastal Zone	Non-Coastal

Existing Structures

(#ID) Structure	*Year Built / Status**	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(01) Arya Vihara	1910 / remain	OA / SA	+/- 2807	+/- 3576 (2 stories)	+/- 1475
(02) Lawrence Cottage	before 1945 / remain	SA	+/- 450	+/- 450	0
(03) Laundry	after 1945/ remain	accessory	+/- 410	+/- 410	0
(04) Pine Cottage - Library/Study	1917 / remain	study	+/- 4181	+/- 4181	0
(05) Pine Cottage Annex	1946 / remain	OA	+/- 1588	+/- 2477 (2 stories)	+/- 1214
(06) Administration/Archives	1998 / remain	office	+/- 5055	+/- 5055	0
(07) Yoga Pavilion	2014 / remain	study	+/- 1391	+/- 1391	0
(08) Garage / Storage (new Interpretive Center)	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
Total Existing Building Area to Remain			**16,662**	**18,320**	**2689**

Proposed Structures

(#ID) Structure	*Use***	*Building Coverage (SF) ****	*Gross Area (SF)*	*Overnight Accommodation (SF)"*
(A+B) Dining, Kitchen, Reception Building	visitor / assembly	2193	2193	0
(C1) Cottage (12 rooms)	OA / SA	1048	1535 (2 stories)	1320
(C2) Cottage (12 rooms)	OA / SA	1048	1535 (2 stories)	1320
(D) Solar Array	accessory	3168	3168	0
(E) Maintenance Shed	accessory	1800 (excl. from total)	1800 (excl. from total)	0
(G) Restroom Enclosure	restroom	180	180	0
(H) Shade Structure	accessory	400	400	0
(M) Pavilion Storage Shed	accessory	120	120	0
Total New Building Area		**8157**	**9131**	**2640**
Total Building Coverage (%) ****		**24,819 (5.12 %)**		
Total Gross Floor Area (all structures)			**27,451 sq.ft.**	
Total Accessory Area			**4098 sq.ft.**	
Total Overnight Accommodation Area"				**5329 sq.ft.**
Total Non-OA 'Camp' Gross Area""			**17,969 sq.ft.**	

** Year built per historian report.*

*** Use per VCZO Sec. 8105-5. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accomodations for permanent staff (SA areas excluded from OA limits).*

**** Building coverage equal to gross floor area of structure at lower level only. Gross floor areas include exterior walls.*

**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.

" Overnight accommodation area includes only those areas (net) used for sleeping and restrooms. Excludes rooms for permanent staff.

"" Non-OA Camp Gross Area = Roofed Structures used for Camp Activities = Gross Floor Area less OA areas and less 'accessory' areas.

Parking*

North Entry - Uncovered	12 (incl. 1 HC)
South Entry - Uncovered	16 (incl. 2 HC)
Overflow Parking - Uncovered	51 stalls
Maintenance Garage - Covered	2
Total	**81 (incl. 3 HC)**

** Site currently has 13 uncovered parking stalls and 2 HC van-accessible stalls. All existing stalls removed and replaced with new stall locations.*

Site Coverage Statistics

	Area (SF)
Total Parking Area (all Pervious)	28,588 (5.9 % of total site area)
Total Impervious Surface Area	29,941(roads) + 24,819 (structure) = 54,760 (11.3 % of total site area)
Total Pervious Surface Area*	429,627.2 (88.7% of total site area)
Total Open/Agricultural Area**	401,039.2 (82.8% of total site)

* Total Site Area less Impervious Area

** Total Site Area less Parking and Impervious Area

Project Description

The mission of the Krishnamurti Foundation of America including those activities supported by this Education Center in Ojai is to advance public understanding and realization of the human potential through the study of the teachings of Jiddu Krishnamurti. Facilities at this education center provide opportunities for people to congregate for purposes of education, enlightenment, contemplation, renewal and solitude. The rural facilities also provide overnight accomodations for guests of the property.

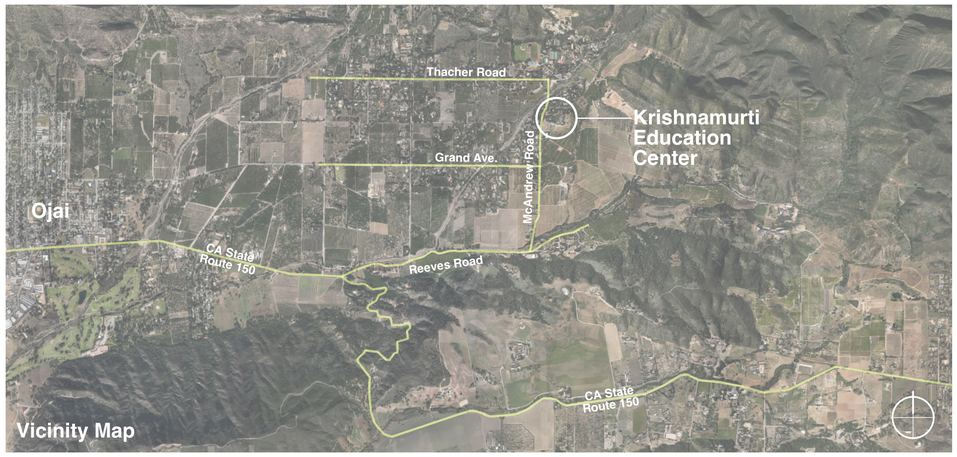
Sheet Index

general

A0.0 Title Sheet

architectural & landscape

A1.0 Architectural and Landscape Site Plan
A2.0 Floor Plans - Cottage, Canteen + Reception Building
A3.0 Elevations - Cottage, Canteen + Reception Building
A3.1 Plans & Elevations - Misc. New Buildings



Vicinity Map



Existing Site Aerial — scale: 1" = 50'-0" — 1

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Krishnamurti Education Center

CUP Masterplan Update

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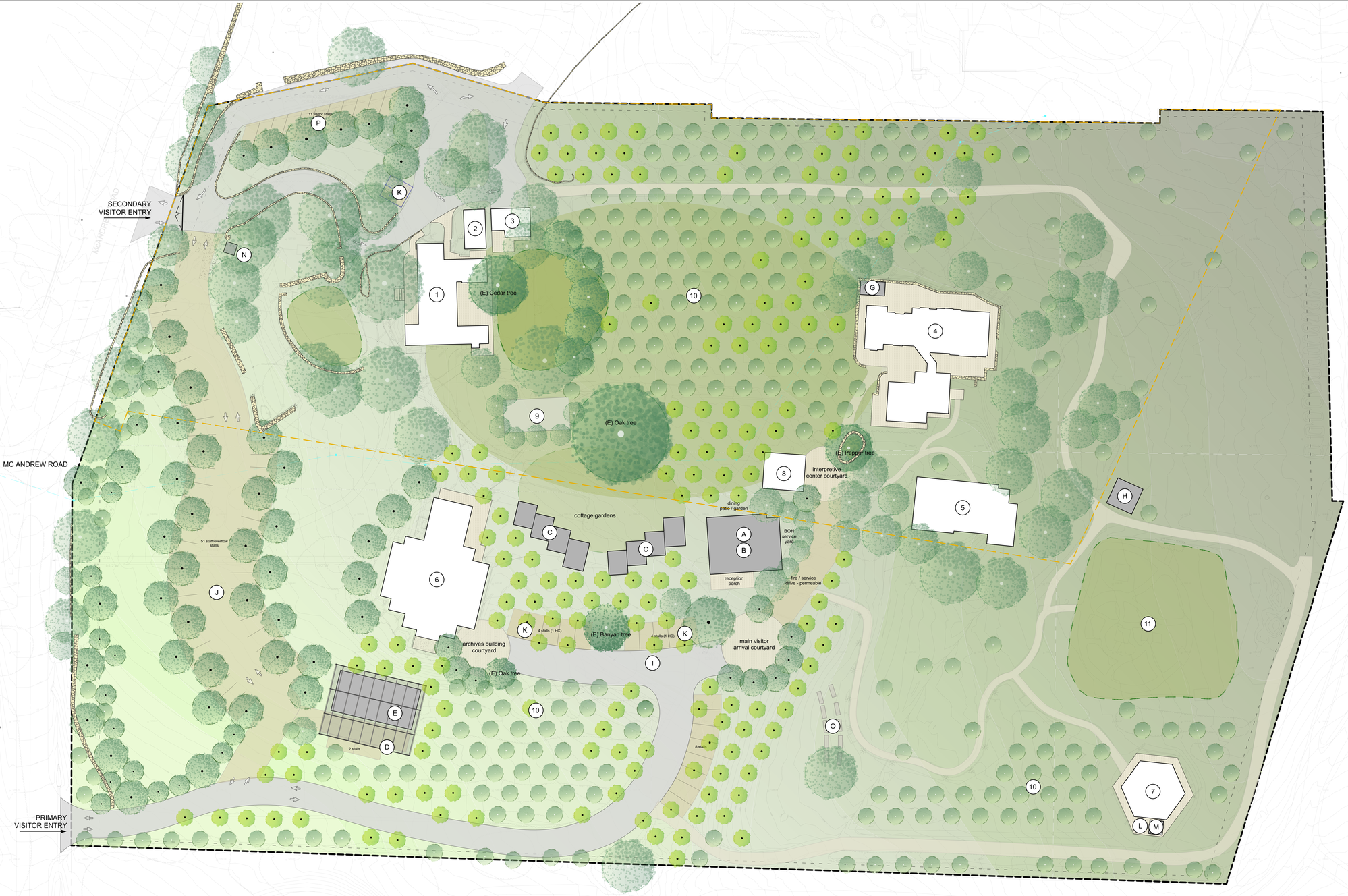
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Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0

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Proposed Site Plan 1
feet 0 15 30 60 scale: 1" = 30'-0"

EXISTING BUILDING / SITE FEATURE KEY NOTE

01 Arya Vihara - Guest House
02 Lawrence Cottage
03 Laundry
04 Pine Cottage - Library / Study Center
05 Pine Cottage Annex - Guest House
06 Administration / Archives
07 Yoga Pavilion
08 Interpretive Center (former garage/storage)
09 Badminton Court
10 Citrus Tree Grove
11 Vegetable and Flower Garden

PROPOSED BUILDING / SITE FEATURE KEY NOTE

A Dining Pavilion + Kitchen
B Visitor Arrival/Bookstore
C Cottage Retreat (12 residential units total)
D Solar Array
E Maintenance Storage/Garage + Book Storage
F -----
G Restroom Enclosure
H Shade Structure
I Vistor Arrival Parking
J Overflow Parking w/ Screening Trees
K Accessible Parking Stall
L Yoga Pavilion Handwashing & Drinking Station
M Yoga Pavilion Storage Shed
N Relocated Trash Enclosure
O Outlook Seating
P Overnight Guest Parking

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

- property boundary
- setback
- internal lot lines
- easement
- proposed historic district
- (E) overhead power lines
- (N) permeable parking/drive
- hardscape (patio, plaza, deck)
- asphalt paved drive
- (E) existing building to remain
- (N) proposed structure
- (E) site stone wall
- (E) existing tree
- (N) proposed tree

LANDSCAPE NOTES

overflow parking - material/plant palette

stalls/planters: low-growing native grasses
Melica Imperfecta
Bromus carinatus

drive aisles: gravel

planter/stall delineation: site sourced boulders

permeable parking TYP. - material/plant palette

stalls: decomposed granite

planters: low-growing native grasses
Melica Imperfecta
Bromus carinatus

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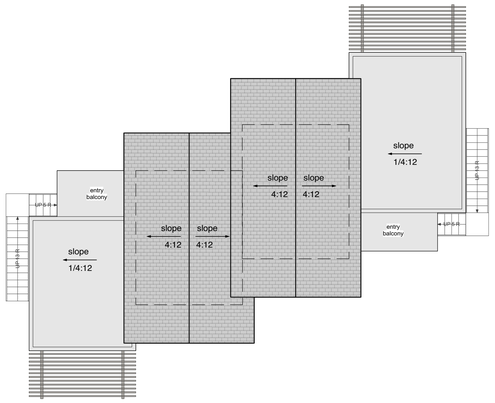
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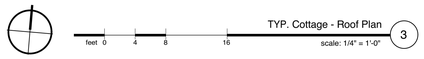
Site Plan

Proposed Site Plan
Architectural & Landscape

A1.0

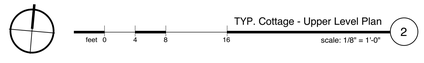
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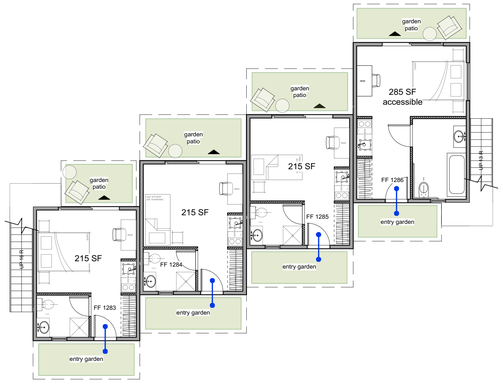
TYP. Cottage - Roof Plan 3

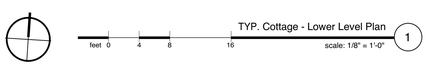
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TYP. Cottage - Upper Level Plan 2

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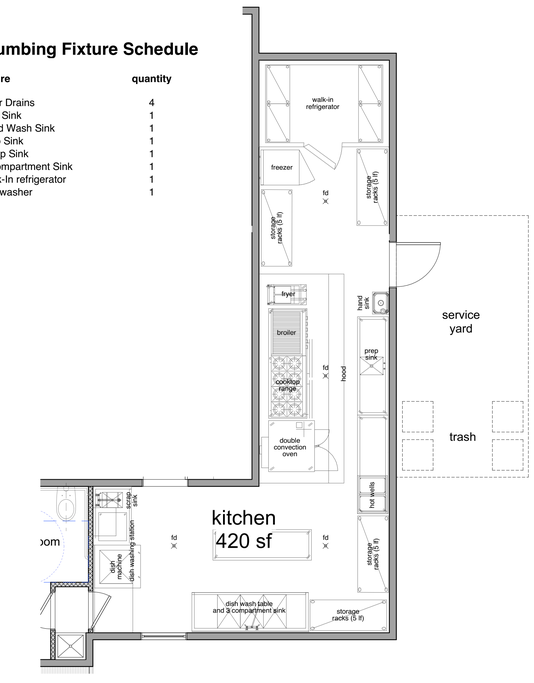


TYP. Cottage - Lower Level Plan 1

scale: 1/8" = 1'-0"

Plumbing Fixture Schedule

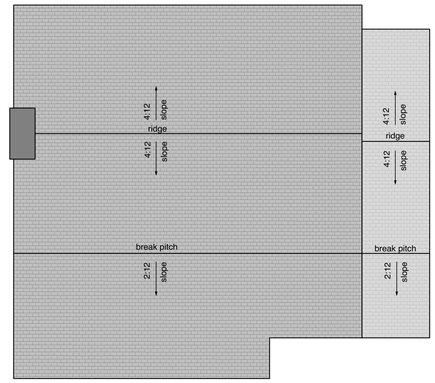
fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-In refrigerator	1
Dishwasher	1

