



OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

SPECIAL MEETING NOTICE AND AGENDA (CONTINUED FROM MAY 16th 2022)

Wednesday, May 25th at 7:00 PM

**Oak View Parks and Resource Center
555 Mahoney Ave., Oak View**

Chair: Chris Cohen, **Vice Chair:** Joseph Westbury

Council Members: Barbara Kennedy, Grace Malloy, Terry Wright

Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:

Option 1: E-MAIL PUBLIC COMMENT- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at ovmac@ventura.org for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

Option 2: IN PERSON PUBLIC COMMENT - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

PLEASE READ

ALL PUBLIC COMMENT EMAILS AND LETTERS RECEIVED ON OR BEFORE MAY 16th FOR THE KRISHNAMURTI CUP ITEM HAVE BEEN TRANSMITTED TO THE OJAI VALLEY MUNICIPAL ADVISORY COUNCIL AND COUNTY PLANNING STAFF.

THESE EMAILS ARE ACCESSIBLE BY CLICKING THIS LINK: https://vcportal.ventura.org/BOS/District1/docs/OVMAC/2022/OVMAC_2022-05-16_Agenda_-_public_comments.pdf

ALL SPEAKERS WHO SIGNED UP FOR IN-PERSON PUBLIC COMMENT AT THE MAY 16TH MEETING WILL BE HEARD IN THE ORDER RECEIVED ON THE SIGN IN SHEET.

-
1. Call to Order of the Meeting
 2. Flag Salute
 3. Roll Call
 4. Adoption of the Agenda
 5. Public Comments by Citizens on Matters Not Appearing on the Agenda

FORMAL ITEMS: [CONTINUED FROM OVMAC MEETING ON MAY 16, 2022]

6. Review of a Modification to Conditional Use Permit application for Krishnamurti Camp (Case No. PL17-0012)

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres. The property is zoned Rural Exclusive, with a land use designation of Rural and Rural Institutional.

County Planner: Kristina Boero, Kristina.boero@ventura.org 805-654-2467

**PLEASE CLICK HERE FOR AUDIO FILE OF THE KRISHAMURTI
ITEM**

MEMORANDUM

DATE: May 16, 2022

TO: Ojai Valley Municipal Advisory Committee Members

FROM: Kristina Boero, Senior Planner, Ventura County Planning Division

SUBJECT: Krishnamurti Major Modification Case No. PL17-0012, 1098 McAndrew Road in the community of Ojai, Assessor Parcel Numbers 010-0-070-310, 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280.

Location

The project site is addressed at 1098 McAndrew Road, in the community of Ojai. The nearest cross streets are McAndrew Road and Grand Avenue. The subject project site is comprised of approximately 11.06 acres.

The project includes the following Zoning and Land Use designations.

- 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)

(Refer to Attachment 1, Location, Zoning and General Plan Maps).

Request

The applicant, Krishnamurti Foundation of America, request a major modification to Conditional Use Permit (CUP) No. 3697 for the continued operation and maintenance of a camp for a 25-year term. The request also includes the expansion of the CUP boundary, change of use from a retreat to a camp and the construction of accessory structures, which total 10,931 sq. ft. (refer to CUP Application included as Attachment 2 and full project description and project plans included as Attachment 3).

CEQA Determination

The Planning Division prepared a draft Initial Study / Mitigated Negative Declaration for the proposed project. The draft Initial Study /Mitigated Negative Declaration public review

period is from May 5, 2022 to June 4, 2022. A Notice of Intent to Adopt a Mitigated Negative Declaration was sent to property owners within 300 feet of the property boundary (Attachment 4), Responsible and Trustee Agencies and persons who requested to be notified about the project. The draft Initial Study / Mitigated Negative Declaration is available on the Planning Division website at

<https://vcrma.org/mitigated-negative-declarations> (search for PL17-012)

Planning staff determined that the proposed project would have potentially significant impacts on biological resources, agricultural resources and cultural resources. Mitigation measures (Attachment 5) were placed on the project that would reduce potentially significant impacts to a less than significant level. A summation of the mitigation measures is included below.

Potentially Significant Impacts and Mitigation Measures

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.

Attachments:

- | | |
|--------------|--|
| Attachment 1 | Location, Zoning and General Plan Maps |
| Attachment 2 | CUP Application |
| Attachment 3 | Project Description and Project Plans |
| Attachment 4 | 300-foot Notification List |
| Attachment 5 | Mitigation Measures |



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



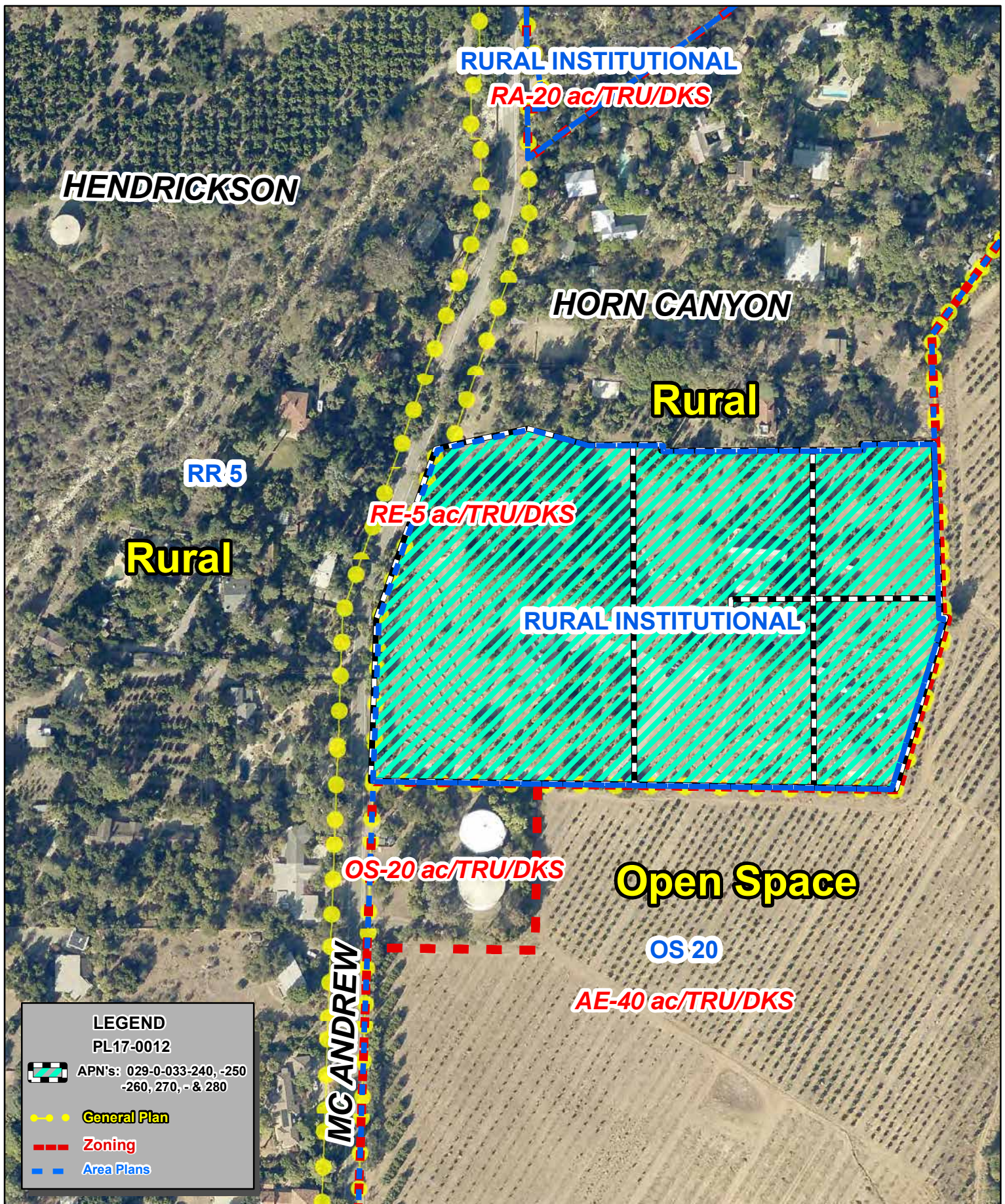
Attachment 1 - Location, Zoning and General Plan Maps

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 warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 02-24-2022
 This aerial imagery is under the
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 Source: Pictometry, 2019



0 50 100 Feet

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RH

Original

original
submitted
2017



Section III – Entitlement/Zone Change/Subdivision Application Questionnaire

County of Ventura • Resource Management Agency • Planning Division
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2478 • www.vcrma.org/planning

III.A. Requested Entitlement, Zone Change, and/or Subdivision

Please check all entitlements, subdivisions, and/or zone change of which you are requesting approval.

New	Major Modification	Minor Modification		New
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tract Map (SD and TR)	<input type="checkbox"/> Zone Change (ZN)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map (SD)	<input type="checkbox"/> Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel Map Waiver (SD)	<input type="checkbox"/> Administrative Variance (LU)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditional Certificate of Compliance (SD)	<input type="checkbox"/> Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conditional Use Permit (LU)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planned Development Permit (LU)	

III.B. Project Description Summary

Please provide a brief summary of the proposed project.

The Krishnamurti Foundation of America (KFA) requests a modification to existing CUP 3697. See attached for detailed project description.

III.C. Assessor Parcel Numbers ("APNs") and Project Site Location

C.1. Please list all of the APNs that constitute the project site:

029-0-033-240	029-0-033-250	029-0-033-260
029-0-033-270	029-0-033-280	

(Attach additional sheets if necessary.)

C.2. Street Address (if any): 1098 McAndrew Road, Ojai, CA. 93023

C.3. Community (e.g., El Rio, Piru, or Lake Sherwood): Ojai Valley Area Plan

STAFF USE ONLY	
CASE FILE NUMBER: <u>PL17-0012</u>	Date Received: <u>2/2/17</u>
Land Use Designation(s): <u>Local Institution</u>	Zoning Designation(s): <u>RE-Bac</u>
Receipt Number: _____	Deposit Fee Paid: _____
Previous Permit Numbers: <u>CUP 3697</u>	Violation Numbers: _____
Pre-Submittal Planner: _____	Date of Application Submittal: _____
Pre-Submittal Letter Date: _____	Legal Lot Reference: <u>PMW 840</u>
Proposed Use as Listed in the Use Matrix: <u>Camp</u>	

Attachment 2 - CUP Application

III.D. Primary Contact Information

Please designate and provide the following information about the person who will serve as the primary point of contact on this project. All project-related correspondence will be directed to this person.