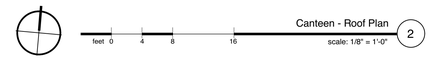




Concept Kitchen Detail Plan 3

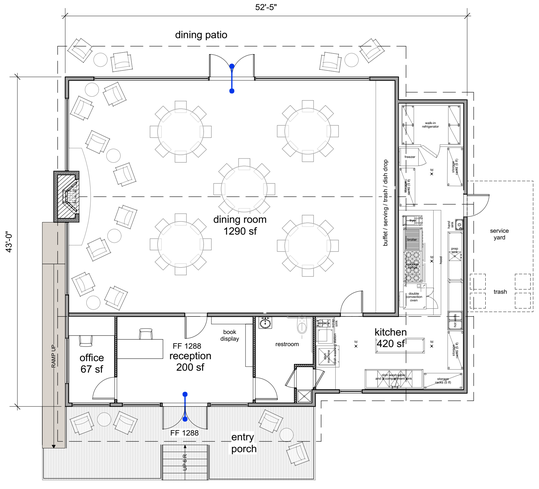
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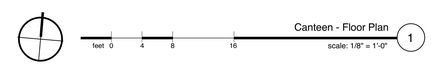




Canteen - Roof Plan 2

scale: 1/8" = 1'-0"





Canteen - Floor Plan 1

scale: 1/8" = 1'-0"

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Proposed Bdg. Plans

Canteen + Kitchen
Reception + Book Store
TYP. Cottage

A2.0

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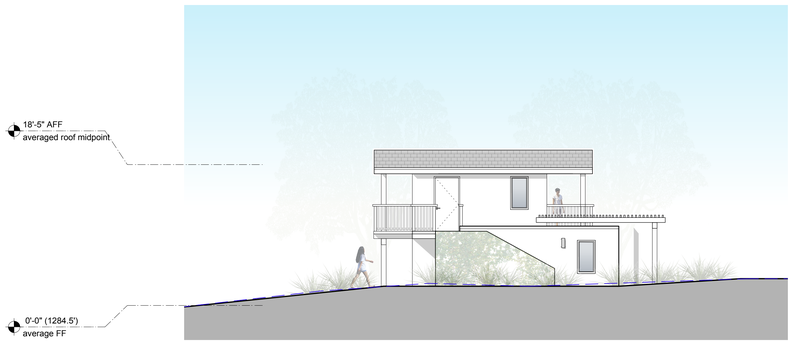
TYP. Cottage - North Elevation 4

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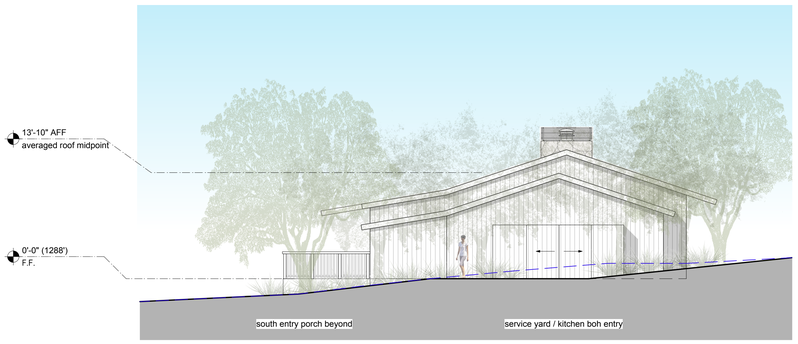
Canteen - North Elevation 4

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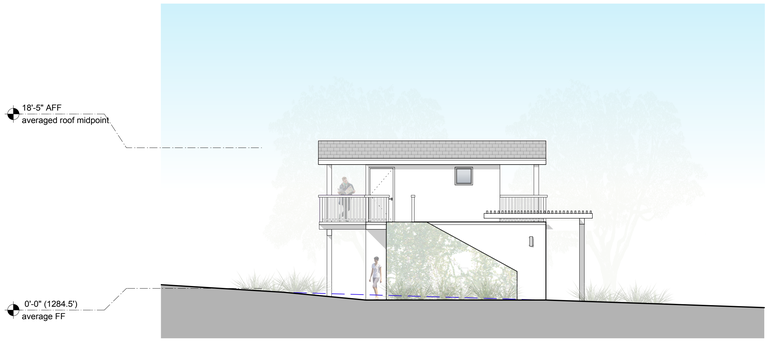
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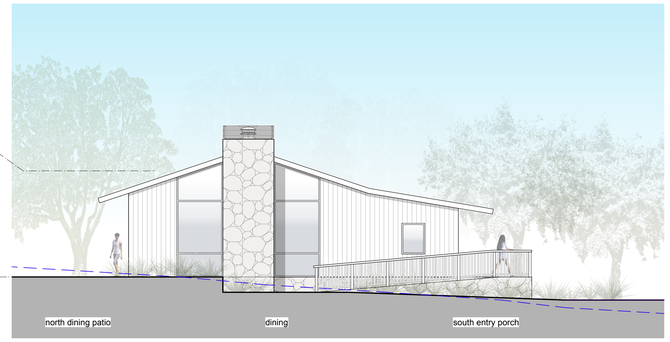
Canteen - East Elevation 3

feet 0 4 8 16 scale: 1/8" = 1'-0"



TYP. Cottage - West Elevation 2

feet 0 4 8 16 scale: 1/8" = 1'-0"



Canteen - West Elevation 2

feet 0 4 8 16 scale: 1/8" = 1'-0"



TYP. Cottage - South Elevation 1

feet 0 4 8 16 scale: 1/8" = 1'-0"



Canteen - South Elevation 1

feet 0 4 8 16 scale: 1/8" = 1'-0"

LEGEND: EXTERIOR ELEVATIONS

existing grade

proposed grade

LEGEND: EXTERIOR FINISHES

walls: light colored board and batten or metal siding
roofs: grey, asphalt shingle
guard rails: PTD. wood picket, PTD. wood cap
doors and windows: metal clad wood, light colored
stone: Ojai sandstone

B l a c k b i r d
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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

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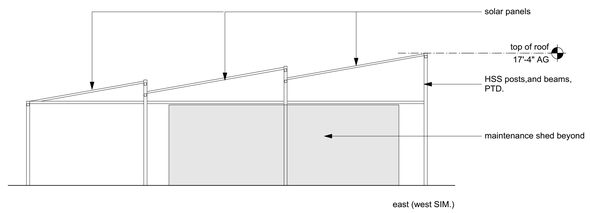
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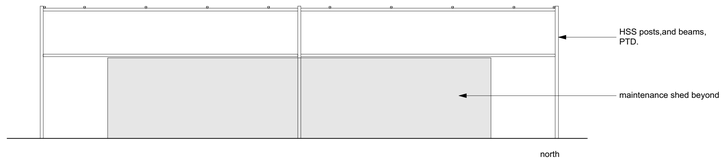
Proposed Bdg. Elev.

Canteen + Kitchen
Reception + Bookstore
TYP. Cottage

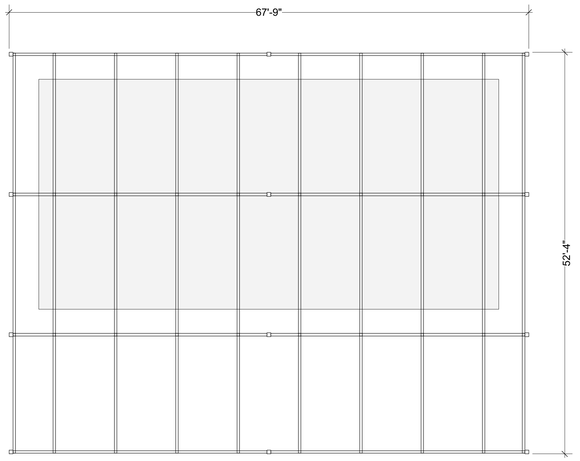
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CHB Resubmittal 12.5.17

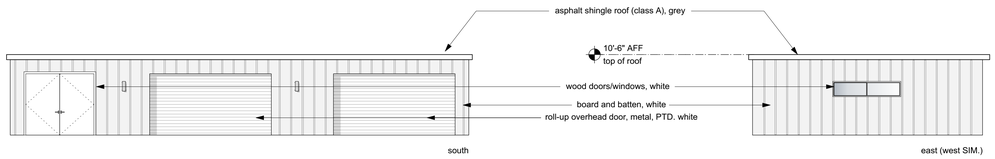




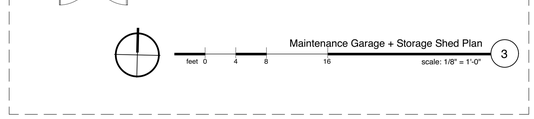
Solar Array Elevations 8



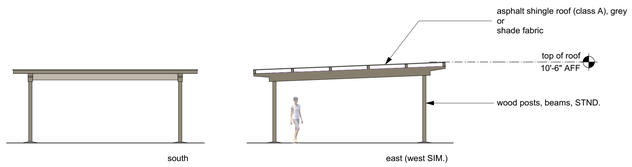
Solar Array Plan 4



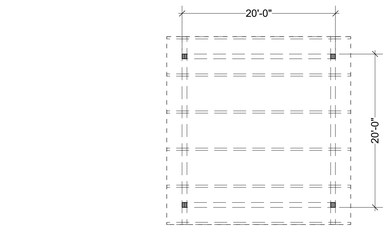
Maintenance Garage/Shed Elevations 7



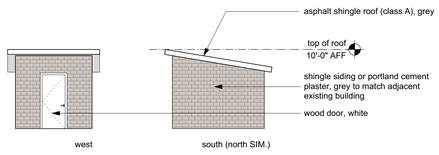
Maintenance Garage + Storage Shed Plan 3



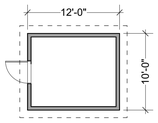
Shade Structure Elevations 6



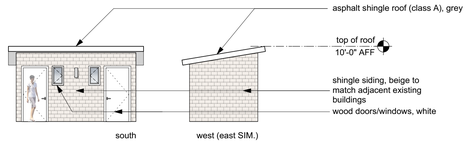
Shade Structure Plan 2



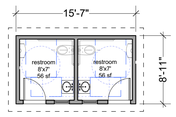
Pavilion Storage Shed Elevations 10



Pavilion Storage Shed Plan 9



Restroom Elevations 5



Restroom Plan 1

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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
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Address:
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Misc. Proposed Bdg.

Plans
Elevations

A3.1

CHB Resubmittal 12.5.17

APPENDIX B

Project Parcel Map

PORTION SECTION 4, T.4N., R.22W.

Tax Rate Area
70051

29-03

Bk 14

1/4 cor. Sec. 4

U.S.G.S. BM. 1323 W1.06' & N0.6' from 6'x6' R.P.

THACHER ROAD — LOS PADRES NATIONAL FOREST BDY. LINE — T.5N., R.22W. / T.4N., R.22W.

1" = 200'

A. SOUTH 15.10'
B. N68°19'45"W 24.53'
C. N82°21'30"W 39.0'
D. N88°08'20"W 26.48'
E. S80°55'W 106.70'
F. S73°33'30"W 67.63'
G. R=35' L=12'
H. NORTH 37.40'

02

ROAD (PRIVATE)

RUGBY LANE

LUPINE (PRIVATE)

LUPINE

McANDREW LANE

Bk 14

Bk 30

031

032

033 (79/253) 53 PM 77

07

12

1

2

A

B

Par. 19 1 — 1.32Ac.

Par. 20 2 — 1.32Ac.

3 — 1.32Ac.

4 — 10.56Ac.

20 — 2.60Ac.

1 — 2.63Ac.

18 — 2.01Ac.

5 — 8.26Ac.

6 — 9.74Ac.

38PM97 Par. 19 'B' — 6.67Ac.

38PM97 Par. 18 'A' — 2.56Ac.

17 — 1.50Ac.

14 — 1.00Ac. C.

15 — 5.05Ac.

Par. 19 1 — 1.30Ac.

Par. 2 (488/356) — 1.00Ac.

Par. 25 2 — 1.75Ac.

Par. 24 1 — 5.05Ac.

Par. 28 4 — 1.91Ac.

Par. 27 5 — 1.26Ac.

Par. A — 1.26Ac. Comp.

9 — 2.72Ac. 1.72Ac.

8 — 4.06Ac. 3.98Ac.

7 — 11.10Ac.

Par. 23 3 — 1.74Ac.

16 — 1.67Ac.

LLA 080708-0105456 Par. 19 1

LLA 080708-0105456 Par. 20 2

LLA 970136399 (39/166) Par. 25 2

LLA 970136399 (154/4) Par. 26 3

LLA 970136399 Par. 24 1

LLA 970136399 Par. 28 4

LLA 970136399 Par. 27 5

55RS62

58RS32

27RS69

3903/231

(1200/214) (88/20) (101/265) (132/326)

(101/265)

(174.21)

(488/356)

SW COR. LOT 1

30' R/W RESERVED

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

UNINCORPORATED AREA
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN		REVISED	7-27-2009
REDRAWN		CREATED	1-23-1961
INKED	PLOTTED	EFFECTIVE	61-62 ROLL
Compiled By Ventura County Assessor's Office			

W.L. Thacher Tract, (Portion Lot 2, Section 4), M.R. Bk.5, Pg.6

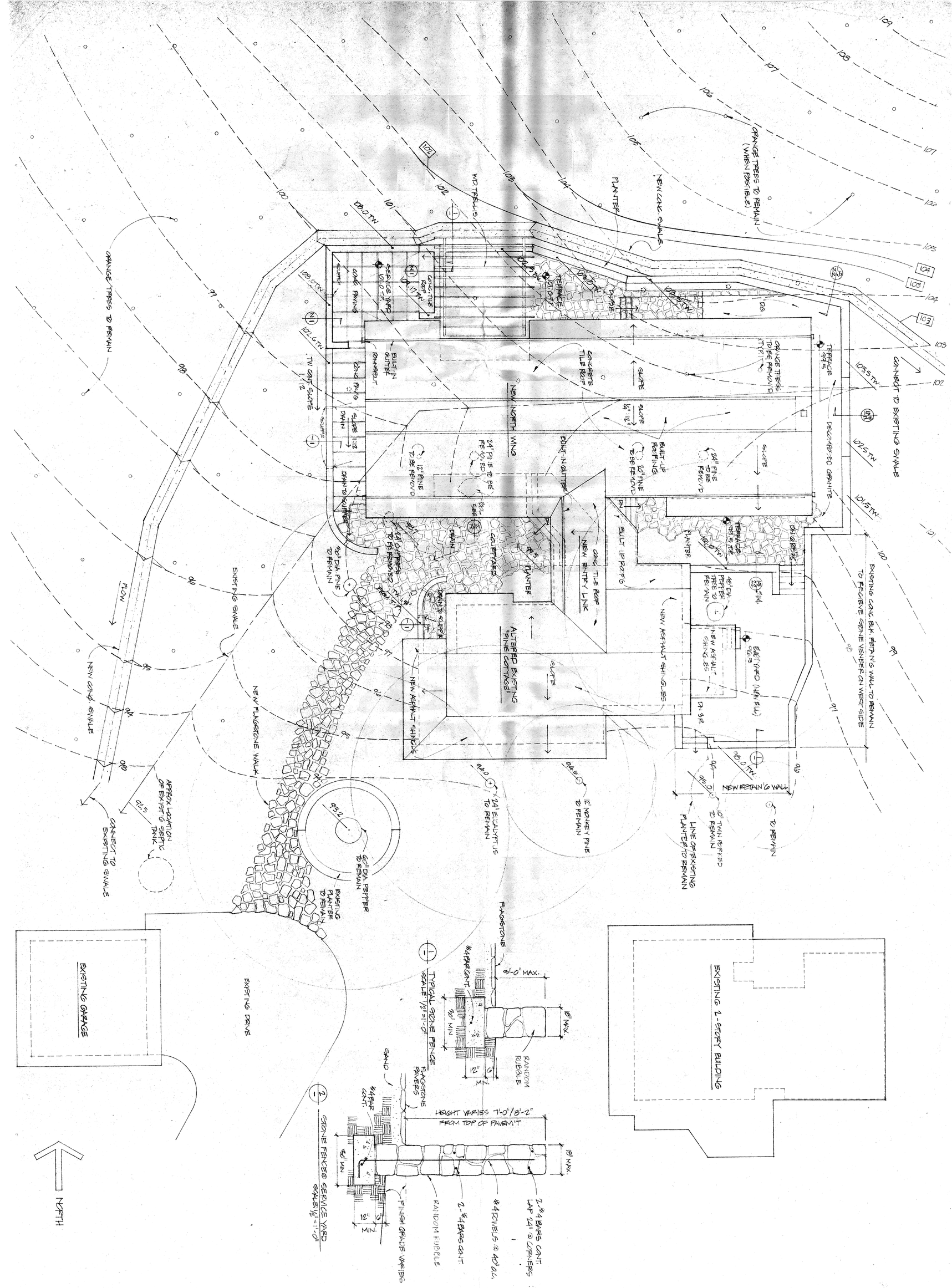
APPENDIX C

Historic Plans

Project Plans

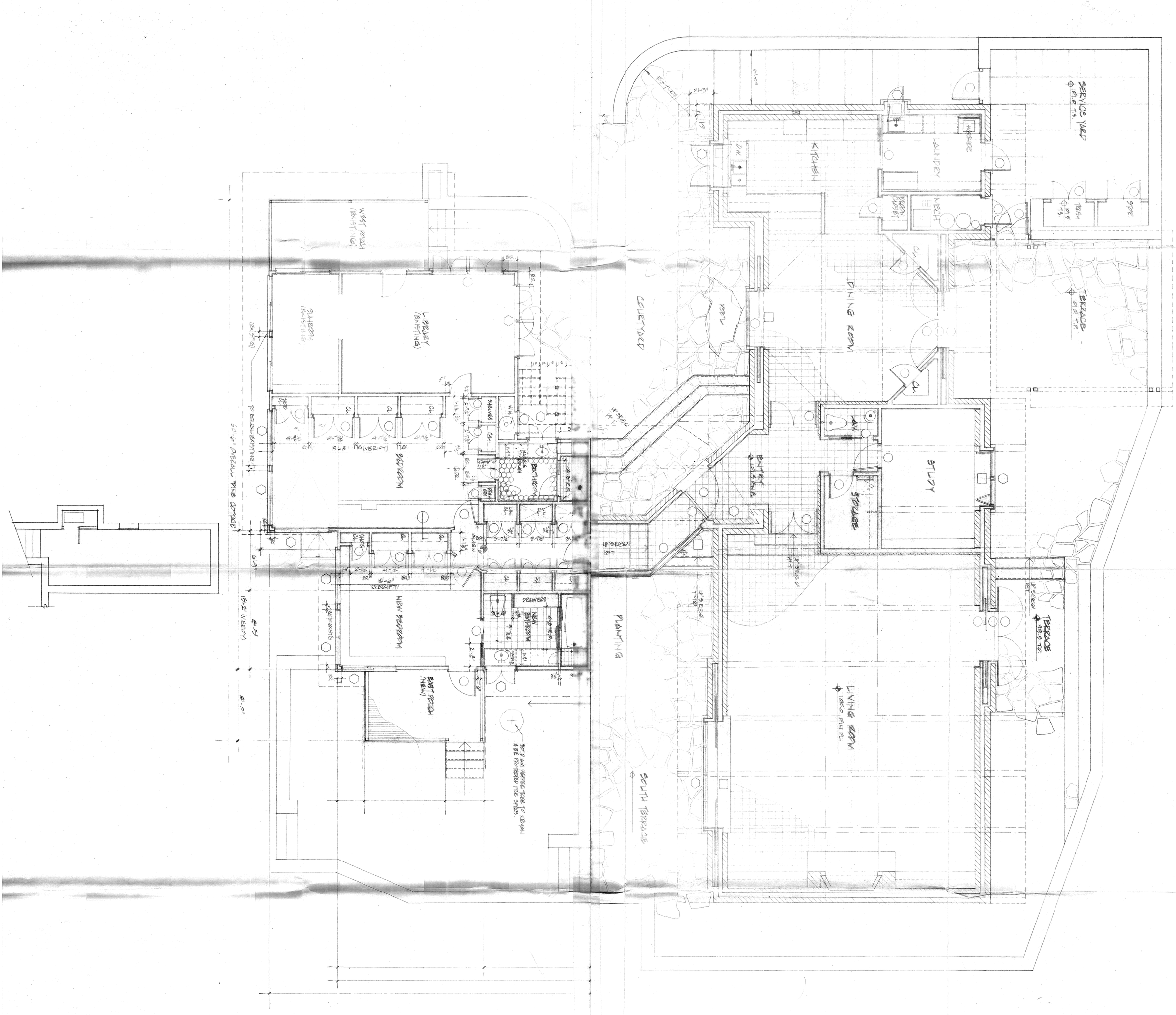
Pine Cottage

Charles W. Moore Plans



4	SITE PLAN SCALE 1/8" = 1'-0"		ADDITIONS AND ALTERATIONS KRISHNAMURTI RESIDENCE	1130 Mc ANDREW RD. OJAI, CALIFORNIA	REV.

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
AREA CODE (213) 477-9595



FLOOR PLAN

SCALE 1/4" = 1' 0"

NORTH

ADDITIONS AND ALTERATIONS:
KRISHNAMURTI RESIDENCE

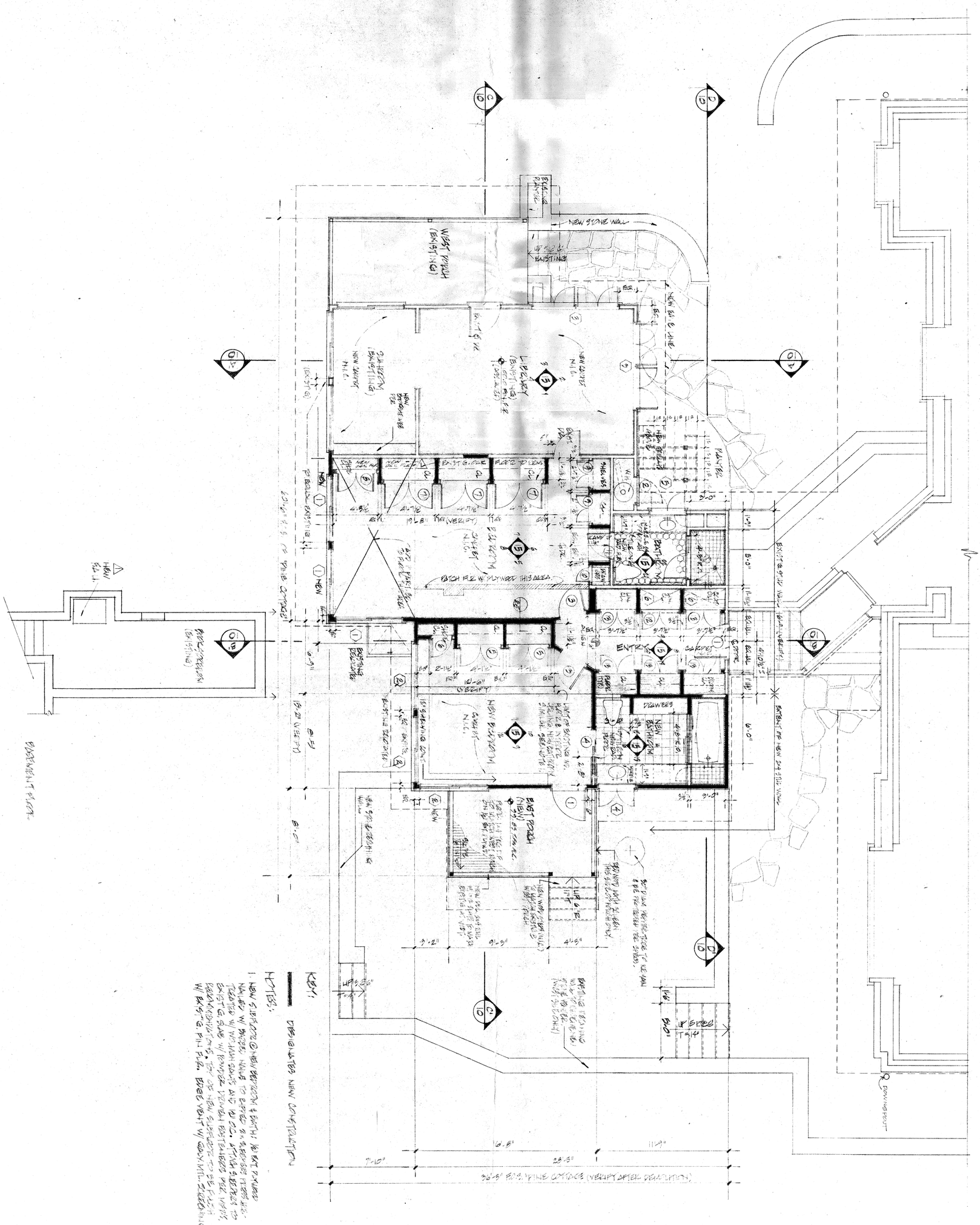
1130 Mc ANDREW RD.
OJAI, CALIFORNIA

REV

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024

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FLOOR PLAN

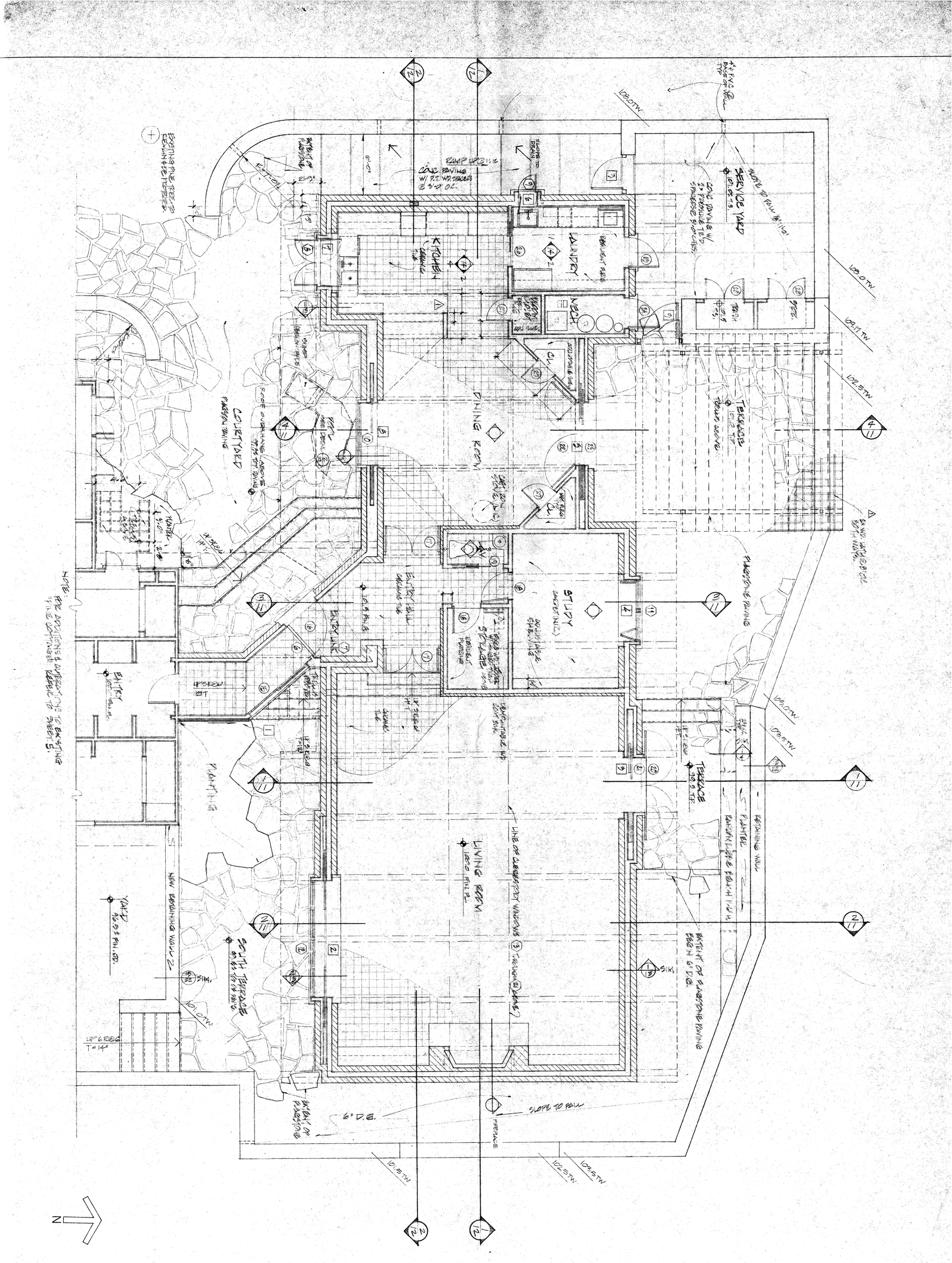
SCALE: 1/4"= 1'-0"

ADDITIONS AND ALTERATIONS
KRISHNAMURTI RESIDENCE

1130 Mc ANDREW RD.
OJAI, CALIFORNIA

⚠ 5.9.77

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
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FLOOR PLAN
SCALE 1/4" = 1' 0"

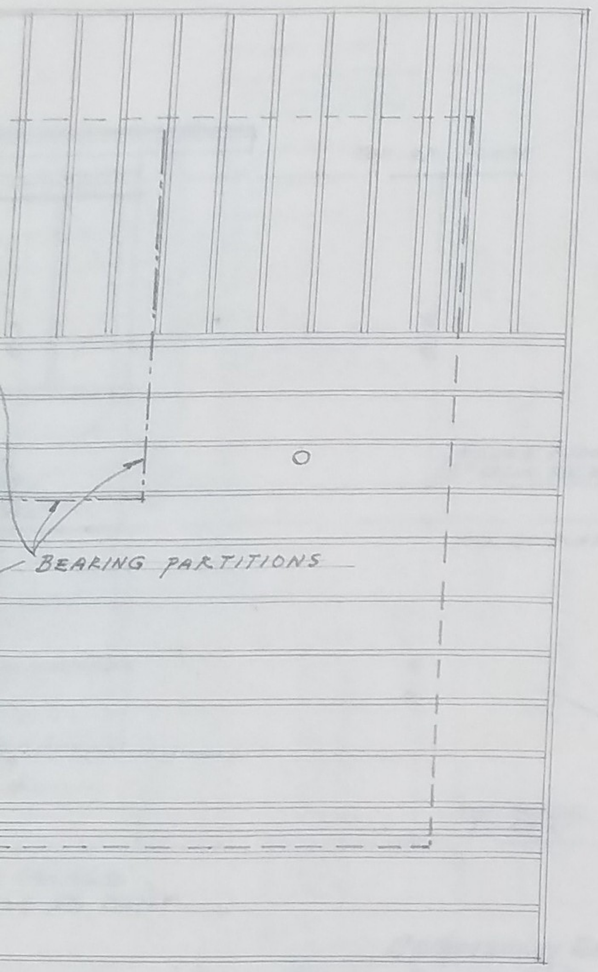
ADDITIONS AND ALTERATIONS:
KRISHNAMURTI RESIDENCE