Name: Jacob Sluijter, Executive Director, KFA

Phone Number: (805) 646-2726

Mailing Address: P.O. Box 1560 Ojai, CA. 93024-1560

Email Address: j.sluijter@kfa.org

Fax Number:

III.E. Applicant, Property Owner, and Consultant Information

Please provide the following information about the applicant, property owner, and all consultants (e.g., architects, civil engineers, surveyors, and permit expeditors) who prepared the application materials (e.g., plans, reports, and studies). For the person designated as the primary contact (Item D, above), please state: "Same as Primary Contact." If the item does not apply to your project, please check the "N/A" box and proceed to the following item.

E.1. Applicant

The applicant is: (Please check the appropriate box.)

☒ Owner

☐ Lessee

☐ Has Power of Attorney

☐ Authorized by Owner

If the applicant is not the property owner(s), **please submit a lease agreement, power of attorney document, or owner authorization document** with your application.

Name: Jacob Sluijter

Phone Number: (805) 646-2726

Mailing Address: P.O. Box 1560 Ojai, CA. 93024-1560

Email Address: j.sluijter@kfa.org

Fax Number:

☒ I hereby submit an application for the land use entitlement(s) and/or zone change identified in this application questionnaire, and certify that the information and exhibits submitted herewith are true and correct to the best of my knowledge.

☒ I certify that I have read and understand all of the instructions and submittal requirements for my application package and have made a good faith effort to comply with these instructions and to provide all of the materials and information that are required for a complete application.

☒ I hereby acknowledge that I have been informed of my right to make a written request to the County to receive notice of any proposal by the County to adopt or amend a general or specific plan, or a zoning ordinance or other ordinance affecting building or grading permits, prior to action on said item.

☒ I certify that I am aware that the information provided in my application package may be subject to public inspection that occurs as a result of any request made in accordance with the requirements of the California Government Code [§6253(a) et seq].

→
Applicant's Signature

2/6/2017
Date

E.2. Property Owner

If the property owner is the same as the applicant (Item E.1, above), write "same." If there is more than one property owner, **please submit a consent letter for each additional property owner.** If the property owner refuses or is unable to sign, **please provide a copy of the lease, title report, or other documentation.**

Name: same

Phone Number:

Mailing Address:

Email Address:

Fax Number:

→ 

Property Owner's Signature

2/6/2017

Date

E.3. Architect

Name: Alayna Fraser, Blackbird Architects

Phone Number: (805) 957-1315

Mailing Address: 235 Palm Avenue Santa Barbara, CA. 93101

Email Address: alayna@bbird.com

Fax Number:

E.4. Civil Engineer

Name: Susanne Cooper, Jensen Design & Survey, Inc.

Phone Number: (805) 654-6977

Mailing Address: 1672 Donlon Street, Ventura, CA. 93003

Email Address: scooper@jdsccivil.com

Fax Number:

E.5. Licensed Land Surveyor

Name:

Phone Number:

Mailing Address:

Email Address:

Fax Number:

E.6. Land Use Consultant

Name: Lisa Woodburn, Jensen Design & Survey, Inc.

Phone Number: (805) 654-6977

Mailing Address: 1672 Donlon Street Ventura, CA. 93003

Email Address: lisaw@jdsccivil.com

Fax Number:

COUNTY OF VENTURA

**AUTHORIZATION OF AGENT
TO ACT ON PROPERTY OWNER'S BEHALF**

I hereby authorize the person identified below to act as my agent to apply for, sign, and file the documents necessary to obtain the permits required for my project (excluding the *Notice to Property Owner*, the execution of which I understand is my personal responsibility). My agent should receive copies of all notices and communications related to my project unless I have otherwise notified the County.

Project Description: Modification of CUP3697 for KFA

(Include Permit # if available)

Project Location: 1098 McAndrew Road, Ojai, CA.

(Address, APN and other property identification as needed)

Name of Authorized Agent: Lisa Woodburn

(Please Print)

Address of Authorized Agent: Jensen Design & Survey, Inc.
1672 Donlon St. Ventura, CA. 93003

Phone Number of Authorized Agent: (805) 633-2251

E-Mail Address of Authorized Agent: lisaw@jds civil.com

PROPERTY OWNER ACKNOWLEDGEMENT

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Further, I agree that I and my agent will abide by all ordinances of the County of Ventura and that any approvals granted for this project will be carried out in accordance with the requirements of the County of Ventura.

Property Owner's Name: JACOB SCHUIJTER

(Please Print)

→ Property Owner's Signature:  Date: 2/6/2017

Property Owner's E-Mail Address: j.sluijter@kfa.org

Property Owner's Phone Number: (805) 910-9796

Note: A copy of the owner's driver's license, notarization, or other verification acceptable to the agency must be submitted with this form to verify property owner's signature. The owner must be as shown on the latest Assessor records.

Verification of Property Owner Signature: ☐ Driver License ☐ Notarized Letter ☐ Other

Staff Signature

Date

III.F. Project Description

To ensure County staff understands your project and to avoid delays in processing your application, it is very important to provide as much information as possible on all aspects of the proposed project. In order to present a detailed project description, please answer all of the following questions and provide the requested materials (as applicable) to supplement the project information that must be shown on the project plans and/or map.¹

F.1. Entitlements, Zone Change, and/or Approvals

- a. Existing Permits: List all Federal, State, or Ventura County permits which currently are in effect for the buildings, structures, and uses that currently exist on the project site. If Zoning and Building Permits are unavailable for a building or structure, please contact the Tax Assessor's Office to determine when the building or structure was constructed and provide the date. If there are no permits currently in effect on the project site, please check the "N/A" box and proceed to Item F.1.b. **N/A** ☐

Agency	Permit Case Number	Description of Permitted Use/Development	Permit Issuance Date	Permit Expiration Date
RMA	CUP3697	adult educational center and religious retreat	02/13/1997	02/13/2017
RMA	PL13-0065	PAJ for addition of a 1,391 sf enclosed gazebo	06/06/2013	02/13/2017
RMA	PMW/LLA 840	Lot Line Adjustment	02/27/1997	

- b. Requested Permits, Actions, and Approvals: Please identify all of the Planning Division, other County Agencies, responsible agencies, and trustee agencies permits, actions, and approvals that you are requesting in order to implement the proposed project.² If the project involves a modification to any previously approved permit (e.g., local, State, or Federal permit), please describe the previously approved permit (e.g., type of permit and permit number).

Major modification to CUP 3697, certificate of appropriateness from the CHB, grading permit from County PWA, building permit from Building and Safety, 126 permit from VC Fire Protection District, WDR from the RWQCB.

- c. Zoning Violations:

(1) Is the project site currently subject to any Federal, State, or Ventura County violations? ☐ **Yes** ☒ **No**
If so, please provide the following information:

¹ See the "Requirements for Discretionary Entitlement Application Plans, Subdivision Maps, and Parcel Map Waiver Sketch Maps" checklist for the information that must be shown on project plans and/or the map. Please note that a detailed, narrative project description may be submitted with—but not in lieu of—a completed application questionnaire.

² For a definition of "responsible" and "trustee" agencies, please see the *State CEQA Guidelines* [California Code of Regulations, Title 14, Chapter 3, §15381 and §15386].

Agency	Violation Case Number	Description of the Violation

- (2) If the project is being proposed in order to abate a Zoning Violation, please describe how the proposed project would abate the Zoning Violation. For projects that do not involve a Zoning Violation, please check the "N/A" box and proceed to Item F.1.d. **N/A** ☒

- d. Zone Changes: For projects involving a Zone Change, please provide the proposed changes in land use and/or zoning designations of the project site. For projects that do not involve a Zone Change, please check the "N/A" box and proceed to Item F.1.e. **N/A** ☒

Assessor's Parcel Number	Existing Zoning Designation	Proposed Zoning Designation

- e. Variances: If the project includes a request for approval of a variance, please provide the following information. For projects that do not involve a variance, please check the "N/A" box and proceed to Item F.2. **N/A** ☒

The sole purpose of any variance is to relieve a property owner from an inability to make reasonable use of his or her property in the manner, and for the purpose, which other property of like character, and in the same vicinity and zone, can be used. A variance will not be granted which confers a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone in which the property is situated. All four of the following standards for a variance must be met; please describe how each one pertains to your property (use additional sheets as necessary).

- (1) There are special circumstances or exceptional characteristics applicable to the property with regard to size, shape, topography, location, or surroundings which do not apply generally to comparable properties in the same vicinity and zone classification. You must demonstrate that extraordinary circumstances exist on the property itself, such as:
- Uniqueness in size, shape, etc.
 - That topography is the cause of a particular hardship.

- That the location is of a special nature.
- That there is a hardship unique to the property itself, and not a personal problem of the applicant.

- (2) Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and zone.
- Show that there are related uses on other properties in the same zone.
 - Please be aware that similar variances granted for property elsewhere in the County are not grounds for granting a variance.

- (3) Strict application of the zoning regulations as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations.

- (4) Granting of the requested variance will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment, or valuation of neighboring properties. Provide evidence that granting your request will not impose any hardship or damage on neighboring properties, nor be detrimental to the public welfare.

F.2. Project Phasing/Duration

- a. Development Phasing: Please describe the duration of each phase of the proposed project including, but not limited to, vegetation removal, grading, construction, and operational phases of the project.

n/a

- b. Conditional Use Permit Expiration Date: For projects that involve a Conditional Use Permit ("CUP"), please state the requested expiration date of the CUP (i.e., the termination of the operational phase of the CUP). For projects that do not involve a CUP, please check the "N/A" box and proceed to Item F.2.c. **N/A** ☐

We are requesting a twenty year permit so this permit would expire 20 years from the approval date.

- c. Special Events: For projects involving special events (e.g., weddings, animal shows, and pumpkin patches), please provide the following information. For projects that do not involve special events, please check the "N/A" box and proceed to Item F.3. **N/A** ☒

Type of Event:

Days and Hours of Operation: _____ Total Number of Events/Year: _____

F.3. Self-Imposed Restrictions

- a. Existing Restrictive Covenants: Is the property (or a portion thereof) subject to a Restrictive Covenant?
☐ Yes ☒ No

If the answer is "Yes," **please submit a copy of the Restrictive Covenant.**

- b. Please describe any features that have been incorporated into the project description to avoid any adverse environmental impacts and/or to achieve consistency with a policy or regulation that applies to the project (e.g., self-imposed prohibitions on future ministerial uses of the property). If the project includes a restrictive covenant, please describe the following features of the restrictive covenant:
- The purpose of the restrictive covenant (e.g., avoidance of a significant impact to biological resources or geological hazards);
 - The type of areas that would be subject to the restrictive covenant (e.g., wildlife habitat areas located adjacent to the project site); and,
 - The amount of area that would be subject to the restrictive covenant.