1130 Mc ANDREW RD.
OJAI, CALIFORNIA

REV
△ 5-9-77

1063 GAYLEY AVENUE LOS ANGELES CALIFORNIA 90024
URBAN INNOVATIONS GROUP
AREA CODE (213) 477-9595

Annex
J.R. Davidson Plans



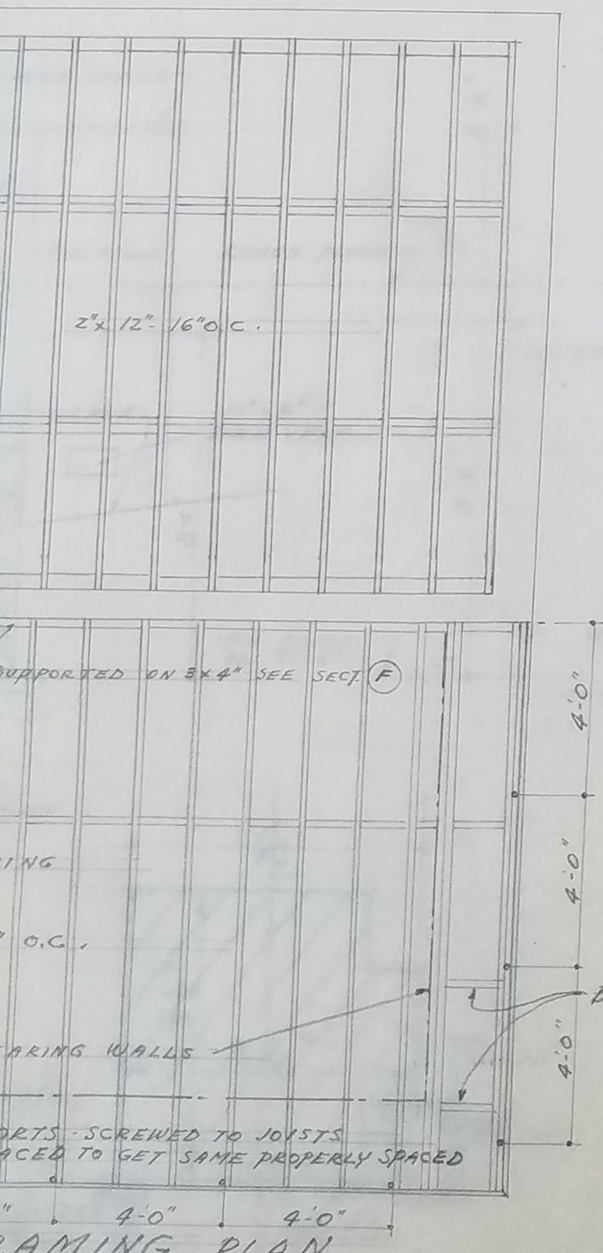
MING PLAN

1-0"

E BEAN) $\frac{1}{4}$" APPROX TO $\frac{1}{2}$" JOINT

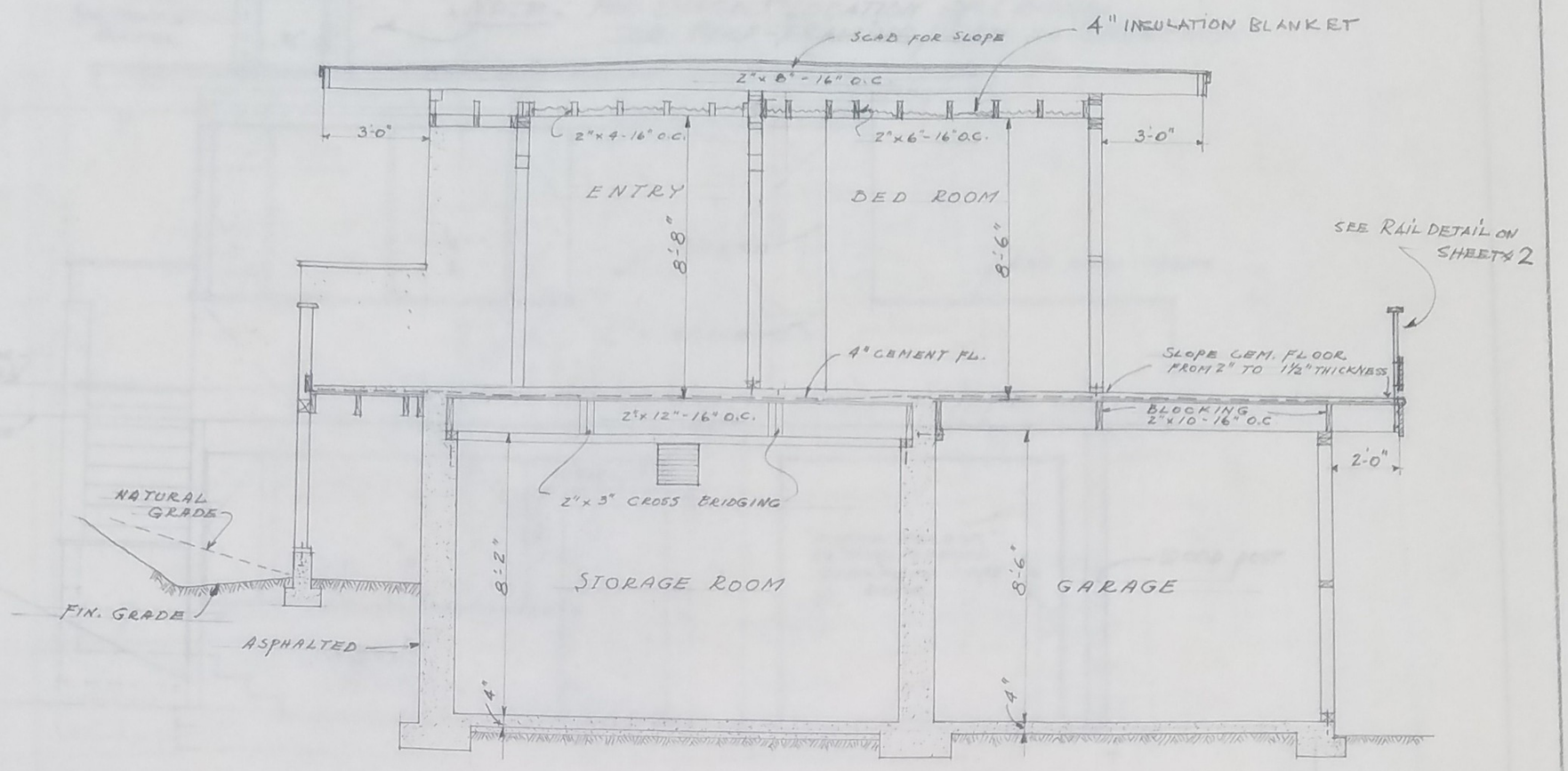
IVE FIRE OPENING & HEARTH

AID $1\frac{1}{2}$" TO YIELD



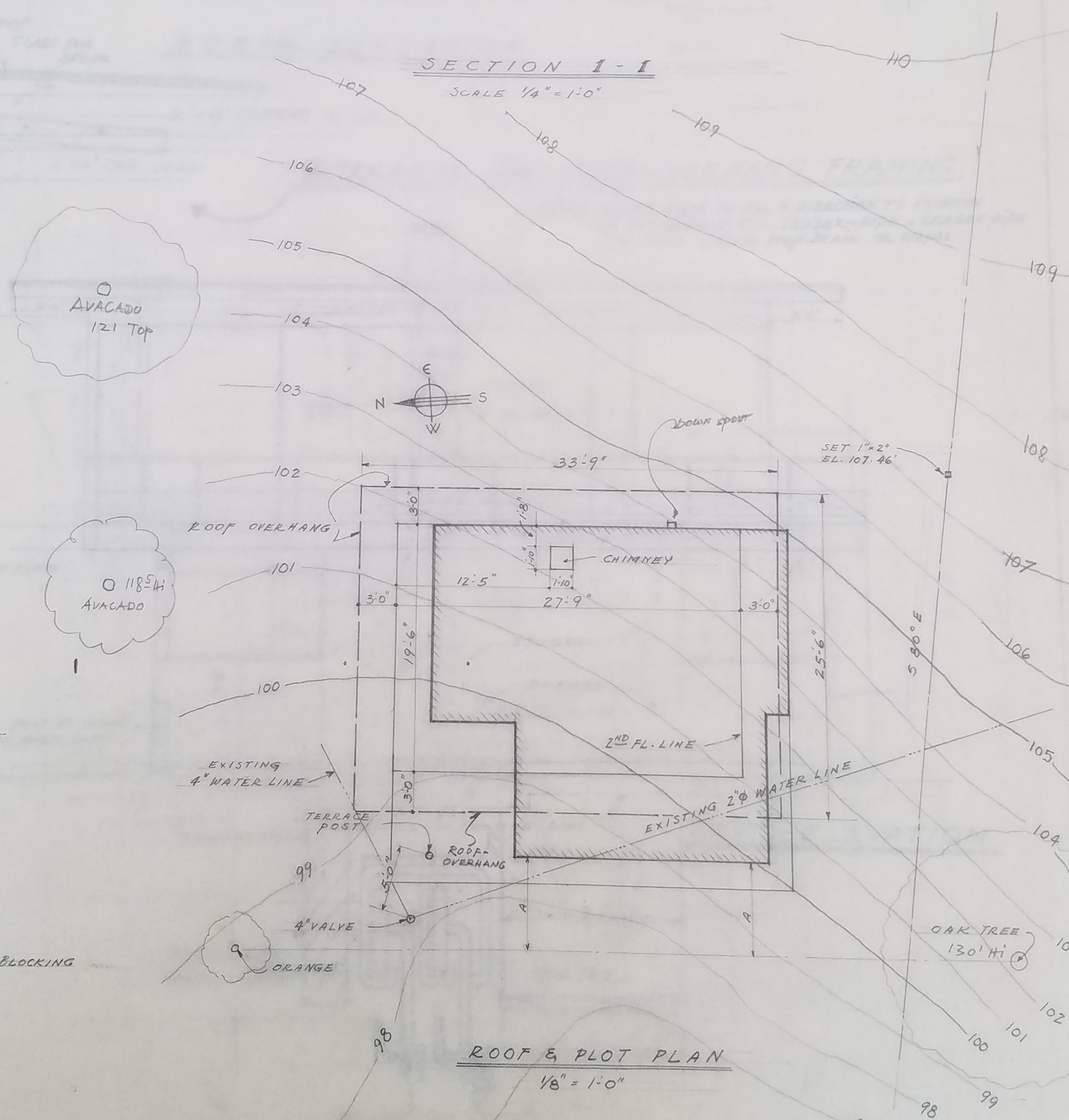
AMING PLAN

FIRE BLOCKING,
ALL DOUBLED JOISTS
D & SPIKE TAIL JOISTS TO
S. SPIKE JOISTS AT EVERY



SECTION 1 - 1

SCALE 1/4" = 1'-0"



ROOF & PLOT PLAN

1/8" = 1'-0"

STUDIO-HOUSE IN OJAI FOR MR. D. RAJAGOPAL.

3.

W.A.P. DRAFT
JAN. 23, 42
$\frac{1}{4}$ INCH-SCALE

by J. R. DAVIDSON
1417 COMSTOCK AVE
LOS ANGELES
CRestview 6-5548

TYPE
RRESTER

ROOF
" IN 12

TOP OF PLATE

8'-3"

8'-6"

DOOR TO
WOOD BOX
RUSH WITH PLASTER
NSTAL-TRIM AROUND

RED WOOD TOP RAIL

ROUGH FLOOR
(2" BELOW FIN. FL.)

TOP OF PLATE

8'-6"

FIN. FLOOR
EL. 99'-6"

IL ETC WOULD CHANGE.
RRACE SHOULD BE BUILT

FURR OUT
FOR VENT &
PLASTER

FURNACE VENT

21"

NOTE: FOR CORRECT LOCATION OF CHIMNEY
SEE ROOF-FRAMING PLAN ON SHEET # 3

STUCCO

RED WOOD COPING

X BRACE

8'-3"

WOOD

7'-6"

6'-8"

"SUPER HARBOR"
3/4" THICK PLYWOOD
OVERHEAD TYPE
DOOR

7'-6"

WOOD post

STUCCO

NORTH ELEVATION

ION

Composition

Composition ROOF
1/4 IN 12 PITCH

SLABS FOR
SLOPE

4" Appx.

OPE THIS "GUTTER"
ND ROOF IN DIRECTION
POUT ON EASTWALL.

2"x4" LOOKOUTS

2"x8" RAFTERS 16" o.c.

5½"x14" LEADER BOX
4½" DEEP.

2'-0" WIDE 1/4 Ply

2½"x3"6.i.
DOWNSPOUT

2"x6" CEIL. JOISTS

ALTERNATE FOR ROOF-OVERHANG FRAMING

NOTE: SLOPE ROOF IN ALL 4 DIRECTION TO LOCATION
of 3" (INSIDE Ø) C.I. LEADER-PIPE. LEADER-PIPE
TO HAVE J6SAM ROOF DRAIN OR EQUAL

ACE VENT

FURR OUT FOR WATER HEATER VENT
PLASTERED

3'-0"

V JOINTS

TOP OF PLATE

3'-0"

LAPPED SIDING

V JOINT

3'-0"

FACTRO-
LITE
GLASS

STUCCO

X BRACE

SLIDING

RED WOOD COPING

8'-6"

RED WOOD

TILE DRAIN

ROUGH FLOOR

TOP OF PLATE

RETE

GRADE

14"x8"
SCR'N VENT

8'-4"

8'-6"

STUCCO

BRACES

7'-6"

POST AS SHOWN
ON NORTH ELEV.

FIN. FLOOR
EL. 99'-6"

NATURAL GRADE

FOOTING LINE

WEST - ELEVATION

ING LINE
BARS - 18" O.C.
ACED AS SHOWN
GRADE.
& PLACED
F WALL

REMOVABLE
MATCH SIDING

LINE of 2"x4" STUDS

HEADER

7'-11"

2'-8¼"

WEATHER STRIP

WEATHER-STRIPPING

DING GLASS DOOR

SLIDING
SCREEN DOOR

CAULKING

SILL
MITRES
ETC.

HORIZONTAL & VERTICAL
SECTION THRU STEEL SLIDING DOOR
½ FULL SIZE

Finished
Floor

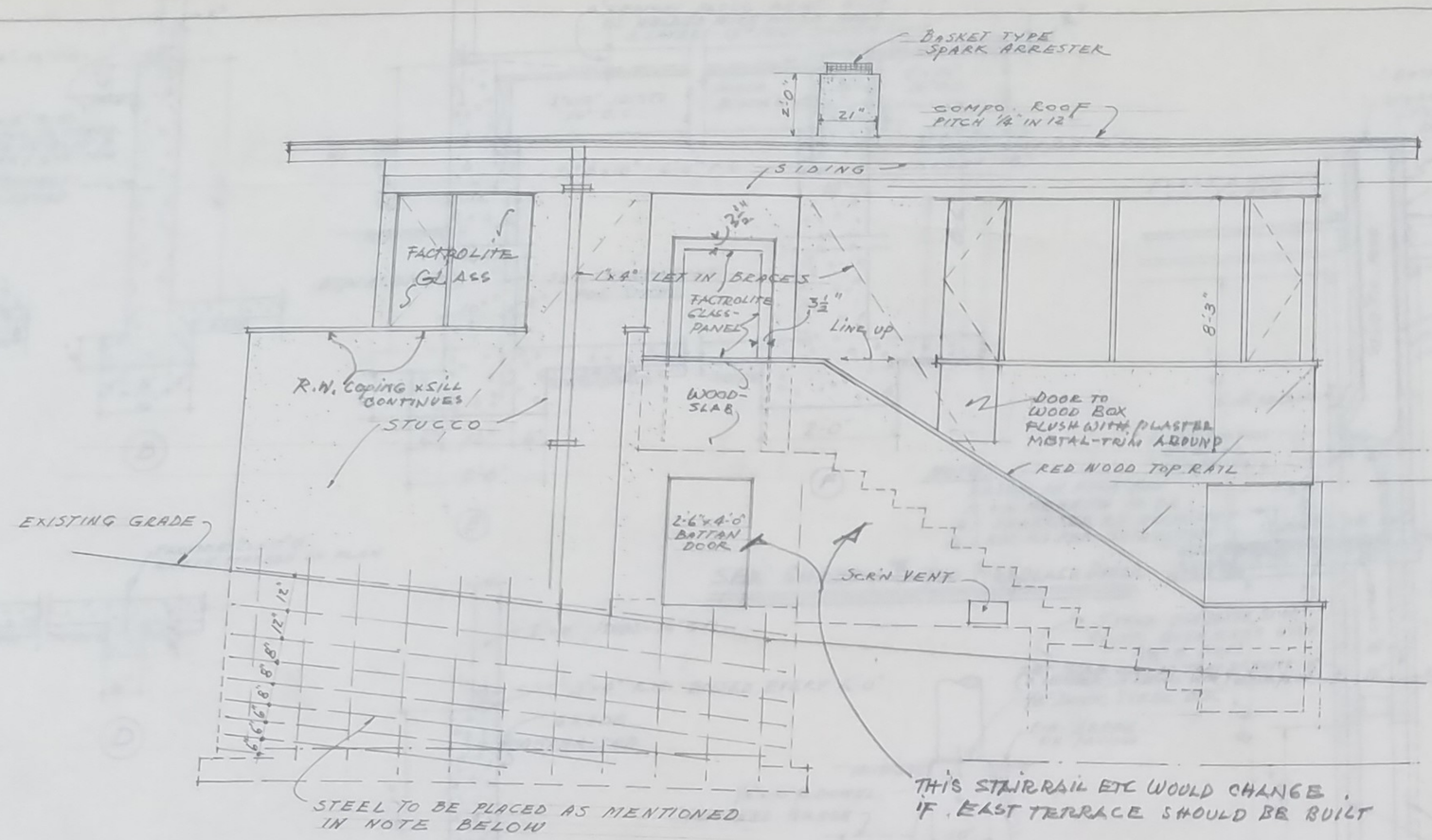
OAK THRESHOLD

STUDIO HOUSE IN OJAI
FOR MR. D. RAJAGOPAL

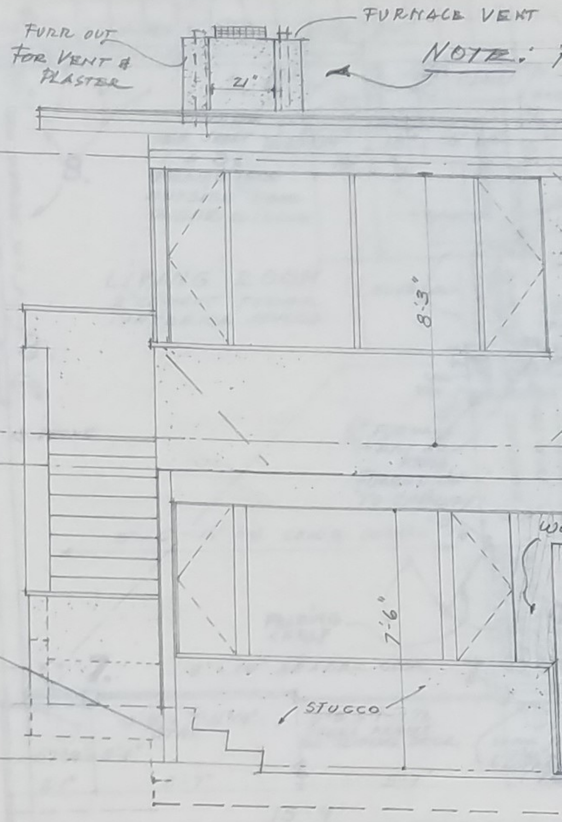
2.

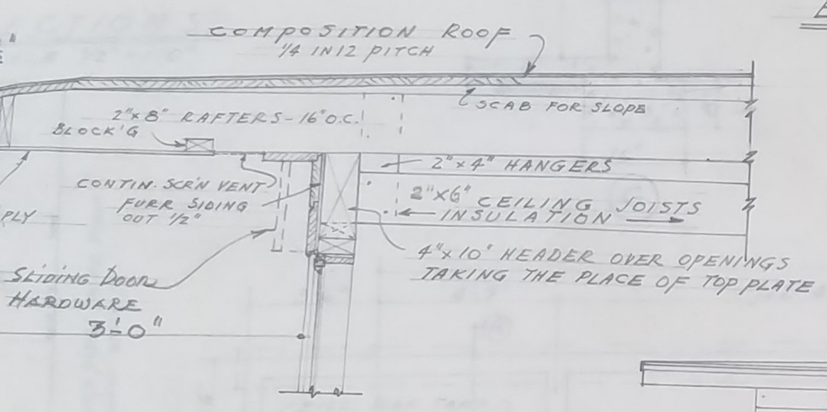
by J. R. DAVIDSON
1417 COMSTOCK AVE
LOS ANGELES
CRestview 6-5548

W. A. P. DRAFT
JAN. 23.42
¼ INCH SCALE



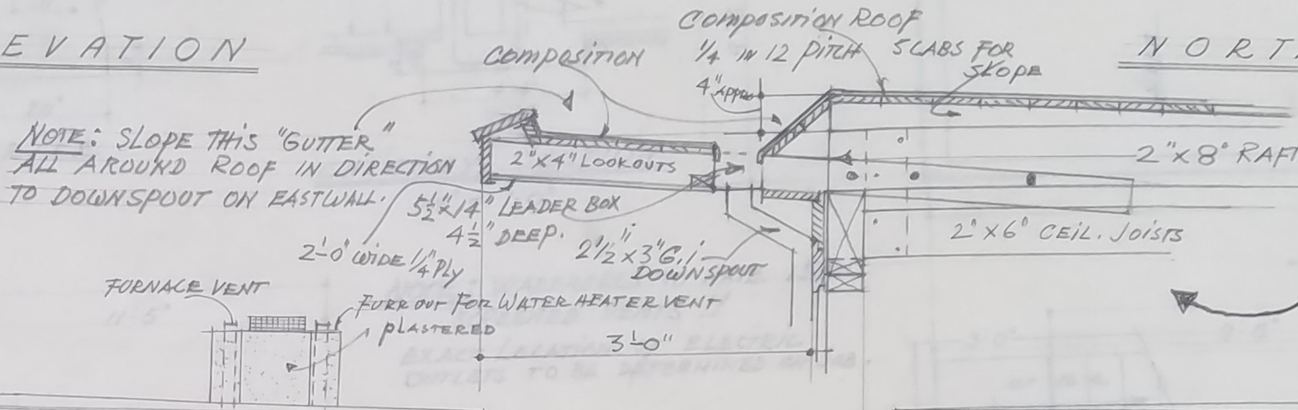
EAST ELEVATION

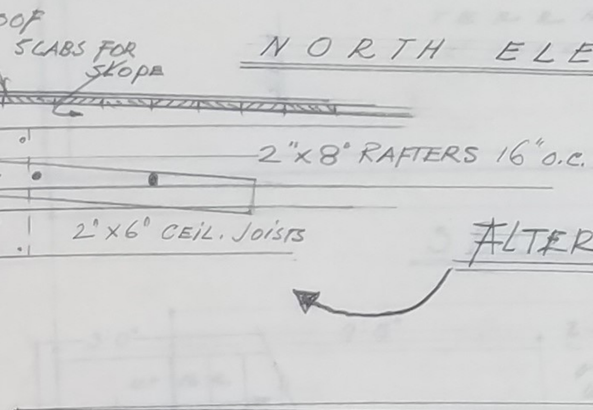




FRAMING OF ROOF OVERHANG

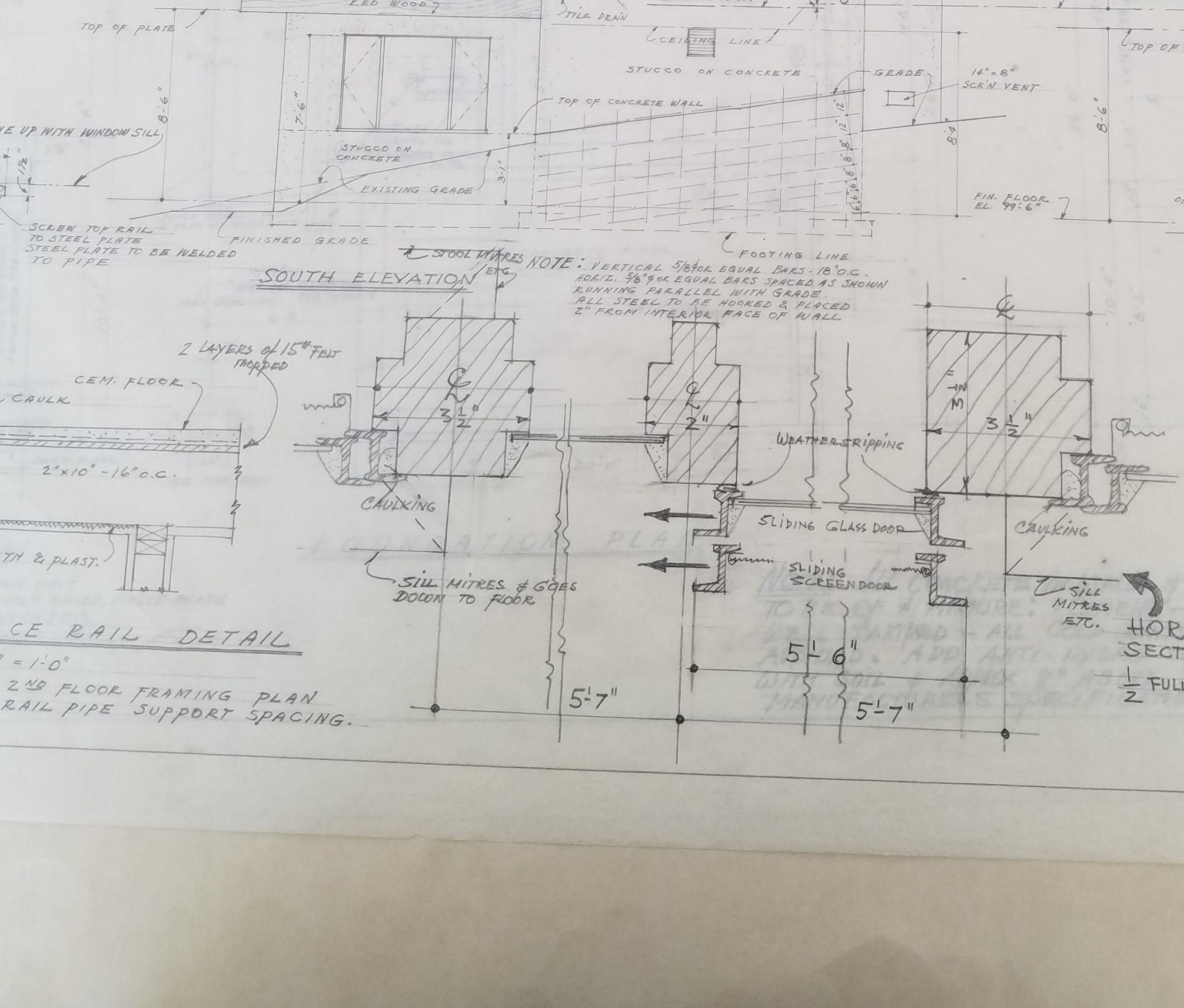
3/4" = 1'-0"





SOUTH ELEVATION

NOTE: VERTICAL 5/8"ØR EQUAL BARS-18"O.C.
HORIZ. 5/8"Ø OR EQUAL BARS SPACED AS SHOWN RUNNING PARALLEL WITH GRADE.
ALL STEEL TO BE HOOKED & PLACED 2" FROM INTERIOR FACE OF WALL



CE RAIL DETAIL

" = 1'-0"

2ND FLOOR FRAMING PLAN
RAIL PIPE SUPPORT SPACING.

HORIZONTAL & VERTICAL SECTION THRU STEEL SLIDING DOOR

1/2 FULL SIZE

Administration/Archive and Pavilion Plans

ACCESS TO D.A. PARKING

1/4" IN 1'-0" MAX FALL ON WALKWAY

EAST SOUTH WEST NORTH

HC HANDRAIL

LOADING AREA

RAMP 1:12 MIN UP

RAMP 1:12 MIN UP

PR 3060 GATES

SEE SHT A.3.4 FOR RAMP FOR DISABLED ACCESS

MECHANICAL AREA

EM GENERATOR PAD

STORAGE 105

STAFF ROOM 108

VIDEO WORKROOM 111

AUDIO-VISUAL ROOM 111

COPIER ROOM 113

SEE SHT A0.1 AND A0.2 FOR DETAILS

102 RESTROOM

107 JAN. CLOSET

CORRIDOR-4 1 HR CONSTRUCTION

24"x30" ATTIC ACCESS W/ LADDER

TECHNICIANS OFFICE 104

CORRIDOR-2 1 HR CONSTRUCTION 101

CONSERVATION ROOM 112

CORRIDOR-3 1 HR CONSTRUCTION 107

CORE STORAGE 114

VAULT - 2 DUPLICATING MASTERS STORAGE 115

LOBBY AND ENTRY SHALL BE CONSTRUCTED AS PART OF THE CORRIDOR. U.B.C. 1005.1

LOBBY 100

ENTRY

FIN. FLOOR. 1280.0'

CORRIDOR-1 1 HR CONSTRUCTION 101

ARCHIVIST'S OFFICE 103

106 STORAGE

CORRIDOR-5 1 HR CONSTRUCTION

MULTIPURPOSE ROOM 109

STUDY - READING ROOM 110

RESTROOM 102

TERRACE

GUARDRAIL MIN. 42" HEIGHT

UP

EXIT

NOTE: ALL HANDRAILS SHALL BE CONTINOUS THE FULL LENGTH OF THE STAIRS. HANDICAP PORTION OF THE HANDRAILS SHALL BE NO LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE U.B.C. 1006.9.