F.4. Dedications/Easements

Please describe in detail the type, size, and purpose of all proposed dedications (e.g., road, utility, or habitat conservation easements). **N/A** ☐

There is an access easement located in the northwest corner of the property that is for the neighboring property owner to access his property.

F.5. Water Supply

- a. What is the existing source of water at the project site? Please check the item that applies and, if a water purveyor provides water, please provide the requested information about the water purveyor:³

(1) Water Purveyor ☒

Water Purveyor's Name: Senior Canyon Mutual Water Company c/o Peter Thielke

Address: 603 W. Ojai Avenue Ste A Ojai, CA. 93023

Phone Number: (805) 646-4321

(2) Individual Water Well ☐

(3) Shared Water Well ☐

- b. What is the size of the water tank/reservoir that serves the project site? 210,000 gallons
- c. Please provide the fire flow that is available to the project site: 500 GPM @ 20 PSI Residual
- d. Please identify the Groundwater Basin or State Designated Hydrologic Area in which the project site is located. Please indicate if the project site is located within the boundaries of any water management authority (e.g., the Ojai Basin Groundwater Management Agency, the Fox Canyon Groundwater Management Agency, or the Santa Paula Pumpers Association).

Ojai Basin GMA

- e. Please list all known water wells onsite or offsite that would supply the project, including any municipal, industrial or agricultural supply wells.⁴ If the project would not rely on a water well, please check the "N/A" box and proceed to Item F.5.E. **N/A** ☒

³ In order to identify the water purveyor that serves the project site, please see the Watershed Protection District's "Inventory of Public and Private Water Purveyors in Ventura County" (March 2006) which is available at the Watershed Protection District, Groundwater Section.

⁴ For projects that are located within the boundaries of the Fox Canyon Groundwater Management Agency (FCGMA), FCGMA Ordinance No. 8.1 requires that before drilling a new water well, a completed water well permit application must be submitted. The FCGMA "No Fee Water Well Permit Application" form is available on-line at: <http://fcgma.org/>.

f. For projects that are proposed to rely on public water, **please submit three copies of a water availability letter from the water company** indicating that existing/future domestic water service is available for the proposed project. The water availability letter must show that the water purveyor has additional groundwater to serve the total annual water supply that is required for the project. This letter is required when the water supply is to be provided by a city, water district, mutual water company, privately owned water company or with five or more service connections, or similar supplier.⁵ If the project would not rely on public water, please check the "N/A" box and proceed to Item F.5.g. **N/A** ☐

g. For projects that are proposed to rely on an individual or shared water well, please submit the following information. If the project would not rely on an individual or shared water well, please check the "N/A" box and proceed to Item F.5.h. **N/A** ☒

(1) **Please submit three copies of a well water quality report which includes testing results obtained within the last year.**⁶ This report is required when the domestic water supply is to be provided by an individual well or a well shared by four or fewer connections (including the proposed connection for the project).

(2) **Please submit three copies of a water well pump and recovery test (well test) of the proposed water supply.**⁷

h. Please provide a detailed description of the proposed water source for fire protection purposes, by answering the following questions and providing the following information:

(1) Is the source of water for fire protection purposes going to be provided by a private well or purveyor?
☐ Private Well ☒ Purveyor

If water is going to be provided by a purveyor, please provide the following information. If water is not going to be provided by a private well, please proceed to Item F.5.h(1)(b).

(a) Purveyor Name: Senior Canyon Mutual Water Company

Address: 603 W. Ojai Avenue Ste A Ojai, CA. 93023

Phone Number: (805) 646-4321

(b) Size of the water tank/reservoir that serves the water system: 210,000.00 gallons

⁵ A water bill may be used in lieu of a letter for existing service for some projects; however, please contact Melinda Talent at (805) 654-2811 and Rick Viergutz at (805) 654-4083 to determine if a water bill may be used for the proposed project.

⁶ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Certification of Water Quality" handout, which is available at the Environmental Health Division's Public Information Counter.

⁷ Please see the Watershed Protection District, Groundwater Section, for the methodology and reporting requirements for a water well pump and recovery test.

(c) Fire flow that is available at 20 PSI-R from the water system at the nearest fire hydrant to the project site: 500.00 gpm

F.6. Sewage Disposal

a. What is the existing source of sewage disposal? Please check the item that applies. If a sewer purveyor provides sewage disposal services, please provide the requested information about the sewer purveyor. If an on-site wastewater treatment system provides sewage disposal, please indicate the type of system by checking the appropriate box.

(1) Public Sewer ☐ Sewer Purveyor's Name: _____

Address: _____

Phone Number: _____

(2) On-site wastewater treatment system

(a) Septic System ☒

(b) Treatment Plant ☐

(c) Grey Water System ☐

(d) Step (Septic Tank Effluent Pumping) Systems ☐

b. Subdivisions and other discretionary projects having a direct effect upon the volume of sewage are required to demonstrate conformance with the Ventura County Sewer Policy.⁸ This policy does not apply to the construction of one single-family residence or second dwelling unit on a legal lot. If your project only involves the construction of one single-family residence or second dwelling unit on a legal lot, please check the "N/A" box and proceed to Item F.6.c. **N/A** ☐

c. Public sewer: If the property is/will be served by public sewer, **provide three copies of a sewer availability letter** from the sanitation district, city, or other sewer agency, indicating that existing/future sewer service is available for the proposed project. A sewer bill may be used in lieu of a letter for existing service for some projects. If the property is not/will not be served by public sewer, please check the "N/A" box and proceed to Item F.6.d. **N/A** ☒

d. On-site wastewater treatment system (e.g., "septic system" or "treatment plant"): If the project is/will be served by on-site sewage disposal, **provide the following information:**

(1) **Three copies of a Septic Tank Pumping Report** for all existing septic systems located on the project site.⁹

⁸ Please see the Ventura County Sewer Policy (Adopted on June 6, 1995), which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

⁹ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Septic Tank Pumping Report" handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

(2) **Three copies of a soils report** for septic system suitability for proposed septic systems.¹⁰

If the property is not/will not be served by on-site sewage disposal, please check the "N/A" box and proceed to Item F.6.e. **N/A** ☐

- e. For commercial projects and subdivisions involving three or more lots less than five acres in size, applicants must contact the Los Angeles Regional Water Quality Control Board to obtain the waste discharge requirements that will apply to the project. Please contact the Los Angeles Regional Water Quality Control Board at (213) 576-6600 for more information.

F.7. Groundwater Resources

- a. If necessary,¹¹ please **provide a percolation plan and calculations** to demonstrate sufficient measures will be incorporated into the project design to assure that the proposed project would not result in a net reduction in aquifer recharge. Specific measures that may be incorporated into the project include, but are not limited to: reduction of impervious surface areas; construction of detention/percolation ponds; use of porous paving materials; diversion of runoff to sheet flow over landscaped areas; landscape drainage swales; and, soil amendment techniques to enhance percolation. All proposed impervious surfaces (e.g., parking areas, sidewalks, and buildings), must be itemized in the calculations. If a percolation plan and calculations are not required, please check the "N/A" box and proceed to Item F.7.b. **N/A** ☐
- b. If necessary,¹¹ please **submit data on the quantity of past groundwater use and proposed groundwater use**. Please be advised that you must show how any potential increase in water demand caused by the proposed project would be mitigated such that there would be no net increase in groundwater usage and no net detriment to the underlying aquifer volume, recharge capability, or quality. Securing another source of water (e.g., reclaimed water or providing "new water" such as imported water, or water from other sources) would be considered an acceptable mitigation measure to offset potential increases in the demand for groundwater. If data on groundwater use is not required, please check the "N/A" box and proceed to Item F.7.c. **N/A** ☒
- c. Please contact the Watershed Protection District, Groundwater Section to determine if the project site overlies an overdrafted groundwater basin. If the project site overlies an overdrafted groundwater basin, please list the name of the groundwater basin. If the project site does not overlie an overdrafted groundwater basin, please check the "N/A" box and proceed to Item F.8. **N/A** ☒

Groundwater Basin: Ojai Groundwater Basin

¹⁰ Please see the County of Ventura, Resource Management Agency, Environmental Health Division's "Soils Report Requirements" handout, which is available at the Environmental Health Division counter or on-line at <http://www.vcrma.org/envhealth/technical-services/land-use/index.html>.

¹¹ Please contact the Watershed Protection District, Ground Water Section, to determine if a percolation plan and calculations, or data on groundwater use are required.

F.8. Surface Water Quality

The following questionnaire will only determine if the proposed project is subject to Ventura Countywide NPDES Municipal Stormwater Permit Order No. R4-2010-0108, Part 4.E "Planning and Land Development Program" requirements to select, design, construct, and maintain Post-construction Stormwater (PCSW) controls. Additional evaluation of the proposed project will be conducted to determine any additional individual and cumulative impacts by the proposed project to surface water quality.

- a. Does this proposed project involve construction of street(s), road(s), highway(s), or freeway adding or creating 10,000 square feet or more of **impervious surface area** (refer to the Definition below)?
- ☒ **Yes**, this project shall incorporate USEPA Guidance "Managing Wet Weather with Green Infrastructure: Green Streets" to the maximum extent practicable. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☐ **No**, proceed to item F.8.b
- b. Is this application for construction of a Single Family Hillside¹² Home?
- ☐ **Yes**, this project shall include Post-Construction Requirements for Single-Family Hillside Homes. For additional information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section's "Guidelines/Standards".
- ☒ **No**, proceed to item F.8.c
- c. Is the proposed project located within the County Unincorporated Urban areas?
- ☐ **Yes**, proceed to item F.8.d
- ☒ **No**, this proposed project is not subject to PCSW controls.
- d. Is this application for a New Development project that will result in creation or addition of **impervious surface area** (refer to the Definition below)?
- ☒ **Yes**, proceed to item F.8.e
- ☐ **No**, proceed to item F.8.f
- e. Please check the appropriate box if the proposed New Development project involves any of the following activities:
- ☒ **Yes**, New Development project equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of **impervious surface area** (refer to the Definition below);
- ☐ **Yes**, Industrial park 10,000 square feet or more of surface area;
- ☐ **Yes**, Commercial strip mall 10,000 square feet or more of **impervious surface area** (refer to the Definition below);
- ☐ **Yes**, Retail gasoline outlet 5,000 square feet or more of surface area;
- ☐ **Yes**, Restaurant 5,000 square feet or more of surface area;
- ☐ **Yes**, Parking lot 5,000 square feet or more of **impervious surface area** (refer to the Definition below), or with 25 or more parking spaces;
- ☐ **Yes**, Automotive service facility 5,000 square feet or more of surface area;

¹² "Hillside" is defined as average slope of 20% or greater.

- ☐ **Yes**, a project located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area¹³ (ESA), where the development will:
- A) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and
 - B) Create 2,500 square feet or more of **impervious surface area** (refer to the Definition below).
- ☐ **No**, none of the above; this proposed New Development project is not subject to PCSW Controls.

If you check “**Yes**” in at least one box above (item F.8.e), proceed to item F.8.h for required project submittal information.

- f. Is proposed project a Redevelopment and land-disturbing activity (not an interior remodel, not a roof replacement, or other maintenance-related activities) of an existing single-family dwelling and accessory structures that will result in creation, addition, or replacement of 10,000 square feet of **impervious surface area** (refer to the Definition below)?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, proceed to item F.8.g
- g. Is proposed Redevelopment and land-disturbing activity (not maintenance) project other than existing single-family dwelling that will result in creation, addition, or replacement of 5,000 square feet of **impervious surface area** (refer to the Definition below) on already developed site¹⁴?
- ☐ **Yes**, the PCSW controls are required; for project submittal information refer to item F.8.h
- ☒ **No**, this Redevelopment project is not subject to PCSW controls.
- h. If you answered “**YES**” to questions in items F.8.f and F.8.g, the proposed project is subject to design, construction, and maintenance of the PCSW controls in accordance with the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures (available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>). The following items shall be included in your application package:
- I. Identify proposed PCSW controls on your site/grading plan,
 - II. Provide the necessary analysis in your Drainage Study to demonstrate that the PCSW controls will function as proposed including any applicable stormwater quality design flow or volume calculations for proposed treatment device(s) using applicable “Design Procedure Form” (Appendix G of the Technical Guidance Manual), and
 - III. Submit a Post-Construction Stormwater Management Plan (PCSWMP)¹⁵.

DEFINITION:

Impervious Surface Area - A hard surface area which either prevents or retards the entry of water into the predevelopment soil mantle. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, impermeable concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of

¹³ For complete ESA information, call the Water Quality Engineer at (805) 662-6737.

¹⁴ To determine if proposed project meets definition of Redevelopment project, the already developed site shall meet at least one of the criteria listed in items F.8.a or F.8.e. For additional information, call the Water Quality Engineer at (805) 662-6737.

¹⁵ County of Ventura PCSWMP form is available at <http://onestoppermit.ventura.org> under Surface Water Quality Section's “Forms” tab. For additional information, call the Water Quality Engineer at (805) 662-6737.

stormwater. For complete definition refer to the 2011 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

For more information refer to <http://onestoppermit.ventura.org> under Surface Water Quality Section or call Water Quality Engineer at (805) 662-6737.

The copy of the Ventura Countywide Technical Guidance Manual (TGM) for Stormwater Quality Control Measures is available at <http://www.vcstormwater.org/index.php/publications/manuals/tech-guide-manual>.

F.9. Floodplain Management¹⁶

- a. If the project, including any site grading, is proposed to be located within a 100-year floodplain but the floodplain boundaries and 100-year base flood elevation on the property have not been determined by FEMA on the Flood Insurance Rate Map (i.e., referred to as an Unnumbered/Approximate 'A' flood zone), a California-licensed Civil Engineer will need to submit hydrologic and hydraulic analyses that determine the boundaries, base flood elevation, and velocity of the 100-year floodplain and, if applicable, the Regulatory Floodway. A California-licensed Land Surveyor can provide current topography of the property as part of the submitted engineering analyses. If the project is not located within an Unnumbered/Approximate 'A' flood zone, please check the "N/A" box and proceed to Item F.9.b. **N/A** ☒
- b. If the project, including site grading, is proposed to be located in close proximity to a boundary of a Regulatory Floodway or a boundary of a 100-year floodplain, as delineated on the current ('Effective') or latest FEMA-issued ('Preliminary') Flood Insurance Rate Map, a California-licensed Civil Engineer, Architect, or Land Surveyor will need to submit a scaled site plan, using current topography, verifying the location of the proposed project in relation to the floodway/floodplain boundary. Please proceed to F.9.c; however, if the project is not located within a floodway/floodplain, please check the "N/A" box and proceed to Item F.9.d. **N/A** ☒
- c. If the project is proposed to be located within a 100-year floodplain, please list all proposed structures (habitable and non-habitable, site grading, and any new or replacement utilities and services (electrical, mechanical, heating, ventilation, plumbing). Please proceed to F.9.d.

- d. If the project is proposed to be located within the Silver Strand or Hollywood Beach coastal communities, specifically, please provide the following elevation information.¹⁷ If the project is not located within these communities, please check the "N/A" box. **N/A** ☒

(1) Elevation (Mean Sea Level) of the localized flooding spillpoint for the subject property: _____ msl.

¹⁶ County of Ventura Floodplain Management Ordinance, Title 44 Code of Federal Regulations Sections 59, 60, 65, and 70.

¹⁷ Please see the Public Works Public Information Counter to obtain an instruction handout.

- (2) Elevation (Mean Sea Level) of the crown of fronting street (measurement taken at mid-point of the property frontage): _____ msl.

F.10. Geology, Site Grading, and Drainage

- a. If the project involves site grading activities, please provide the following information. For projects that do not involve grading activities, please check the "N/A" box and proceed to Item F.10.b. Please be advised that **all projects involving new construction require the submission of three copies of a soils report.** N/A ☐

- (1) Please provide the following statistics on the proposed site grading activities:

(a) Area to be graded: 55,000.00 sq. ft. _____ acres

(b) Slope ratio of steepest finished slope (horizontal feet/each vertical foot): _____

(c) Height of highest finished slope (from top to bottom): 5.00 ft.

- (d) Please state whether or not the graded soil is proposed to be balanced on-site during construction, or proposed to be reused during the landscaping phase of the project.

Balanced on-site

- (e) If the proposed project would result in the export of materials, please provide the following information. If the project does not involve the export of materials, please check the "N/A" box and proceed to Item F.10.a(1)(f). N/A ☒

- (i) Types of materials to be exported:

- (ii) Location to which excess materials would be transported:

- (iii) Proposed truck route to the location where the materials would be transported:

- (f) If the proposed project would require the import of materials, please provide the following information. If the project does not involve the import of materials, please check the "N/A" box and proceed to Item F.10.a(1)(g). N/A ☒

- (i) Types of materials to be imported:

(ii) Location from which the materials would be imported:

(iii) Proposed truck route from the materials site to the proposed project site:

(g) For all projects involving new construction or grading activities, **please submit three copies of a soils report**. If the project does not involve new construction or grading activities, please check the "N/A" box and proceed to Item F.10.a(1)(h). **N/A** ☐

(h) For all projects involving new construction or grading and that are located within a hillside or Geologic Hazard Area, **please submit three copies of a geology report**. If the project does not involve new construction or grading in any of these areas, please check the "N/A" box and proceed to Item F.10.a(1)(i). **N/A** ☐

(i) Please describe any features that have been included in the project description to control the creation of dust.

water trucks will be used to control the creation of dust during ground disturbing activities.

b. **Please submit four copies of a drainage study**, if the project would result in: a change in the amount of impervious area within the project site; any change on local drainage patterns; a subdivision; and/or any additional storm water runoff onto adjacent property or public roads. If the project does not require a drainage study, please check the "N/A" box and proceed to Item F.11. **N/A** ☐

The drainage study must conform to the following requirements and must include (but is not limited to) the following information:

(1) The drainage study must be prepared, signed, and stamped by a California Registered Civil Engineer.

(2) The drainage study must conform to the Ventura County Road Standards, as well as the Watershed Protection District's standard, which is that there must not be an increase in peak runoff rate in any storm frequency.¹⁸

¹⁸ For a checklist of the requirements for drainage studies, please see the Watershed Protection District's "Requirements for CEQA Hydrology Submittals," which is available at vcwatershed.org (select Resources/Hydrology Info), and the Ventura County Road Standards, which are available at the Transportation Department Public Counter.

(3) The drainage study must:

- (a) Calculate and address the potential increase in the peak runoff rate that would be generated by the proposed project;
- (b) Describe all proposed and existing drainage facilities;
- (c) Identify if the project would generate additional storm water run-off onto adjacent private property or any public road right-of-way;
- (d) Identify if the drainage from the project site would be directed or tie into the existing storm drain facilities/ditches;
- (e) Identify if the project would result in any change on local drainage patterns; and,
- (f) Identify if the capacity of the existing local drainage facility is adequate to accept the peak runoff created by the project.

(4) The drainage study must include all hydrology and hydraulic calculations used in preparing the drainage plan. The hydrology and hydraulic calculations must be prepared according to the Ventura County Flood Control District Hydrology Manual and the Ventura County Public Works Agency, Transportation Department's, Road Standards.¹⁹

F.11. Trip Generation

a. Traffic Studies: **A traffic study is required** for projects that have the potential to create impacts to:

- The State Route (SR) 118/SR 34 intersection, SR 34, SR 118 in the Somis Area, Santa Rosa Road, Moorpark Road, and SR 33 in the Casitas Springs Area; and/or,
- County thoroughfares, state highways, and intersections that are operating below level of service D.

A traffic study may also be required for:

- Any project that is estimated to generate 10 or more peak-hour trips. Examples of projects that would generate 10 or more peak-hour trips include:
 - Residential development of 10 units or more;
 - Commercial office projects of 4,400 square feet or more;
 - Other commercial projects or medical office projects of 2,400 square feet or more;
 - Any fast food restaurant project; and,
 - Manufacturing or industrial projects of 6,000 square feet or more.
- With unclear project descriptions, and on land uses that are not represented in the ITE Trip Generation Manual or the SANDAG Brief Guide of Vehicular Traffic Generation Rates.

¹⁹ Please check the Transportation Department Requirements for drainage study submittals. A checklist of requirements may be obtained from the Public Counter.

- For temporary construction projects with construction periods exceeding six months generating more than 10 peak hour trips or 100 daily trips.²⁰

If a traffic study is required for the proposed project, please complete a "Work Scope for Traffic Impact Analysis" form and submit it to the Transportation Department for review and approval—prior to preparing the Traffic Study. Please contact the Permit Intake Coordinator for the "Work Scope for Traffic Impact Analysis" form.