WALL TYPES

- 1 HR.
- 2 HR CONC. MASONRY WALL
- EXTERIOR WALL

DOOR TYPES

1. 20 MIN LABEL 3068
2. 1 HR LABEL 2668
3. 20 MIN. LABEL 2068 (PAIR)
4. 1 HR. LABEL 3068
5. GLAZED METAL PAIR 2868 W/EXIT HARDWARE
6. 20 MIN. METAL 3068 SOLID W/ EXIT HARDWARE
7. 20 MIN 3068

BUILDING ANALYSIS:

AREA:	4,199 S.F.
OCCU. LOAD	46
OCCUPANCY	B
EXITS(MIN)	TWO (AS SHOWN ON FLOOR PLAN, SHT NO. A1.0)
TYPE	V-N; FULLY SPRINKLERED

BUILDING FLOOR AREA	4199. 6 SQ FT
ELECT & MECH AREA	873. 3 SQ FT.
TERRACE AREA	946. 34 SQ FT.
OCCUPANCY	B
OCCUPANT LOAD	LESS THAN 50 (1)
TYPE CONSTRUCTION	TYPE V-N SPRINKLERED
NUMBER OF EXITS	2 REQUIRED (3 PROVIDED)

APPROVED JUL 17 1998 Resource Management Agency Division of Building & Safety Ventura County

NOTE: VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR MANUFACTURE

REVISIONS

1	PLAN CHECK
	CORRECTIONS 2-28-98
2	PLAN CHECK
	CORRECTIONS 5-1-98
3	PLAN CHECK
	CORRECTIONS 5-27-98

COORG CORPORATION
CONTRACTORS ENGINEERS
P.O. Box 448, Los Alamitos, CA 90720
Phone (562)598-9121 Fax (562)598-5011

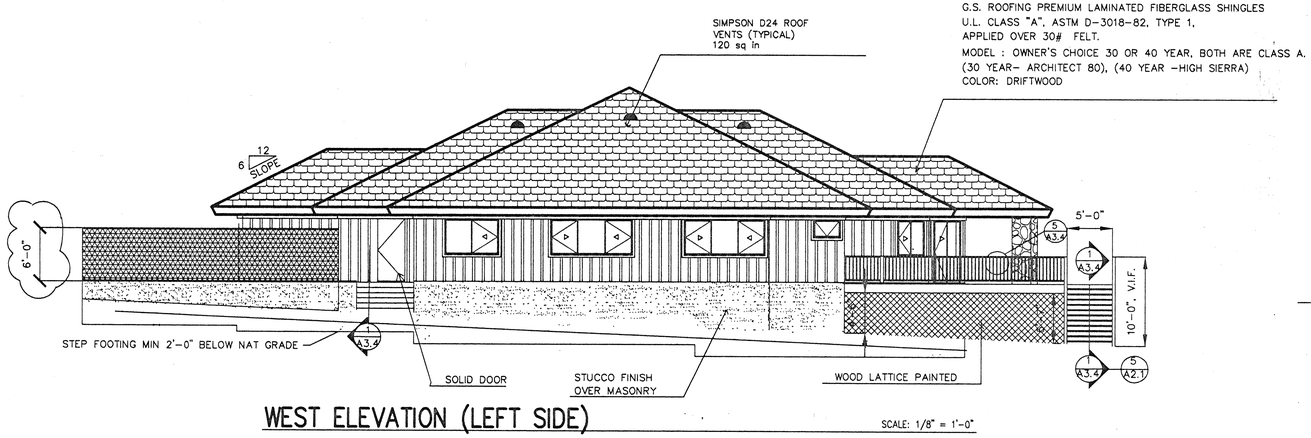
Project: KRISHNAMURTI FOUNDATION OF AMERICA
ARCHIVES FACILITY
1098 McANDREW ROAD
OJAI, CALIFORNIA 93023

Job No.	98001-A01
Date	07-29-97
Drawn	CEM
Checked	NSO
Scale	1/4"=1'-0"

SHEET NO. A1.0

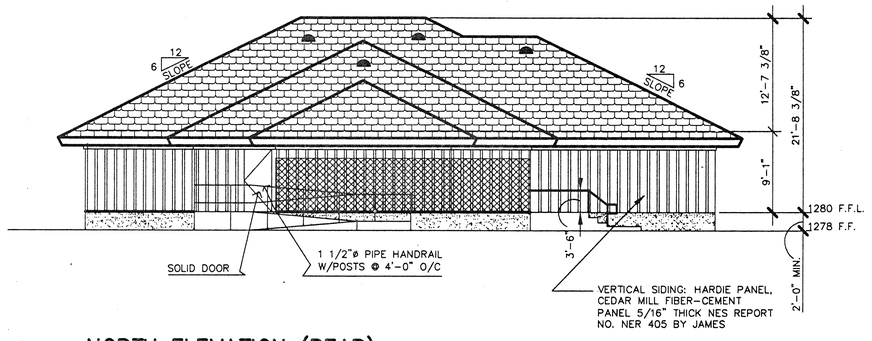
Drawing: FLOOR PLAN

REGISTERED ARCHITECT NORMAN SOTO C-26204 REN. 3/31 STATE OF CALIFORNIA



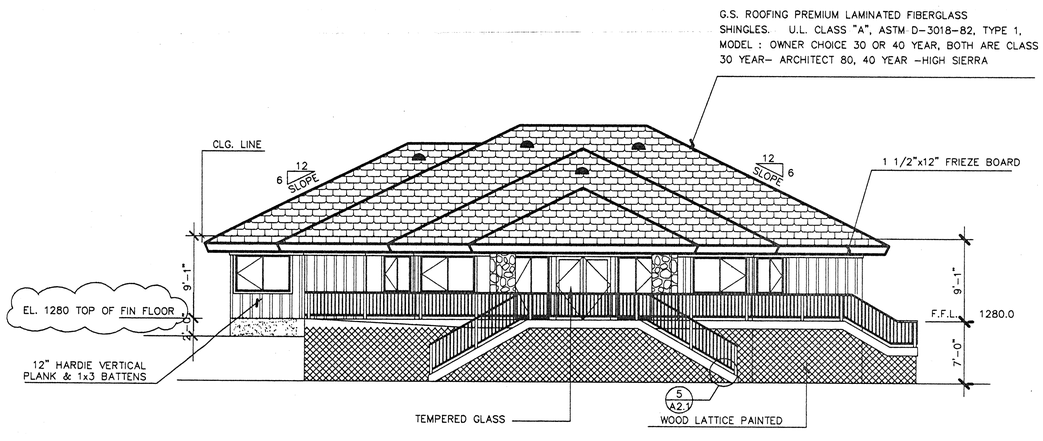
WEST ELEVATION (LEFT SIDE)

SCALE: 1/8" = 1'-0"



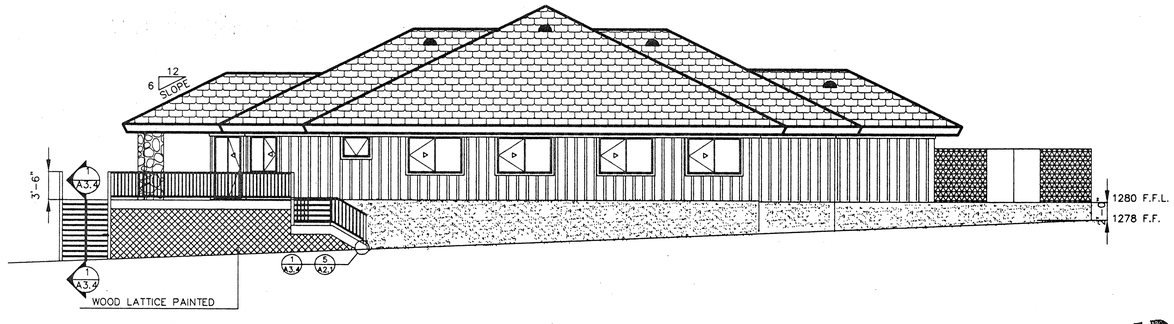
NORTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



EAST ELEVATION (RIGHT SIDE)

SCALE: 1/8" = 1'-0"

APPROVED
JUL 17 1998
Resource Management Agency
Division of Building & Safety
Ventura County

LICENSED ARCHITECT NORMAN S. OTO C-26204 REN. 3/31/99 STATE OF CALIFORNIA

Drawing: EXTERIOR ELEVATIONS

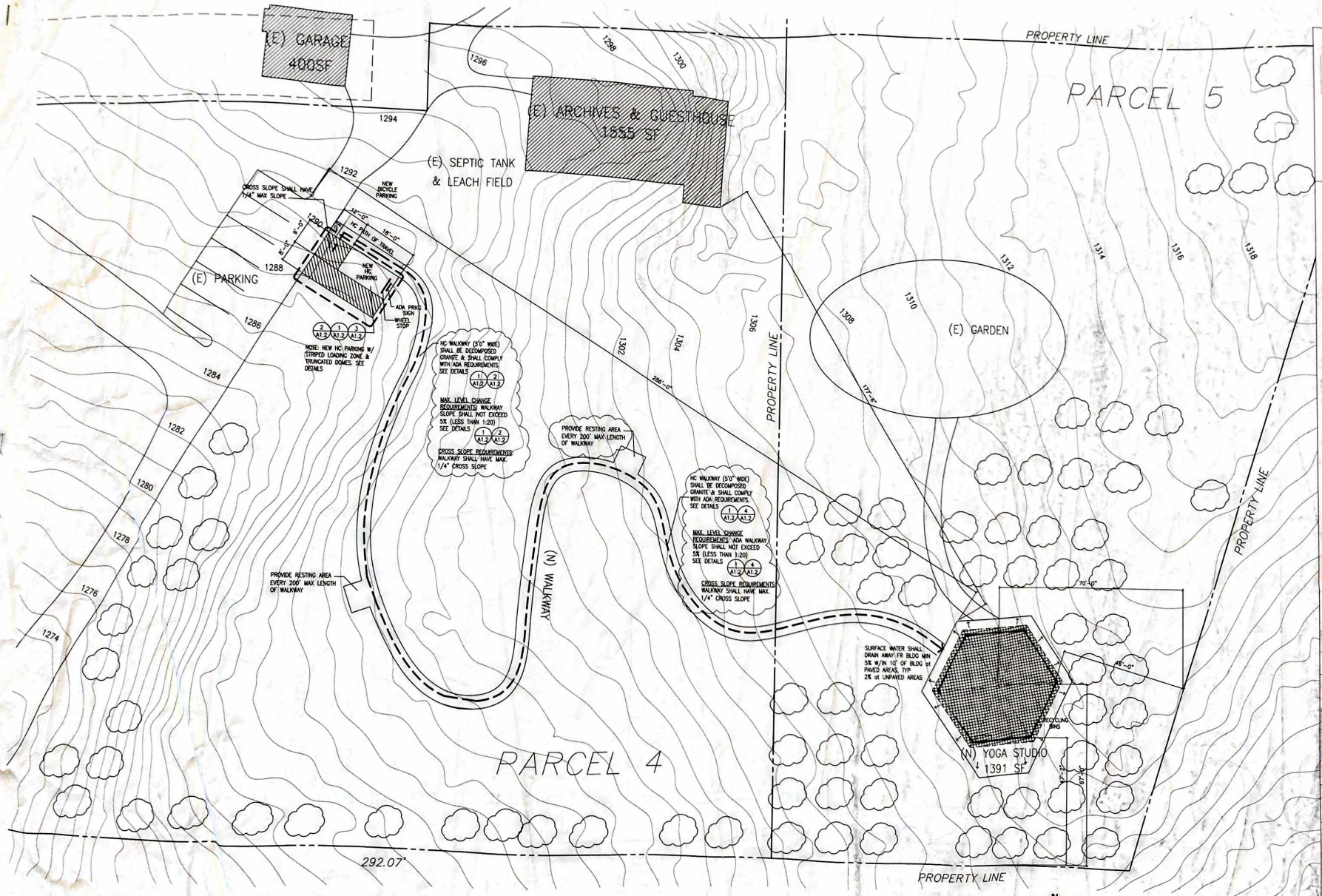
REVISIONS
1 PLAN CHECK
CORRECTIONS
2-28-98
2 PLAN CHECK
CORRECTIONS
5-1-98

COORG CORPORATION
CONTRACTORS ENGINEERS
P.O. Box 448, Los Alamitos, CA 90720
Phone (562)598-9121 Fax (562)598-5011

Project: KRISHNAMURTI FOUNDATION OF AMERICA
ARCHIVES FACILITY
1098 McANDREW ROAD
OJAI, CALIFORNIA 93023

Job No.	
Date	07-31-97
Drawn	CEM
Checked	NSO
Scale	1/8"=1'-0"

SHEET NO. A4.0



SOL | HAUS DESIGN
contact: vina lustado
p.o. box 384, ojai, ca 93023
ph: 818.326.5580
www.solhausdesign.com
vina@solhausdesign.com

project name:
KRISHNAMURTI FOUNDATION OF AMERICA
GAZEBO ACCESSORY STRUCTURE
1070 McAndrew Road
Ojai, CA 93023

revisions:

no.	date:
1	11/21/13 PER BLDG DEPT
2	12/23/13 PER BLDG DEPT
3	2/20/14 PER BLDG DEPT

PERMIT SUBMITTAL

date:
FEBRUARY 20, 2014

SITE PLAN
A1.1

POST/HAZELTINE ASSOCIATES
Architectural Historians
2607 Orella Street
Santa Barbara, CA 93105
Phone: (805) 682-5751
Email: posthazeltine@cox.net

Memo Addressing Revisions to Plans for a Conditional Use Permit Master Plan Update, 1098 McAndrew Road (APN 029-0-033, APN 029-0-033-25, APN 029-0-033-26, APN 029-0-033-27 & APN 029-0-033-28), Ojai Valley, Ventura County, California

September 3, 2018

Previous Studies and Review

On February 26, 2018 a revised Historic Resources Report dated December 21, 2018, and a revised set of project plans for 1098 McAndrew Road prepared by Post/Hazeltine Associates was reviewed at a conceptual level by the Cultural Heritage Board (CHB). The report concluded the revised project was consistent with the County of Ventura Preservation guidelines and its implementation would not substantially impact the historic resource's status as a significant historic resource. Subsequent to that review, the applicant has made a number of minor revisions to the plans reviewed in February 2018 (please refer to plans appended to this memo). This memo provides an analysis of the proposed revisions and their consistency with the County of Ventura Historic Preservation standards.

Revisions to the Previously Reviewed Plans

1. Jiddu Krishnamurti's walking path from Pine Cottage to Arya Vihara has been identified as # 15 on Sheet A1.0 attached to this letter;

2. Figure F was removed from Figure A; and

3. The elevations for the conversion of an existing garage into an interpretative center (#08, Sheet A3.1) have been revised to depict the proposed elevations, which would include an open west elevation.

Please note that the square footages of the proposed Dining Pavilion/Kitchen/Visitor Arrival/Bookstore and the proposed 12 cottages have not changed since the project was reviewed by the CHB on February 26, 2018.

Consistency with the Previously Reviewed Plans

1. Jiddu Krishnamurti's walking path from Pine Cottage to Arya Vihara has been identified as # 15 on Sheet A1.0 attached to this letter:

Evaluation: Recreation of the pathway would meet the intent of the proposed restoration of the orchard between Pine Cottage and Arya Vihara as outlined on page 57 of the December 21, 2017 Historic Resources Report under the discussion of Standard 5.

2. Figure F was removed from Sheet A1.0:

Evaluation: Item F was a place-holder, which has been removed from the exhibit.

3. The elevations for the conversion of an existing garage into an interpretative center (#08, Sheet A3.1) have been revised to depict the proposed elevations, which would include an open west elevation.

Analysis: The applicant proposes to remove the west wall of the garage in order to convert the existing building into shelter for an interpretative display profiling the life and work of Jiddu Krishnamurti and the foundation. The December 21, 2017 Historic Resources Report determined the garage was a non-contributor to the proposed district (Post/Hazeltine Associates 2017: 49). The proposed project would remove the west elevation's existing wall and garage door to create an open-ended structure that could be accessed by visitors as well as scholars using the Krishnamurti library and archive and would provide views of the historic orchard. The alteration would preserve the existing volume of the building, its exterior cladding on the east elevation facing Pine Cottage, the north elevation facing the orchard and the south elevation facing towards the main entrance drive which would preserve the essential exterior features of this building, which would minimize visual impacts to Pine Cottage, the former Administration building and orchard; therefore, impacts from this proposed alteration are considered to meet Standards 1, 2 and 9.

Consistency with the Findings of the December 21, 2017 Historic Resources Report

The proposed revisions to the previously reviewed plans are consistent with the analysis of project impacts outlined in the Historic Resources Report dated December 21, 2017 prepared by Post/Hazeltine Associates. After implementation of the revised plans project impacts would remain less than significant and the identified historic resources would retain its eligibility for listing as a historic district associated with the life of the philosopher, Jiddu Krishnamurti.