- b. Was a traffic study prepared for the proposed project? ☐ Yes ☒ No

If so, **please submit three copies of the traffic study.** If not, please summarize the trip generation estimates for the proposed project by completing the following table by using the trip generation information provided by the Permit Intake Coordinator:

Trip Generation Estimates								
Land Use	Trip Generation Code ²¹	Size/Number of Units	Average Daily Trips (ADT)		Peak Hour Trips			
			Rate	Trips	A.M.		P.M.	
					Rate	Trips	Rate	Trips
Existing Trip Generation Estimates								
11 staff members			2.00	22.00	0.00	0	1.00	11
10 daytime visitors			2.00	10.00	0.00	0	1.00	5
TOTAL			---	32.00	---	0	---	16
Proposed Project Trip Generation Estimates								
11 staff members			2.00	22.00	0.00	0	1.00	11
10 daytime visitors			2.00	10.00	0.00	0	1.00	5
TOTAL			---	32.00	---	0	---	16

- c. If the proposed project involves the legalization of a lot or a currently unpermitted land use, please answer the following question. If not, please check the "N/A" box and proceed to Item F.11.d. **N/A** ☒

Does the proposed project involve the renewal of an entitlement for, and an expansion of, a land use that existed prior to 1985? ☐ Yes ☐ No

If the answer is "yes," **please provide documentation that indicates the land use existed prior to 1985.**

²⁰ For more information, please see the Transportation Department's Traffic Impact Study and SR 118 and SR 34 Procedures for Initial Screening brochures, which are located at the Public Works Agency, Engineering Services Department, Development and Inspection Services Division's Public Counter. Also, please be advised that if a project has the potential to generate traffic that would affect a city's roadway network, the traffic study will need to address the city's requirements for traffic studies.

²¹ Trip generation estimates should be based on the SANDAG Vehicular Traffic Generation Rates which can be found on line at: http://www.sandag.org/uploads/publicationid/publicationid_1140_5044.pdf. To convert Truck trips to Passenger Car Equivalent (PCE), it should be multiplied by three.

- d. For agricultural, commercial, institutional, and industrial projects, please state the number, type (e.g., deliveries), and frequency of vehicle trips that will result from the proposed project. For all other projects, please check the "N/A" box and proceed to Item F.11.e. **N/A** ☐

Vehicle Type	Number	Frequency (per day)
delivery trucks	2	
TOTAL	2	---

- e. **Traffic Control Plan:** For projects that involve special events (e.g., weddings, festivals, animal shows, and pumpkin patches), or any detour, road closures, or partial road closures on County Roads, **please submit a Traffic Control Plan** written by a traffic control professional, which includes the following information.

- (1) The use of trained and qualified traffic control officers (off-duty safety officers);
- (2) Advance warning and changeable message boards; and,
- (3) Any other measures as appropriate.

If the project does not require a Traffic Control Plan, please check the "N/A" box and proceed to Item F.12.
N/A ☒

F.12. Hazardous Materials/Waste and Fire Protection

- a. With the exception of applications that only involve Zone Changes (i.e., applications that do not include an accompanying discretionary entitlement or subdivision application), **please submit a completed "Certification Statement of Hazardous Waste/Substance Site"** which is included with this application packet. If the application only involves a Zone Change, please check the "N/A" box and proceed to Item F.12.b. **N/A** ☐
- b. For non-residential projects, please describe the type and quantity of hazardous materials (e.g., motor oil, oil filters, paints, solvents, fertilizers, or chemicals) and wastes utilized and/or stored on-site, by providing the following information. For residential projects, please check the "N/A" box and proceed to Item F.12.c. **N/A** ☒

Hazardous Material or Waste	DOT Hazard Classification	IBC/IFC Hazard Class	Largest Container/ Tank (ft ³ , lbs., or gal.)	Total Amount (ft ³ , lbs., or gal.)

- c. Please describe any underground hazardous materials storage tank(s) that are proposed to be installed, removed, and/or used. If the project is located on an active Leaking Underground Fuel Tank (LUFT) site,

please describe the status of the case. If the project site does not have an underground hazardous materials storage tank or involves a LUFT site, please check the "N/A" box and proceed to Item F.13.

N/A ☒

F.13. Noise

- a. Existing Noise Environment: Please describe the sources of noise surrounding the project site by completing the following table. A noise study may be submitted in lieu of providing the information requested below.²²

Noise Source (e.g., Railway or Roadway)	Approximate Distance Between the Source of the Noise and the Project Site (feet)
McAndrews Road	160.00

- b. Please describe the noise that would be generated by the proposed project, as well as noise to which proposed uses would be subject, by providing the following information.²³

(1) Noise Sensitive Uses:

- (a) Does the project involve the use of dwellings, schools, hospitals, nursing homes, churches, or libraries? ☒ **Yes** ☐ **No**

If the answer is yes, please proceed to Item F.13.b(1)(b). If the answer is no, please proceed to Item F.13.b(2).

- (b) Is the project site located:

- (1) Within a noise contour that identifies areas with ambient noise levels that are 60 db(A) CNEL or greater, surrounding a roadway or airport?²⁴ ☐ **Yes** ☒ **No**

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

²² See Footnote 16 (above).

²³ For the definitions, measurement, and thresholds/standards relating to noise, please see the: *Ventura County General Plan Goals, Policies and Programs* (2008, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; *Ventura County General Plan Hazards Appendix* (2005, §2.16), which is available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>; and/or, *Ventura County Initial Study Assessment Guidelines* (February 2011, Section 19, "Noise and Vibration"), which are available on-line at <http://www.vcrma.org/planning/ceqa/isag.html>

²⁴ See the *Ventura County General Plan Hazards Appendix* (2005, §2.16), or consult the Permit Intake Coordinator for maps that identify the locations of the noise contour lines that indicate areas around roadways and airports within Ventura County, which experience noise levels that are at least 60 dB(A) CNEL.

- (2) Within 500 feet of a railroad, industrially designated area, or other relatively continuous noise source?²⁵ ☐ Yes ☒ No

If the answer is yes, **please submit a noise study** that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines*.

(2) Noise-Generating Activities:

Noise-Sensitive Use	Typical Noise-Sensitive Time Period	Does the project involve the use of noise-generating equipment, vehicles, or machinery within 500' of the noise sensitive use during the typical noise-sensitive time period(s)?*
Hospital or Nursing Home	24 hours	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Single-Family or Multi-Family Dwelling	7:00 PM to 7:00 AM, Monday through Friday; and, 7:00 PM to 9:00 AM, Saturday, Sunday, and Local Holidays	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
School, Church, or Library	Anytime when in operation.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

* When answering this question, please consider all phases of the project (e.g., vegetation removal, grading, construction, and long-term operational phases of the project).

If the answer is yes to any of the items above, please submit a noise study that complies with the requirements of the *Ventura County Initial Study Assessment Guidelines* and/or *County of Ventura Construction Noise Threshold Criteria and Control Measures* (as applicable).

Alternatively, you may forego the preparation of a noise study, if you are willing to accept a condition on the entitlement that will prohibit the noise-generating activities during the typical noise-sensitive time period(s) for the noise-sensitive use(s). If you would like to forego the preparation of a noise study by accepting the condition that will limit the time periods when the noise-generating activities may occur, please check the following box. ☒

²⁵ See the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps (as appropriate) to determine the project site's proximity to industrially-designated areas. Links to the Ventura County General Plan Land Use, Existing Community, and Area Plan Maps are available on-line at <http://www.vcrma.org/planning/plans/general-plan/index.html>

F.14. Utilities

- a. Utilities: Please identify all of the utilities that would provide service to the project site, by completing the following:

Utility	Name	Address	Phone Number	Email Address
Gas	So Cal Gas Company	P.O. Box 3150 San Dimas, CA. 91773	(800) 427-2000	
Electricity	So Cal Edison	10060 Telegraph Rd Ventura, CA 93004	(800) 655-4555	
Phone				
Cable				

- b. Electricity:

(1) What is the projected amount of electrical usage (peak KW/Hours/Day)? _____

- (2) Do existing lines have to be increased in number or size? ☐ Yes ☒ No
If yes, please describe:

- (3) Do overhead electrical facilities require relocation or under grounding? ☐ Yes ☒ No
If yes, please describe:

- (4) Please indicate the length of new offsite electrical transmission and distribution facilities that are required to serve project. If the project does not involve the installation of new offsite electrical transmission and distribution facilities, please check the "N/A" check box. N/A ☒

- c. Natural Gas:

(1) Please indicate the expected amount of gas usage: _____

- (2) Do existing gas lines have to be increased in size? ☐ Yes ☒ No
If yes, please describe:

- (3) Do existing gas lines require relocation? ☐ Yes ☒ No
If yes, please describe:

- (4) Please indicate the length and size of new offsite gas mains that are required to serve the project. If the project does not involve the installation of new offsite gas mains, please check the "N/A" box and proceed to Item F.15. **N/A** ☒

F.15. Agricultural Resources

For projects located within rural-, agricultural-, and open space-designated areas, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☐

- a. Important Farmland Inventory: Please list the amounts of classified farmland²⁶ that will be covered by permanent pavement or permanent flooring as a result of the proposed project.

(1) Prime Farmland	0.00	acres
(2) Statewide Importance Farmland	0.00	acres
(3) Unique Farmland	0.00	acres
(4) Local Importance Farmland	0.00	acres

- b. Please describe how the project's design will minimize the loss of agricultural soils.

The new retreat/canteen building is designed in an area that is already disturbed to minimize the loss of agricultural production on the property. The relocated Lawrence building will be put in an existing cleared area.

- c. For purposes of land use compatibility, the distance from new structures, as well as outdoor uses, to the lot lines adjacent to neighboring farmland will be measured and evaluated. Please contact the Agricultural Land Use Planner (rudy.martel@ventura.org or (805) 477-1620, Ext. 3) for details.
- d. Is the property subject to an LCA Contract? ☐ **Yes** ☒ **No**

If the answer is "No," please proceed to Item F.15.e. If the answer is "Yes," please provide the LCA Contract Number: _____

²⁶ Information on the amount of classified farmland located on the project site may be obtained from the Resource Management Agency GIS Department. Please contact Mr. Jose Moreno, M.A., GISP, GIS Supervisor, at (805) 477-1585, or jose.moreno@ventura.org, to obtain this information.

- e. Animal Keeping and Husbandry/Vector Control: For projects that involve animal keeping or boarding activities, please provide the following information. For projects that do not involve animal keeping or boarding activities, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

(1) The number and species of animals that are proposed to be kept or boarded on-site.

(2) The proposed animal waste handling activities (e.g., the frequency of collection, storage and disposal).

(3) For projects involving animal husbandry uses and which require a Tract Map or Conditional Use Permit ("CUP"), **please submit two copies of a Manure Management Plan.**²⁷ For all other projects, please check the "N/A" box and proceed to Item F.16. **N/A** ☒

F.16. Solid Waste, Recycling, Greenwaste, and Composting Operations

For projects involving solid waste, recycling, greenwaste processing, or composting operations, please complete F.16.a through F.16.c.²⁸ For projects not involving these types of facilities or uses, please check the "N/A" box and proceed to Item F.17. **N/A** ☒

- a. Composting Operations: If the project involves composting operations, **please complete the Environmental Health Division's "Supplemental Questionnaire for Proposed Compost Projects,"** which is available at the Environmental Health Division Public Information Counter. For projects that do not involve composting operations, please check the "N/A" box and proceed to Item F.16.b. **N/A** ☒

b. For other solid waste, recycling, or greenwaste processing operations, please describe the:

(1) Type of material to be processed, stored or disposed:

²⁷ For the requirements of a Manure Management Plan, please see the Watershed Protection District's "Guidelines for Preparing a Manure Management Plan (MMP)" which is available at the Watershed Protection District, Groundwater Section.

²⁸ County Ordinance No. 4308 requires facilities engaging in commercial composting, or facilities that chip, grind, and process green material and sell products derived from these operations, to enter into a contract with the County. (To review Ordinance No. 4308, go to www.wasteless.org. Select "Landfills, Disposal, Refuse Collection"/Ordinances.)

(2) Type of equipment that will be utilized:

(3) The amount of material stored on-site:

(4) The storage time of materials on-site:

- c. **Solid Waste Dust Control:** Does the project involve any solid waste operations? ☐Yes ☒No
If the answer is "yes," please submit three copies of a dust control plan and odor impact and minimization plan.²⁹

F.17. Air Quality

- a. **Air Emissions:** Please provide the following information on known sources of air emissions surrounding the project site (e.g. manufacturing, industrial, herbicide applications, and roadways).

(1) Air Emission Source(s):

(2) Approximate distance between the emissions source and the project site: _____ feet

- b. **Air Pollution Emitting Devices:** Please indicate if any equipment or devices associated with the project will release air emissions that may require an Air Pollution Control District ("APCD") Permit to Operate or an APCD Permit to Construct.³⁰ If the project does not require either of these APCD Permits, please check the "N/A" box and proceed to Item F.18. **N/A** ☒

F.18. Commercial, Agricultural, Institutional, and Industrial Projects Operational Characteristics

For commercial, agricultural, institutional, or industrial projects, please answer the following questions. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

²⁹ Please contact the Resource Management Agency, Environmental Health Division, or the Air Pollution Control District for additional information on the requirements for a dust control plan and odor impact and minimization plan.

³⁰ Please see APCD Rule 10, Permits Required, which is available on-line at:
<http://www.arb.ca.gov/DRDB/VEN/CURHTML/R10.PDF>.

- a. **Materials:** For commercial, agricultural, and industrial projects, please describe in detail the type of materials used, stored, sold and/or processed, and the processes that are proposed. If the project only involves an institutional use, please check the "N/A" box and proceed to Item F.18.b. **N/A** ☒

- b. **Existing Operations:** For project sites that are currently developed with commercial, agricultural, institutional, and/or industrial uses, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☐

- (1) How many employees work on the property? Please indicate the days and hours that they work, as well as the number of employees/shift.

We are estimating 16 staff/employees at the KFA site. Five staff members will live at the site. The other 11 employees work 10:00am to 4:00pm

- (2) For multi-tenant buildings and structures, please provide the number of tenants that exist on the subject property. For project sites that do not have multi-tenant buildings and structures, please check the "N/A" box and proceed to Item F.18.c. **N/A** ☒

_____ Tenants

- (3) Please provide the days and hours of operation of each business located on the property.

n/a

- c. **Proposed Operations:** For commercial, agricultural, institutional, or industrial projects, please provide the following information. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☐

- (1) Please list the proposed daily number of:

Employees: _____ 16

Customers: _____

Guests: _____ 22

Visitors of the Facilities: _____ 10

Employees that will Reside on the Subject Property: _____ 5

- (2) Please list the days and hours of operation of the facilities, and the total number of days of operation/year.

Days and Hours: 11:00am - 4:00pm Mon - Sun Total Number of Days/Year: _____

- (3) Please describe how security will be provided.

Staff living on site

- (4) For projects that involve gas stations, please indicate the proposed number of fuel pumps. For projects that do not involve gas stations, please check the "N/A" box and proceed to Item F.18.c(5). **N/A** ☒

_____ Fuel pumps

- (5) For projects that involve car washes, please indicate the proposed number of stalls. For projects that do not involve car washes, please check the "N/A" box and proceed to Item F.18.c(6). **N/A** ☒

_____ Stalls

- (6) For projects that involve hotels, schools, hospitals, or care facilities, please indicate the proposed number of each of the following. For projects that do not involve these types of uses/facilities, please check the "N/A" box and proceed to Item F.18.c(7). **N/A** ☒

_____ Rooms of the building _____ Guests _____ Clients

- (7) Please describe any uses, operations, or structures that would produce light, glare, or heat, as well as any methods that would be used to shield, enclose, or otherwise control the light, glare, or heat. If the project would not produce light, glare, or heat, please check the "N/A" box and proceed to Item F.18.d. **N/A** ☒

- d. **Wireless Communications Facilities:** For projects involving wireless communications facilities, please provide the Federal Communications Commission Lease Agreement number or FRN number. For all other projects, please check the "N/A" box and proceed to Item F.18.e. **N/A** ☒

Lease Agreement Number: _____ FRN Number: _____

- e. **Mining Projects:** For all projects involving mineral resource extraction projects, please submit a Mining Reclamation Plan that meets the requirements of the Surface Mining and Reclamation Act ("SMARA"). Please see the following website for the requirements of a Mining Reclamation Plan: <http://www.conservation.ca.gov/omr/Pages/index.aspx>. If after reviewing the SMARA requirements you have additional questions, please contact Ebony McGee at (805) 654-5037 or ebony.mcgee@ventura.org. For all other projects, please check the "N/A" box and proceed to Item F.19. **N/A** ☒

f. Oil and Gas Exploration and Production: For all projects involving oil and gas exploration and production, please answer the following questions: For projects that do not involve oil and gas exploration, please check the "N/A" box and proceed to Item F.19. **N/A** ☒

(1) Will hydraulic fracturing, acid well stimulation treatment, or other well stimulation treatments be performed? (per Public Resources Code §3150 seq.) For projects that do not involve well stimulation treatments please check "No" box and proceed to Item F.19

☐ Yes ☒ No

(2) What hazardous materials will be used as part of the well stimulation treatment and in what quantities? (per Public Resources Code §3160)

(3) How much water will be used for the well stimulation and where will it come from (supply source)? (per Public Resources Code §3160(b)(2)(D) and §3160(d)(1)(C))

(4) How much liquid waste will be generated from the well stimulation treatments and where will it be disposed of? (per Public Resources Code §3160 seq.)

F.19. Tract Map, Parcel Map, Conditional Certificates of Compliance, and Parcel Map Waiver Supplemental Information

For Tract Map, Parcel Map, and Parcel Map Waiver applications, please submit the following information that is required for your application. For all other projects, please check the "N/A" box and proceed to Item F.20.

N/A ☒

- a. For all Tract Map, Parcel Map, Conditional Certificates of Compliance, and large lot subdivision applications, **please submit an original and one copy of a signed Public Easement Certification Form.**³¹ For all other projects, please check the "N/A" box and proceed to Item F.19.b. **N/A** ☒
- b. For all Tract Map, Parcel Map, Conditional Certificates of Compliance and Parcel Map Waiver applications, **please submit two copies of a Preliminary Title Report and title policy that are less than one year old and current**, showing evidence of insurability for all parcels involved in the project.³² For all other projects, please check the "N/A" box and proceed to Item F.19.c. **N/A** ☒
- c. For Parcel Map Waivers, **please submit the following additional items.** For all other projects, please check the "N/A" box and proceed to Section F.20. **N/A** ☒
 - (1) **Seven to 21 copies of new legal descriptions**³³—prepared by a person who is licensed to practice land surveying—that are acceptable for recordation.
 - (2) **Two copies of the draft, unsigned documents to modify the deeds of trust** between all financial institutions having interest in the properties and the property owners.
 - (3) For lot line adjustments involving multiple property owners, **two copies of draft, unsigned grant deeds** proposed to effectuate the title transfer between the property owners with a legal description for the portion being transferred.
 - (4) **One original and two copies of a signed owner's certificate**³⁴ (as shown in the title report) and notarized. Each property owner must sign and have their signature notarized on the appropriate certificate (exactly as shown in the vesting title report), as follows:
 - Individual - For use by individual property owners (up to four property owners may be listed on this form).
 - Partnership - For persons signing on behalf of a partnership that owns the property. **Please submit a copy of the agreement** to verify the partnership signatures.
 - Corporate - For persons signing on behalf of a corporation that owns the property. **Please submit a copy of the articles of incorporation** to verify the signatures.
 - Attorney in Fact - If someone is signing as attorney in fact for the owner verifying documents.
 - Trustee- If the property is held in trust, all trustees are required to sign as trustees of that trust.
 - (5) One original of the **Lender's Acknowledgment form**,³⁵ signed and notarized by all lenders wherein the subject parcels are used as collateral for a loan, if financed.

F.20. Legal Lot Requirement

Has the Planning Division issued a Preliminary Legal Lot Determination for the property? ☐ Yes ☒ No

³¹ A Public Easement Certification Form is available at the Planning Division Public Information Counter.

³² For Parcel Map Waiver applications, do not change ownership or lenders during the processing of the Parcel Map Waiver application as it may void processing and delay your project.

³³ Please contact the Permit Intake Coordinator using the information provided in the instructions to this application packet, to determine the exact number of copies that will be required for your project.

³⁴ An owner's certificate is available at the Planning Division Public Information Counter.

³⁵ A Lender's Acknowledgement Form is available at the Planning Division Public Information Counter.

- a. If the answer is "no," please proceed to Item F.20.b. If the answer is "yes," what was the finding of the Preliminary Legal Lot Determination?