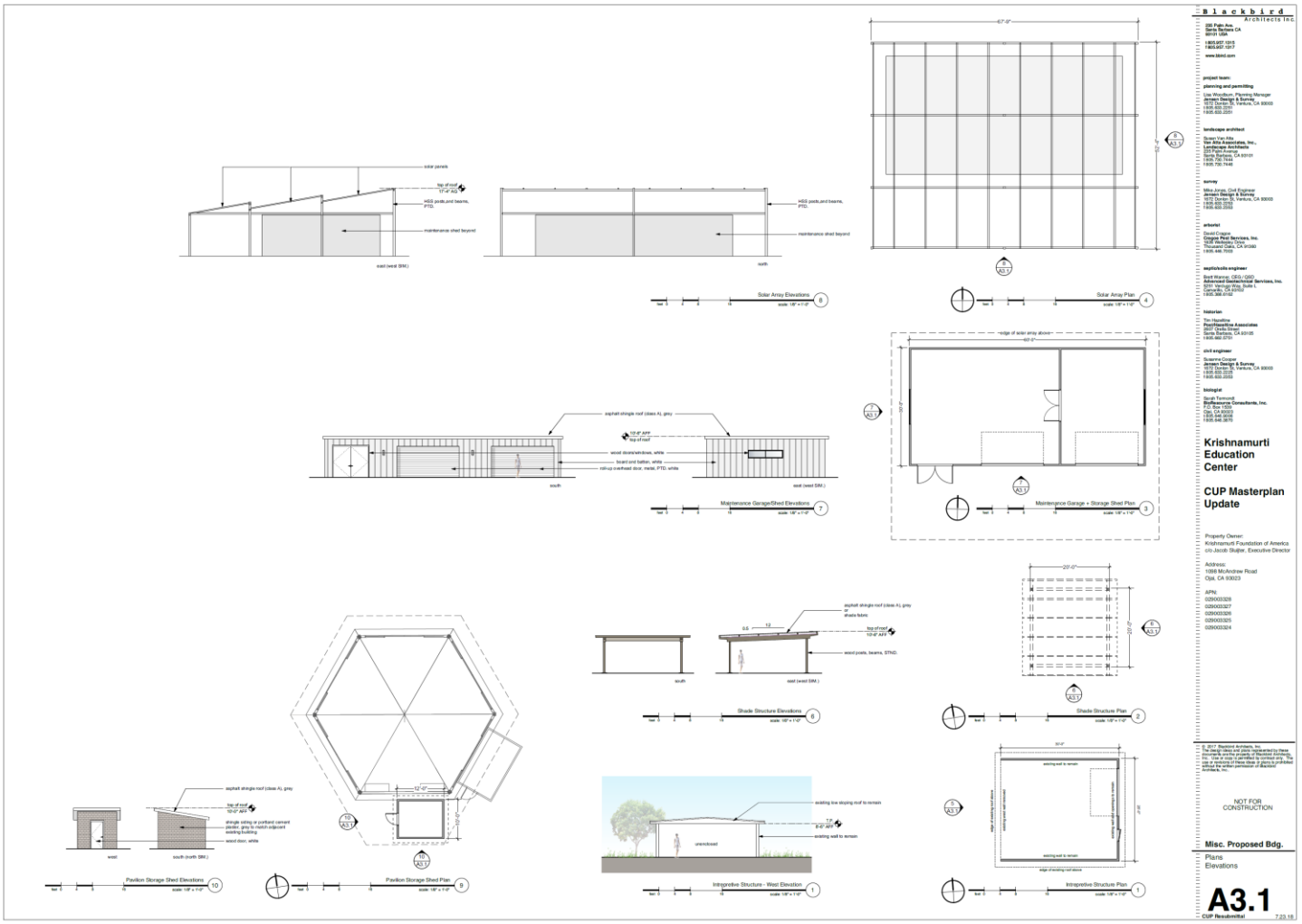
Sincerely,



Pamela Post, Ph.D., Senior Partner

Project Plans with Revisions


LANDSCAPE NOTES
VCFD fuel modification zones and definitions
zone 1: 0-30 feet buildings, structure, etc.
zone 1: 30-100 feet buildings, structures, etc.
pro posed trees
Quantity: 75
Name: Quercus agrifolia (Coast Live Oak) or other native drought tolerant species
Size/Mitigation Requirements: total cross sectional area of breast height of all proposed trees must be 620 square inches combined minimum at the time that mitigation is required
It is recommended that larger DBH trees be planted in the middle of the overflow parking area or between stalls in other parking areas. Additionally, larger DBH trees could be planted along entry drives or other higher visibility areas.
Purpose: Trees are proposed for the purposes of mitigation of removed trees, screening, visual relief/integration of parking elements and to provide shade and improved aesthetics of site landscaping areas.
pro posed plant palette for erosion control and/or revegetation
(if needed in an area of re-grading per CIVIL)
Hydroseed low- growing native grasses
overflow parking - material/plant palette
slats/planters: low-growing native grasses
Melica imperfecta
Bromus carinatus
drive aisles: gravel
planter/soil delineation: site sourced boulders
permeable parking TYP. - material/plant palette
slats: decomposed granite
planters: low-growing native grasses
Melica imperfecta
Bromus carinatus
blackbird Architects Inc.
Krishnamurti Education Center
CUP Masterplan Update
Property Owner:
Krishnamurti Foundation of America
c/o Jacob Stuffer, Executive Director
Address:
1098 McAndrew Road
Ojai, CA 93023
APN:
029020328
029020327
029020326
029020325
029020324
MC ANDREW ROAD
SECONDARY VISITOR ENTRY
PRIMARY VISITOR ENTRY
(E) Cedar tree
(E) Oak tree
(E) Pepper tree
college gardens
main visitor arrival courtyard
Proposed Site Plan
EXISTING BUILDING / SITE FEATURE KEY NOTE
01 Arya Vihara - Guest House
02 Lawrence Cottage
03 Laundry
04 Pine Cottage - Library / Study Center
05 Pine Cottage Annex - Guest House
06 Administration / Archives
07 Yoga Pavilion
08 Exhibit Display (former garage/storage)
09 Badminton Court
10 Citrus Tree Grove
11 Vegetable and Flower Garden
12 Rear Lawn
13 Front Lawn
15 Walking Path
PROPOSED BUILDING / SITE FEATURE KEY NOTE
A Dining Pavilion + Kitchen
B Visitor Arrival/Bookstore
C Cottage Retreat (12 residential units total)
D Solar Array
E Maintenance Storage/Garage + Book Storage
G Restroom Enclosure
H Shade Structure
I Visitor Arrival Parking (16)
J Overflow Parking w/ Screening Trees (51)
K Accessible Parking Stall
L Yoga Pavilion Handwashing & Drinking Station
M Yoga Pavilion Storage Shed
N Relocated Trash Enclosure
O Outlook Seating
P Overnight Guest Parking (12)
LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN
property boundary
setback
internal lot lines
easement
proposed historic district
permeable parking/drive
permeable hardscape (patio, plaza, deck)
asphalt paved drive
planted parking stall
(E) existing building to remain
(N) proposed structure
(E) site stone wall
(E) existing tree
(N) proposed tree
NOT FOR CONSTRUCTION
Site Plan
Proposed Site Plan
Architectural & Landscape
A1.0


Blackbird Architects Inc.
Krishnamurti Education Center
CUP Masterplan Update
Property Owner:
Krishnamurti Foundation of America
c/o Jacob Sluijter, Executive Director
Address:
1098 McAndrew Road
Ojai, CA 93023
APN:
025003328
025003327
025003326
025003325
025003324
NOT FOR CONSTRUCTION
Misc. Proposed Bdg.
Plans
Elevations
A3.1
CUP Resubmittal
7.23.18
Solar Array Elevations
Solar Array Plan
Maintenance Garage/Shed Elevations
Maintenance Garage + Storage Shed Plan
Shade Structure Elevations
Shade Structure Plan
Pavilion Storage Shed Elevations
Pavilion Storage Shed Plan
Intrepretive Structure - West Elevation
Intrepretive Structure Plan

JENSEN DESIGN & SURVEY, INC
Delivering excellence through experience

1672 Donlon Street
Ventura, CA 93003
Local 805 654-6977
Fax 805 654-6979
www.jdscivil.com

KFA01.5632
Monday, July 9, 2018

County of Ventura
Jim O'Tousa
800 S. Victoria Ave.
Ventura, Ca 93009

Subject: Krishnamurti Preliminary Hydrology Letter
1998 McAndrew Road, Ojai

Dear Mr. O'Tousa:

The proposed improvement is located at 1098 McAndrew Road in Ojai, California. The on-site improvements are to include the addition of a small solar field, a shade structure, a drive aisle, and three new buildings. These additions will result in a net increase of 25,561 SF of impervious area.

Using the County's Simplified Basin Procedure, we analyzed the runoff yield difference of a 100 year storm from the undeveloped condition to the developed condition. The undeveloped condition of the site was categorized as farmstead, while the developed areas were considered impervious roof/driveway. The net yield difference resulted in a maximum required basin size of 3,723 CF.

The proposed site will utilize rainwater tanks to capture the roof runoff of all the new buildings and some of the existing buildings, see attached exhibit for locations. The proposed rainwater capture tanks will retain the 3,723 CF of net yield difference, meeting the County's detention requirements.

As a possible alternative (to be determined in final design) two detention basins could be located outside the proposed improvements. Either rainwater capture tanks or the detention basins will be utilized to achieve the required basin volume.

The intent of this preliminary study is to determine the basin volume required to limit the peak runoff from the site to the existing condition flow. Based on County standard guidelines the proposed basin reduces the runoff caused by increased impervious area and fulfills County requirements.

Sincerely,
Jensen Design & Survey, Inc.

Robert Harvey, P.E.
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
ROBERT HARVEY
No. C90478
CIVIL
STATE OF CALIFORNIA
08-22-2019

Enclosures
Calculations
Site Plan

K:\KFA15632\Hydro\Hydrology Letter\5632 Drainage Letter.doc

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 10 - Preliminary Hydrology / Drainage Letter, prepared by Jensen Design and Survey, dated July 9, 2018

Krishnamurti

Simplified Basin Design Procedure for Small Projects

Watershed Data		
	Baseline Condition	Developed Condition
100-yr Isohyte (in)	10	10
Soil Type	3	3
Land Use**	Farmstead	Roofs, Driveways, Etc.
CN (Exhibit 14)	80	98
S= 1000/CN-10	2.50	0.20
Yield (in) from Exhibit 13	7.52	9.76
Volume Calculation		
Yield Difference (in)	2.24	
Additional Assumed Depression Storage Impervious Surfaces (in)	0.5	
Net Yield (in)	1.74	
Imprevious Area (Ac)	0.59	
Volume increase - Max basin size required (CF)	3,723	

**Per Exhibit 14B in the Ventura County 2010 Hydrology Manual

25,000 GAL RAINWATER TANK

ROOF RAINWATER DRAINAGE

5,300 CF OF ALTERNATE DETENTION

COTTAGES

1290

1285

DINING/KITCHEN

1280

1275

25,000 GAL RAINWATER TANK

1250

1260

1265

25,000 GAL RAINWATER TANK

40' 0' 80'

SCALE: 1"=80'

J:\KFA15632\Planning\Exhibits\5632_PRELIM HYDRO.dwg Aug 27, 2019, 9:57am rharvey

JENSEN DESIGN & SURVEY, INC
www.jdscivil.com

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCHEMATIC DRAINAGE LAYOUT

KRISHNAMURTI

SHEET 1 OF 1

Aug 27, 2019

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

May 3, 2021

18033L11

Mr. Jacob Sluijter
The Krishnamurti Foundation of America
P.O. Box 1560
Ojai, CA 93003

REVISED TRAFFIC IMPACT STUDY FOR THE KRISHNAMURTI FOUNDATION OF AMERICA CONDITIONAL USE PERMIT MODIFICATION - VENTURA COUNTY

Associated Transportation Engineers (ATE) has prepared the following revised traffic impact study for the Krishnamurti Foundation of America Conditional Use Permit Modification (the "Project"), located at 1098 McAndrew Road in the Ojai Valley area of unincorporated Ventura County. The revised traffic study addresses comments made by County staff on the March 25, 2021 study prepared by ATE. The revised revised traffic study also provides a vehicle miles traveled (VMT) analysis.

PROJECT DESCRIPTION

The Krishnamurti Foundation of America (KFA) was granted Conditional Use Permit (CUP) 3697 for an adult educational center and religious retreat. In June of 2013, a permit adjustment was approved for the addition of a yoga pavilion. The current CUP Modification (Project description is attached) request improves or expands existing campus facilities and constructs additional on-site facilities and housing as outlined below:

- A 20-year time extension of CUP 3697;
- A change of use from adult educational center and religious retreat to a camp for adult education and religious retreat purposes. KFA is not intending now or in the future to add camp sites as a component of this Project;
- An increase in the size of the CUP boundary from 8,71 acres to 11.12 acres. To include all of APNs 029-0-030-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280;

County of Ventura
Mitigated Negative Declaration
PL17-0012
Attachment 11 - Associated Traffic Engineers Traffic Study, dated May 3, 2021

- The addition of the following new structures to the property:
  a. 2,193 SF Reception/Canteen building that includes a kitchen and dining area;
  b. 3,168 SF Solar array roof structure built approximately 17 ft. above grade;
  c. 1,800 SF maintenance shed;
  d. 180 SF ADA accessible public restroom;
  e. 400 SF shade structure
  f. 120 SF storage building and water cooler;
  g. Three 25,000-gallon underground, rainwater capture tanks;
  h. Two new 1,535 SF cottage structures, together they will have overnight accommodations for up to 18 guests and 3 staff members.
- The Pine Cottage will be converted from a residence to a library, and study hall/meeting room. The existing garage/storage building will be repurposed to a 780 SF visitor serving exhibit/display building.

PROJECT TRIP GENERATION ESTIMATES

Since the proposed Project is not consistent with any land uses contained in the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition or the San Diego Association of Governments (SANDAG), San Diego Traffic Generators, trip generation estimates were developed for the CUP Modification Project based on operational data provided by the applicant for the Project (see attachments for operational data). Use of operational data is consistent with the February 15, 2017 County of Ventura Public Works Agency Transportation Department memorandum. The data provided for the site operations is reviewed below.

Employees. The facility is currently permitted for 7 employees (5 currently reside on-site) who work varying days and shifts between the hours of 6:30 AM to 5:00 PM throughout the week. The CUP revisions would add 5 new commuter employees to the facility. The number of permitted employees will therefore increase from 7 to 12. Due to the nature of the operation, the new commuter employee trips will occur outside the weekday peak hour periods since they will begin work before 6:30 AM and end work at 2:30 PM.

Weekday Daytime Visitors. The facility receives approximately 8 weekday daytime visitors per day. These visitors arrive between the hours of 10:00 AM - 2:30 PM. The CUP Modification would not result in an increase in weekday daytime visitor trips from those that are occurring now. The current CUP is silent on daytime visitors.

Weekend Daytime Visitors. The facility receives up to 35-45 weekend daytime visitors per day. These visitors arrive between the hours of 10:00 AM - 3:00 PM during weekends. The CUP Modification would not result in an increase in weekend daytime visitor trips. The current CUP is silent on weekend daytime visitors.

Resident Scholars. These guests would arrive and depart in shuttle vans from a predetermined pick-up and drop-off location after 7:00 PM on weekdays and anytime on weekends. The typical stay for the new 18 resident scholars is an average of 30 days at a time.

Overnight Guests. The facility currently accommodates 6 overnight guests per week. With the CUP modifications, the number of overnight guests (including 18 resident scholars) would increase to 24 per week.

Tuesday Evening Events. The facility will host 52 weekday evening events per year with up to 20 visitors attending. These evening events occur between the hours of 7:30 PM to 10:00 PM outside the weekday peak hour periods.

Midweek Events. The facility will host 50 midweek events per year with up to 30 visitors attending. These midweek events occur between the hours of 2:00 PM to 7:30 PM outside the weekday peak hour periods.

Weekend Events. The facility will host 64 weekend evening events per year with up to 60 visitor and retreat guests attending. These evening events occur at varying hours in the evening. The weekend events occur outside the weekday peak hours. For more detail regarding these events, please see the Project description.

Annual Conference. The facility will host an annual conference from Friday to Sunday (11:00 AM to 7:30 PM) with up to 40 daytime visitors in addition to the 6 overnight guest and 18 resident scholars already on-site.

Miscellaneous Deliveries. All deliveries to the facility will occur during non-peak hour periods on weekdays or on weekends.

Table 1 presents the trip generation estimates developed for the Project based on the weekday and weekend operational data presented above and the permitted operation trip generation. It is noted that County staff provided the trip rates that were used to determine the trip generation estimates for the currently permitted operations.

Table 1
Project Weekday Trip Generation Estimates

Land Use	Number	ADT		AM Peak Hour		PM. Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Existing Operations:							
Single Family Residence[a]	1	12.0	12	0.74	1 (0/1)	0.99	1 (1/0)
Other Housing	3	8.4	25	0.46	1 (0/1)	0.56	2 (1/1)
Permitted Operation Trip Generation:			37		2 (0/2)		3 (2/1)
Proposed Operations:							
Employees	12	-	-	-	-	-	-
- Live On-Site	5	4.0	20	0.0	0 (0/0)	0.0	0 (0/0)
- Commuters[b]	7	2.0	14	0.3	2 (2/0)	0.3	2 (0/2)
Weekday Daytime Visitors	8	2.0	16	0.0	0 (0/0)	0.0	0 (0/0)
Weekend Daytime Visitors[c]	45	0.58	26	0.0	0 (0/0)	0.0	0 (0/0)
Weekend Visitors[d]	60	0.35	21	0.0	0 (0/0)	0.0	0 (0/0)
Overnight Visitors[e]	24	1.0	24	0.0	0 (0/0)	0.0	0 (0/0)
Tuesday Evening Event Guests[f]	20	0.30	6	0.0	0 (0/0)	0.0	0 (0/0)
Midweek Event Guest[g]	10	0.30	3	0.0	0 (0/0	0.0	0 (0/0)
Annual Conference Guest[h]	120	0.005	1	0.0	0 (0/0)	0.0	0 (0/0)
Miscellaneous Deliveries	1	2.0	2	0.0	0 (0/0)	0.0	0 (0/0)
Proposed Operation Trip Generation:			133		2 (2/0)		2 (0/2)
Total Net Trip Generation Change:			+96		0 (2/-2)		-1(-2/1)

(a.) Ventura County staff provided the trip generation rates for the permitted uses.
(b.) Analysis assumes that 30% of commuters travel during peak hour periods.
(c.) 104 weekend days year/45 guests: (9,360 trips per year/365 days) = 26 average daily trips.
(d.) 64 weekend events year/60 guests: (7,680 trips per year/365 days) = 21 average daily trips.
(e.) 18 residential students/interns stay an average of 30 days. Analysis assumes worst-case1arrival/departure trip.
(f.) 52 evening events per year/20 guests: (2,080 trips per year/365 days) = 6 average daily trips.
(g.) 50 evening events per year/10 guests: (1,000 trips per year/365 days) = 3 average daily trips.
(h.) 1 annual 3-day weekend conference per year/40 guest: (240 trips per year/365 days) = 0.66 average daily trips rounded to 1.

The data presented in Table 1 indicate that the permitted operation for the Krishnamurti Foundation of America generates 37 average daily trips (ADT), 2 AM peak hour trips and 3 PM peak hour trips. The CUP Modification would result in an increase of 96 average daily trips, given the increase in the number of daytime and overnight guests. **The AM and PM peak hour trips generated by the Project would not result in a net increase during the peak hours compared to the existing CUP.**

TRANSPORTATION POLICIES

The County of Ventura and the City of Ojai have developed separate transportation consistency policies to evaluate traffic affects to roadways and intersections within the Ojai Valley area. The Project's consistency within the policies adopted by each of these jurisdictions are therefore analyzed separately.

County of Ventura General Plan Policies

The County's 2040 General Plan Update includes the following policy regarding potential traffic inconsistencies for Project's located within incorporated Cities in the County.

Policy CTM-1.8: Discretionary Development in Cities.

The County shall oppose discretionary development within cities, and annexation to cities for the purposes of discretionary development, where such development would individually or cumulatively cause:

1. Any existing road within the County's Regional Road Network, or any existing County maintained local road, that is currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS pursuant to Policy CTM-1.2; or

2. Any existing road within the County's Regional Road Network, or any existing County maintained local road that is currently operating below an acceptable LOS, as determined pursuant to Policy CTM-1.2, to have a worsening of traffic conditions; or

3. Any project that will create a significant unavoidable transportation impact pursuant to Policy CTM-1.1; or

4. Any future road planned for addition to the County's Regional Road Network, or any planned future County-maintained local road, to function below an acceptable LOS as determined pursuant to Policy CTM-1.2).

This policy does not apply to those cities which have formally adopted General Plan policies, ordinances, or a reciprocal transportation impact mitigation fee agreement with the County similar to Policies CMT-1.3, CMT-1.4, and CMT-1.5. (RDR) [Source: Existing GPP Policy 4.2.2.7]

Ventura County Ojai Area Plan Polices

The County's updated Ojai Area Plan includes the following policy regarding potential traffic inconsistencies for Project's located within the Ojai area.

OJ-22.1 Level of Service (LOS) Standards

For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:

a. LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);

b. LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai;

c. LOS - 'C' for all County maintained local roads; and

d. The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city maintained local roads located within that city, if the city has formally adopted policies (similar to this policy, and Policies OJ-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes and OJ-2.4 to Land Use Regulations and Standards respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.

At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection. [Source: Existing Ojai Valley Policy 4.1.2.2]

OJ-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes

The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development shall be evaluated for individual and cumulative impacts on existing and future roads, with special emphasis on the following:

a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;

b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and

Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.

POTENTIAL PROJECT TRAFFIC IMPACTS

The trip generation analysis completed for the Project indicated that the proposed CUP Modification would generate **96 additional ADT and would not result in the net increase of 1 or more AM and PM peak hour trips**. As a result of the proposed facility improvements, the number of staff commuting to and from campus will increase (2 to 7 staff = 5 new commuting staff). However, the Project would not generate significant traffic impacts based on the County's current General Plan policies since the commute trips would be outside the AM and PM peak hour periods.

Recent legislation, Senate Bill 743, requires that a project's potential traffic impacts under the California Environmental Quality Act (CEQA) be evaluated based on a new metric that assesses

a project's change in "Vehicle Miles Travelled", rather than the Level of Service metrics used in the past. Vehicle Miles Travelled (VMT) refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Cities and counties were required to implement Senate Bill 743 by July 1, 2020. The County of Ventura has adopted VMT thresholds of significance that are consistent with the guidelines published by the State of California, as reviewed below.

VMT ANALYSIS

CEQA Guidelines. The California Governor's Office of Planning and Research (OPR) published a Technical Advisory on Transportation that includes recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. The Technical Advisory provides screening tools to determine when a project may have a significant VMT impacts, as follows:

> "Many agencies use "screening thresholds" to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing.
>
> *Screening Threshold for Small Projects*
>
> Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact."

As shown in Table 1, the Krishnamurti Foundation of America is forecast to generate an increase of 96 ADT. **Thus, the Project would have a less-than-significant VMT impact based on the new CEQA guidelines (Project would generate less traffic than 110 ADT screening impact threshold for small projects).**

Associated Transportation Engineers

REGISTERED PROFESSIONAL ENGINEER RICHARD L. POOL C 18030 CIVIL STATE OF CALIFORNIA

By: Richard L. Pool
Principal Engineer

By: Scott A. Schell
Principal Planner

RLP/DFN

Attachment: Project Description

6. **Project Description:** The applicant Krishnamurti Foundation of America (KFA), requests a major modification to CUP No. 3697 for the continued use and maintenance of the KFA facility for a twenty-year period. The applicant also requests the following modifications to the existing entitlement:

Change of Use: KFA requests to change the use of the facility from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes.[1]

CUP Boundary: KFA requests the CUP Boundary to increase in size from 8.71 acres to 11.12 acres. The CUP boundary would include APNs: 029-0-030-240, 029-0-033-250, 029-0-033-260, 029-0-033-270 and 029-0-033-280.

New Structures: KFA requests the construction, use and maintenance of the following new structures on the project site:

Proposed Structures

Structures	Size (sq. ft.)
Reception / Canteen Building with kitchen and dining area	2,193
solar array roof structure built approximately 17 ft above grade	3,168
Maintenance shed	1,800
ADA accessible public restroom	180
Shade structure	400
Storage building and water cooler	120
Three underground, rainwater capture tanks**	75,000 gal (25,000 gal each)
Two cottage structures, together they will have overnight accommodations for up to 18 resident scholars and 3 staff members	3,070 (1,535 each)
TOTAL 10,931 sq. ft.	

Conversion of Existing Structures: The Pine Cottage (4,181 sq. ft.) is proposed to be converted from a residence to a library and study hall/meeting room. The existing garage/storage building (780 sq. ft.) will be converted to a visitor serving exhibit/display building.

Staff and Work Hours: Five permanent staff will continue to live and work onsite. Two employees will continue to work Monday through Friday from 9:00 am to

[1] Ventura County's NCZO Section 8102-0 defines "camp" as a rural facility with permanent structures for overnight accommodations and accessory structures and buildings which is used for temporary leisure, recreational or study purposes and provides opportunities for the enjoyment or appreciation of the natural environment. "Retreat" is defined as a facility which (a) provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, enlightenment, contemplation, renewal or solitude; and (b) by its nature, needs to be located in a quiet, sparsely-populated, natural environment.

5:00 pm in the archives building[2]. Five new employees are proposed to work onsite arriving at 6:30 am and the shift ending at 2:30 pm.

Overnight Guests: Six overnight guests will continue to be permitted to stay overnight in the Arya Vihara and Pine Cottage Annex buildings.

Daytime Visitors: KFA will be open to visitors to study the history and teachings of J. Krishnamurti. Monday through Friday, approximately eight visitors and two archive scholars are expected to come to the site. On the weekends, approximately 35 to 45 visitors are expected to come to the site. Weekday and weekend visiting hours are from 10:00 am to 2:30 pm. The buildings available to the public will be locked before 10:00 am and after 2:30 pm. Notification of the "open to the public" hours will be posted on the facility's website, including the requirement that the public must leave the site at or before 2:30 pm.

Krishnamurti Archives Resident Scholars: Scholars of the Krishnamurti Archives come to study the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings and related materials. The KFA will sponsor 18 resident scholars who will be temporary residents for a 30-day period. The 18 resident scholars will arrive and depart the KFA property by shuttle from a pre-determined pick-up and drop off location during non-peak hours on the weekdays or on the weekends; the scholars do not arrive using their personal vehicles.

Programs and Activities: KFA will host programs and events related to the teachings of J. Krishnamurti. The table below includes information on these programs and events that are in addition to the daytime visitors noted above.

[2] The archives building was built in 1977. A 4,000 sq. ft. addition was constructed in 1997. Two staff have worked in the archives building since 1997 and will continue to as part of this CUP.

KFA Programs and Events					
	Monday through Friday	**Time**	**Saturday and Sunday**	**Time**	**Frequency**
Midweek Programs*	10 attendees ad onsite staff	2:00 pm – 7:30 pm*			50 events annually
Tuesday Evening Dialogue	20 Attendees and onsite staff	7:30 pm – 10:00 pm			52 events annually
Saturday Evening Dialogue			20 attendees	4:00 pm – 6:00 pm	52 events annually
Weekend Evening Talks			40 attendees	7:30 pm – 10:00 pm	12 events annually
TOTAL	30		60		

* Midweek Programs begin at 2:00 pm and end at 7:30 pm.

One annual conference will be held onsite. The conference will occur over a three-day period (Friday through Sunday). Each day's program will begin at 11:00 am and end at 7:30 pm. A maximum of 40 individuals per day are expected to attend the conference. All conference attendees will remain onsite throughout the conference.

The six overnight guests and 18 archive resident scholars may also participate in these programs, events and the annual conference and their attendance is in addition to the numbers noted above.

There are 72 protected trees on the project site that will be encroached upon as a result of the proposed construction. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) will need to be removed (Attachment 3, August 26, 2019 Arborist Report). Seventy-five trees will be planted to offset the loss of the four protected oak trees.

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing septic systems (3,000-gallons). The new Retreat/Canteen building and the new cottages will be served by two new 3,000-gallon septic tanks for a combined capacity of 6,000 gallons connected to four 30-foot deep by 4 foot diameter seepage pits, each with 5 feet of cover. One of the septic tanks will be dedicated to the commercial kitchen and will include a grease interceptor located in the Reception / Canteen building. All of the onsite wastewater treatment systems are under the permitting authority of the State Regional Water Quality Control Board (RWQCB).

Water is currently provided by the Senior Canyon Mutual Water Company. There is an approved Water Availability Letter (WAL) on file with the Ventura County Public Works Agency for Senior Canyon. A net increase in the existing water supply demand is not anticipated because the proposed rainwater capture tanks will supply up to 75,000 gallons of water for irrigation, which will offset the increase in water demand caused by the addition of the permanent staff and resident scholars.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces are provided onsite to accommodate staff and visitors. All deliveries will occur during non-peak hours on the weekdays or on the weekends (Attachment 4, Project Plans).

Attachment 12 - Works Cited
Conditional Use Permit Case No. PL17-0012

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Ventura County Non-Coastal Coastal Zoning Ordinance, May 13, 2021

Ventura County General Plan, September 2020

Ventura County Ojai Valley Area Plan, September 2020

Ventura County Planning GIS data layers, 2020

Project plans prepared by Blackbird Architects, Inc., dated February 17, 2021 and updated April 2022

Arborist Report and Tree Protection Plan, prepared by Cragoe Pest Services, Inc., dated August 26, 2019

WREA Water Usage Memorandum, dated January 24, 2022

Pending and Recently Approved Projects List

Onsite Wastewater Treatment System (OWTS) Design Study Report, prepared by Advanced Geotechnical Services, Inc. and dated November 20, 2016 and revised April 27, 2018

Geotechnical Engineering Study, prepared by Advanced Geotechnical Services, Inc., dated April 27, 2018

Post Hazeltine Revised Historic Resources Reports, dated April 27, 2017, December 21, 2017 and Addendum Letter, dated September 3, 2018

Preliminary Hydrology / Drainage Letter, prepared by Jensen Design

Associated Traffic Engineers Traffic Study, dated May 3, 2021

Senior Canyon Mutual Water District Will Serve Letter, dated February 6, 2017, revised on April 20, 2022

Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity to Julie Tumamait- Stenslie of the Barbareno-Ventureno Mission Indians for Coastal Planned Development Permit Case No. PL17-0012, Ventura County Planning Division, dated May 19, 2021

Ventura County Cultural Heritage Board Review, July 10, 2017 ad February 26, 2018 and September 10, 2018

Ventura County Public Works Agency Roads and Transportation Department, August 6, 2018, and revised on October 30, 2018, October 17, 2019, March 6, 2020, May 3, 2021

Ventura County Agricultural Commissioner, Monica Sanoja, April 5, 2017, revised on June 22, 2020

Watershed Protection District, Advanced Planning Floodplain, Brian Trushinski, dated February 23, 2017, revised by Nathanial Summerville, dated August 15, 2018

Watershed Protection District, Planning and Regulatory Division, Nathanial Summerville, dated August 15, 2018

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina Mutkowska, March 3, 2017

Integrated Waste Management Division, Tobie Mitchell, August 14, 2018

Ventura County Environmental Health Division, Rebecca Lustig, August 15, 2018

Ventura County Fire Protection District, John Dodd, July 26, 2018

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, August 14, 2018

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, August 14, 2018

Ventura County Watershed Protection District, Groundwater Section, James Maxwell, March 31, 2021 and February 4, 2022

Ventura County Air Pollution Control District, Alicia Stratton, dated March 6, 2017, revised by Nicole Collazo on August 8, 2018 and June 24, 2020