- b. If the Planning Division has not issued a Preliminary Legal Lot Determination for the property, please describe by what means (e.g, Tract Map, Parcel Map, Parcel Map Waiver, or Certificate of Compliance) the property gained its current configuration, making sure to include the map citation (e.g., "8 MR 14 36 PM 4") or project case number (e.g., "PMW 1046" or "SD06-0031"). However, if the Planning Division has not issued a Preliminary Legal Lot Determination for the property, and you do not have information on the means by which the property gained its configuration, please submit an application for a Preliminary Legal Lot Determination prior to submitting an application for your project.³⁶ If the project does not require a Preliminary Legal Lot Determination, please check the "N/A" box. **N/A** ☐

PMW/LLA 840

F.21. Existing Physical Features and Development on, and Surrounding, the Project Site

- a. Please describe the physical features of the project site. Physical features that should be described include, but are not limited to:

- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
- Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, hillsides, and Geologic Hazards Areas.³⁷
- Wildlife habitat (e.g., woodlands or chaparral habitat).

The property drains in the southerly direction. There are no other distinct physical attributes of the property.

- b. For project sites that are located within rural-, agricultural-, or open space-designated areas, please describe the agricultural activities that exist on-site (e.g., types of crops that are cultivated and/or animal keeping or husbandry activities that occur). For projects that are not located within these areas, please check the "N/A" box and proceed to Item F.21.c. **N/A** ☐

³⁶ For more information on how to determine if a project site would be located on a legal lot, and for Preliminary Legal Lot Determination applications, please see <http://www.vcrma.org/planning/programs/legal-lots/index.html>.

³⁷ To determine if the project site is located within a Geologic Hazards Area, please see the Ventura County General Plan Hazards Appendix (Last Amended on November 15, 2005, Chapters 2.2 through 2.5), which is available on-line at: <http://www.vcrma.org/planning/plans/general-plan/index.html>

There are citrus trees on the property and an herb garden.

- c. Please describe the physical features surrounding the project site. Please include the following physical features and indicate where they are located in relation to the project site [e.g., direction (north, south, east, or west) in relation to, and distance from, the project site]:

- Creeks, streams, drainage facilities, drainage patterns, and all other types of wetlands.
- Distinctive topographical and/or scenic features, such as the Pacific Ocean, mountain ranges, and hillsides.
- Wildlife habitat (e.g., woodlands or chaparral habitat).
- Local access to the project site including (but not limited to) County and city roadways, as well as private roadways or driveways.
- Regional access to the project site, which typically consists of State and Federal freeways and highways.
- If agricultural activities occur on properties that are located adjacent to the project site, please describe the types of crops that are cultivated.

There are citrus orchards to the east and south of the property. There is an unnamed tributary to Reeves Creek located approximately 230 ft east of the eastern property line.

- d. Please describe the existing development on adjacent properties surrounding the project site by completing the following table. Please describe the types of uses (e.g., agriculture, residential, recreation, open space/vacant, retail sales, wholesale, multi-tenant office space, or manufacturing and assembly plant), buildings, and structures on properties that are adjacent to, or across a roadway from, the subject property.

Direction	Building, Structure, or Outdoor Use	Use(s)	Approximate Height or Number of Stories	Proximity to Project Site
North	rural residential	residences	2 stories	20 to 60 feet
South	water tanks	Water storage for Senior Cn	25 feet	20 feet
East	rural residential	residences	2 stories	60 feet
West	n/a	n/a	n/a	n/a

e. Please answer the following questions related to Military Operation Areas.³⁹

(1) Is your project within 1,000 feet of a military installation?

☐ Yes ☒ No

(2) Is your project beneath a low-level "military training route" flight path?

☐ Yes ☒ No

(3) Is your project within a special use "restricted" airspace?

☐ Yes ☒ No

F.22. Cultural Resources

a. Has the project site been subject to any archaeological, historical, and/or paleontological resource surveys?

☒ Yes ☐ No ☐ Unknown

b. Is there a building or structure that is 50 years old or older that will be demolished or otherwise impacted by the proposed development?

☒ Yes ☐ No ☐ Unknown

If the project has been subject to an archaeological, historical, and/or paleontological resource survey, **please submit a copy of the report or any documentation regarding the survey** as part of your application. Please be advised that:

- If it is found that the project site is located on, or within the vicinity of, known archaeological, historical, and/or paleontological resources, or has not been previously surveyed for the presence of these resources, an analysis of potential impacts to the resources might be required as part of the environmental review of your project;
- Typically all project sites that are Designated Cultural Heritage Sites³⁸ will require an analysis of potential impacts to the cultural resources as part of the environmental review of your project; and,
- Buildings or structures that are at least 50 years old might qualify as historical resources, the impacts to which are required to be analyzed as part of the environmental review of the project.

F.23. Biological Resources

a. Has an Initial Study Biological Assessment been conducted by a Qualified Biologist for this project?

☒ Yes ☐ No

³⁸ Please contact the Planning Division Counter or the Permit Intake Coordinator to determine if the project site qualifies as a Designated Cultural Heritage Site. You will need to present the Assessor's Parcel Number (APN) to the Planning Counter staff or the Permit Intake Coordinator to obtain this information.

³⁹ In accordance with State Senate Bill 1462, please respond to these questions by visiting the County of Ventura's public mapping tool "County View," located at <http://gis.ventura.org/countyview>. Once you have located your project's appropriate parcel, click "Parcel Report." Once the Parcel Report opens, scroll down to "Hazards" to find the subsection titled "Military Operations Area." The information presented in the Parcel Report will assist you in answering the questions.

If No, be advised that all projects that could impact sensitive biological resources must provide an Initial Study Biological Assessment (ISBA) with the project application. This includes projects located-on or adjacent-to land with native vegetation, on land within 300 feet of watercourses or wetlands, on land used by animals for movement between habitats, or on land that provides other habitat for sensitive species. Discuss your specific project with the Planning Division staff to determine if an ISBA will be required.

F. 24. Protected Trees

Will any trees protected by the Ventura County Tree Protection Ordinance be potentially impacted by this project? ☒ **Yes** ☐ **No**

Note: Potentially impacted trees include not only the protected trees that are directly part of this request, but also any other protected trees whose tree protection zones (TPZs) are within 20 feet the limits of the construction area (including access drives and utility easements). This includes trees growing on adjacent parcels if their TPZ extends onto the subject parcel. The TPZ extends out from the trunk to 5 feet beyond the dripline, or a minimum of 15 feet from the trunk, whichever is greater.

If Yes, provide the following information.

- Has an Arborist Report, prepared in compliance with the Content Requirements for Arborists Reports, been submitted? ☒ **Yes** ☐ **No** (If No, please consult with the Planning Division.)
- Has all other required documentation per the *Submittal Requirements for Tree Permits & Authorizations* been submitted? ☒ **Yes** ☐ **No** ☐ **Unsure**
- Number of prior protected trees removed from the parcel for reasonable access to or use of property:
No. of oaks: _____ No. of sycamores: _____ No. of other protected trees: _____ Unknown ☒
- Number of prior protected trees removed from the parcel for agriculture within the last 12 months?
No. of trees: 0 Unknown ☐
- Provide the following information about any potentially impacted protected trees. Complete one row for each tree or stand of trees of the same species, heritage status, action and general location.

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
Ex.	5	Oak	No	Remove	Back of lot; near SE corner of proposed building.
1	2	Victorian Box	yes	remove	Located under the west end of the footprint of the proposed Retreat/Canteen building.
2					
3					
4					

ID #	No. of Trees	Tree Species	Heritage (90+ inches girth*)	Action (remove, alter, encroach)	Tree Location (include reference to a fixed landmark)
5					

*Girth is the circumference of the trunk, generally measured at 4.5 feet above the ground. (This position may vary depending upon where the waist of the tree is—the narrowest trunk point is typically the goal—and many other factors.) If there are multiple trunks, measure each and add their measurements together; for heritage trees only the two largest trunks are measured.

- f. Have any of the above actions (removal, alteration, encroachment) already occurred?

☐ Yes ☒ No

If Yes, explain (include tree or tree stand ID#): _____

Date work was performed: _____

- g. Reason for the above request (indicate if more than one reason, e.g., one oak tree (ID# 1) is hazardous per Arborist Report and 4 oak trees (ID# 2-4) need to be removed to construct building):



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

Receipt No.: **606558**

Receipt Date: **02/09/2017**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: PL17-0012
Record Type: Planning Discretionary Entitlement
Parcel Number: 0290033240
Property Address: 1098 MC ANDREW RD

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Balance Due
Computerized Legal Notice Mailing Labels	239605	1.00	\$161.00	\$161.00	
Vicinity Map/Aerials for Application Submittals Per Sheet	239605	1.00	\$16.00	\$16.00	
EHD - All other projects	239605	1.00	\$1,198.00	\$1,198.00	
PWA Review - Conditional Use Permit	239605	1.00	\$2,450.00	\$2,450.00	
CUP5 (Recreational vehicle park, camps, and campground	239605	1.00	\$1,500.00	\$1,500.00	
			\$5,325.00	\$5,325.00	\$0.00

NOTE: This receipt may not list all related entitlements. Where a project requires the filing of multiple land use entitlement applications, a single deposit fee with no billing limit may be assessed and collected. This single deposit fee shall be the highest of the required filing fees or deposits associated with the multiple land use entitlements and there shall be no billing limit. This calculation of a single deposit fee shall be in addition to and separate from the calculation and payment of a Late Filing Fee.



Discretionary Project Reimbursement Agreement

County of Ventura • Resource Management Agency and Public Works Agency
800 South Victoria Avenue, Ventura, CA 93009 • www.vcrma.org/planning

Check all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Site Plan Adjustment/Permit Adjustment | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Tree Permit Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision Application (PM/TT) | <input checked="" type="checkbox"/> Major/Minor Modification |
| <input type="checkbox"/> General Plan Amendment/Zone Change | <input type="checkbox"/> Land Conservation Act (LCA) Contract |
| <input type="checkbox"/> Parcel Map Waiver (LLA, Merger, LLS, LES, CS) | <input type="checkbox"/> Conditional Certificate of Compliance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Development Permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other: _____ |

PROJECT NO. PL17-0012

I, Jacob Sluijter, the undersigned, hereby authorize the County of Ventura to process the above referenced permit request in accordance with the Ventura County Ordinance Code. I am depositing \$ \$950 to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates, which I understand are in the most current fee schedules of each county agency. I also understand that these costs apply even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

- Staff time from some County of Ventura departments and agencies spent processing my request will be billed against the available deposit. ***"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors, interested parties, attendance and participation at meetings and public hearings, and preparation of staff reports and other correspondence.***
- If processing costs exceed the available deposit, I will receive periodic invoices payable upon receipt.**
Please initial to show you have read and understand condition 2. JS
- If the final cost is less than the available deposit fee, the unused portion of the available deposit, including retention, will be refunded to me.
- If the final cost is more than the available deposit fee, **I agree to pay the difference according to the terms set by the County.**
- If I fail to pay any invoices within 30 days of the billing, the County may either stop processing my permit application, or after conducting a hearing, deny my permit request altogether. If I fail to pay any invoices after my application is granted, I understand that my permit is subject to revocation. Any work on any subsequent or concurrent permit applications will cease until all unpaid fees are paid in full.
- Fees are due and payable within 30 days of billing. Invoices unpaid after thirty (30) days will incur a 2% late fee, compounded monthly.



Certification Statement of Hazardous Waste or Substance Site

County of Ventura • Resources Management Agency • Planning Division

800 S. Victoria Ave, Ventura, Ca. 93009 • 805 654-2478 • www.vcrma.org/planning

PERMIT NO.

A.P.N.

Pursuant to the requirements of Section 63962.5 of the California Government Code, I certify that the project site for the above entitlement is not located on the State list of identified hazardous waste/or hazardous substance sites. I have reviewed the State Water Resources Control Board Geotracker website¹ and determined that the project site for the above entitlement is not located on the State list of identified hazardous waste or hazardous substance sites.

Applicant or Representative
(Print)

Applicant or Representative
(Sign)

Date

¹ <http://geotracker.waterboards.ca.gov/>

KRISHNAMURTI FOUNDATION OF AMERICA
PROJECT DESCRIPTION FOR
RETREAT CAMP
1098 McANDREW ROAD, OJAI, CA

2017 1st
Submission

The mission statement for the Krishnamurti Foundation of America (KFA) is to advance public understanding and realization of human potential by means of the study of the teachings of Jiddu Krishnamurti. On February 13, 1997, KFA was granted Conditional Use Permit (CUP) 3697 for an adult educational center and religious retreat. On June 13, 2013, a permit adjustment was approved for the addition of a yoga pavilion. KFA is now requesting a CUP modification application for the following:

1. A 20 year time extension of CUP 3697;
2. A change of use from an adult educational center and religious retreat to a camp for adult education and religious retreat purposes. A camp is defined in the County of Ventura's Non-Coastal Zoning Ordinance (NCZO) 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."
3. An increase in the size of the CUP boundary to include all of APNs 029-0-030-24, -25, -26, -27 and -28 for a total of 11.12 acres. All of the APNs are zoned R-E 5 acre;
4. The addition of the following new structures to the property:
 - a. A 6,738 s.f. Retreat/Canteen building that will have overnight accommodations for 12 guests and 3 full-time staff and will include a kitchen and dining area;
 - b. A 3,168 s.f. solar array roof structure built approximately 17 ft above grade, that will provide shade for a 700 s.f. informational display area;
 - c. A 1,000 s.f. maintenance/garage building;
 - d. A 180 s.f. ADA accessible public restroom built adjacent to the Pine Cottage;
 - e. A 400 s.f. shade structure;
 - f. A 120 s.f. storage building and a hand washing station adjacent to the yoga pavilion;
 - g. Three 25,000 gallon underground, rainwater capture tanks placed in strategic locations on the property in order to best capture rainwater to use for landscape irrigation purposes;
5. The relocation of the historically significant 450 s.f. Lawrence Cottage from its existing location near the Ayra Vihara building to another location on the property. The 410 s.f. laundry/storage building near the Ayra Vihara building was not deemed to have any historical significance and will be demolished to allow for the construction of the new Retreat/Canteen building. In looking at the CUP 3697 site plan, it appears that this laundry/storage structure was identified as part of the Ayra Vihara structure, but it has always been an adjacent, separate structure from the Ayra Vihara residence.
6. The Ayra Vihara, Pine Cottage Annex, Archives Building (now called the Administration Building), Garage/Storage Building and the Yoga Pavilion will all remain in the Retreat Camp CUP. The Pine Cottage will be converted from a residence to a library/study hall/meeting room. Please see the CUP site plan for locations of all of the existing and proposed structures.
7. There is a mobile office shown on the CUP site plan. It is not a permanent structure, it is on wheels and is stored on the property at the location shown on the CUP site plan.

The number of staff and daytime visitors will not change as a result of this CUP modification. KFA will continue to employ 16 staff, five will be permanent staff living on site. Three staff members will have overnight accommodations in the Retreat/Canteen building, one will have overnight accommodations in the Arya Vihara building and one will live in the relocated Lawrence Cottage. The remaining 11 staff members will work at the camp from the hours of 10:00am to 4:00pm. All of the daytime staff members currently work at KFA, so there will not be an increase in traffic.

The KFA retreat/camp anticipates no change in the number of daytime visitors to the site. They anticipate up to 8 visitors a day Monday through Friday, and between 35 - 40 daytime visitors on the weekends. These visitors arrive at the site anytime between the hours of 11:00 and 4:00 pm and usually stay an average of 2 – 4 hours at a time.

Once a year, KFA organizes an Annual Gathering on a Saturday or Sunday which includes speakers, workshops and dialogues focusing on the teachings of J. Krishnamurti. This typically draws approximately 180 visitors on that day. KFA hosts evening events related to the teachings of Krishnamurti with speakers, including book launches. These events occur a maximum of 24 times a year from 7:00 pm – 10:00pm with a maximum of 80 people attending. KFA also organizes once a week yoga classes in the morning at 10:00am, with a maximum of 25 people attending. Sufficient overflow parking to accommodate these events is included on the site. The number of daytime visitors, and people attending the Annual Gathering, evening events and yoga class, is not expected to change from the current operation.

The typical visitor comes to the KFA camp because they are curious about the life of Jiddu Krishnamurti and want to generally find out more about him and his teachings. They walk around the property, read information available in the library or attend a reading. The length of their stay is typically 2 – 4 hours. However, Scholars of the Krishnamurti Archives come to study the original material pertaining to the teachings of J. Krishnamurti. This includes handwritten manuscripts, letters, photographs, original audio and video recordings and related materials. The scholars' access to original documents in the archives is available by appointment only. Typically there are two Archives Scholars at the site a day between the hours of 11:00 am and 4:00 pm.

The KFA retreat camp will have accommodations for up to 22 overnight guests. The existing Arya Vihara building can accommodate six overnight guests, the existing Pine Cottage Annex can accommodate four overnight guests and the proposed Retreat/Canteen building will have overnight accommodations for up to twelve overnight guests. The overnight guests will arrive at the property between the hours of noon and 3:00 pm.

There is no increase in the number of peak hour traffic trips anticipated as a result of this CUP modification. Additional overnight guests will arrive outside of the peak traffic hours. All parking can be accommodated on site as visitors typically arrive 2 – 4 people per automobile. A parking plan is included in the submittal. The parking spaces in the overflow parking area will only be marked with chalk for occasions when this parking area is needed.

Besides overnight accommodations, the Retreat/Canteen building will include a reception area/bookstore, an office, a laundry room, storage rooms, public restrooms, a kitchen and a dining area that will have seating for 40 guests. Breakfast, lunch and dinner will be served to the overnight guests and staff. Meals will also be available for daytime staff and Archive Scholars, but will not be available for purchase by the general public.

The existing Ayra Vihara, Pine Tree Retreat, Administration Building, and Pine Cottage are all served by existing septic systems as shown on the site plan included in the attached Waste Discharge Report (WDR) application. The new Retreat/Canteen building will be served by two new 3,000 septic tanks for a combined capacity of 6,000 gallons leading to four 30-foot deep by 4 ft 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. All of the onsite wastewater treatment systems are under the permitting authority of the State Regional Water Quality Control Board (RWQCB). A WDR application has been submitted to the RWQCB. It has been deemed complete, a site inspection has occurred and the WDR should be granted soon.

Water is currently provided to the property by the Senior Canyon Mutual Water Company. There is an approved WAL on file at the County PWA for Senior Canyon, and a revision to that WAL is part of this application.

A cultural resources report was prepared for this CUP modification submittal because the Ayra Vihara residence, the Pine Cottage, the Pine Cottage Annex and the California Pepper Tree located between the Pine Cottage and the Pine Cottage Annex were identified as structures of historical significance by Judy Triem in the 1985 Cultural Heritage Survey. In the survey conducted by the historian hired by KFA to prepare a cultural resources report for this project, the Lawrence Cottage was also identified as a building of historical importance. Because of this designation, the Lawrence Cottage will be moved to another location on site due to construction of the new Retreat/Canteen building.

Also included in this CUP modification submittal is an arborist report because the project will require the removal of 2 heritage trees. As a mitigation for the loss of the heritage trees, KFA will plant 62 new drought tolerant, native tree species, 24" box size.

Camps in the non-coastal areas of Ventura County need to meet specific development and use codes per Section 8107-17 of the NCZO. The amount of development and number of overnight guests and daytime visitors is regulated by the zoning of the property. All of the KFA property is zoned RE-5Ac, so the following restrictions apply:

Minimum lot area shall be 10 acres;

The maximum number of overnight guests/staff: lot size in acres (11.12) x 10.24 = 113

Total daily on-site population of guests, staff and visitors: lot size (11.12) x 20.48 = 227*

**(Section 8107-17.3.4 allows for larger total daily population for special events, the frequency to be determined by the camp's use permit)*

Overnight accommodations are limited to 200 sf for sleeping and restroom/showers *except for permanent staff*. 200 sf/person x 22 guests = 4,400 s.f. KFA will have a total of 4,272 sf for overnight accommodations for guests located in the Ayra Vihara, Retreat/Canteen and Pine Cottage Annex building. Accommodations for permanent staff is exempt.

Building intensity only applies to structures used for camp activities.

Other Roofed Structures or Buildings: 100 s.f. per person allowed in daily on-site population: $100 \times 227 = 22,700$ s.f. is permitted. The KFA retreat camp will have a total of 21,533 s.f. of roofed structures used for camp activities. This excludes structures designated as accessory on the CUP site plan because they are not used for camp purposes.

60% of the total site should remain in its natural state or in agriculture. Current CUP site plan shows 78.95% of the site is open space or agriculture (citrus trees and gardens)

The KFA Retreat Camp meets all of the development standards for a camp as identified above.

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

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.

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.

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 hours³ 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 Vihara structure, in the grassy area east of the Arya Vihara 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

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.

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.*

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.

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					
(H/D) Structure	Year Built / Status*	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF)"
(01) Arya Vitara	1910 / remain	OA / SA	+/- 2507	+/- 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	+/- 1568	+/- 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					
(H/D) 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 VCO Sec. 8105-5. OA = Overnight Accommodations (sleeping + restroom areas). SA = Overnight Accommodations 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)

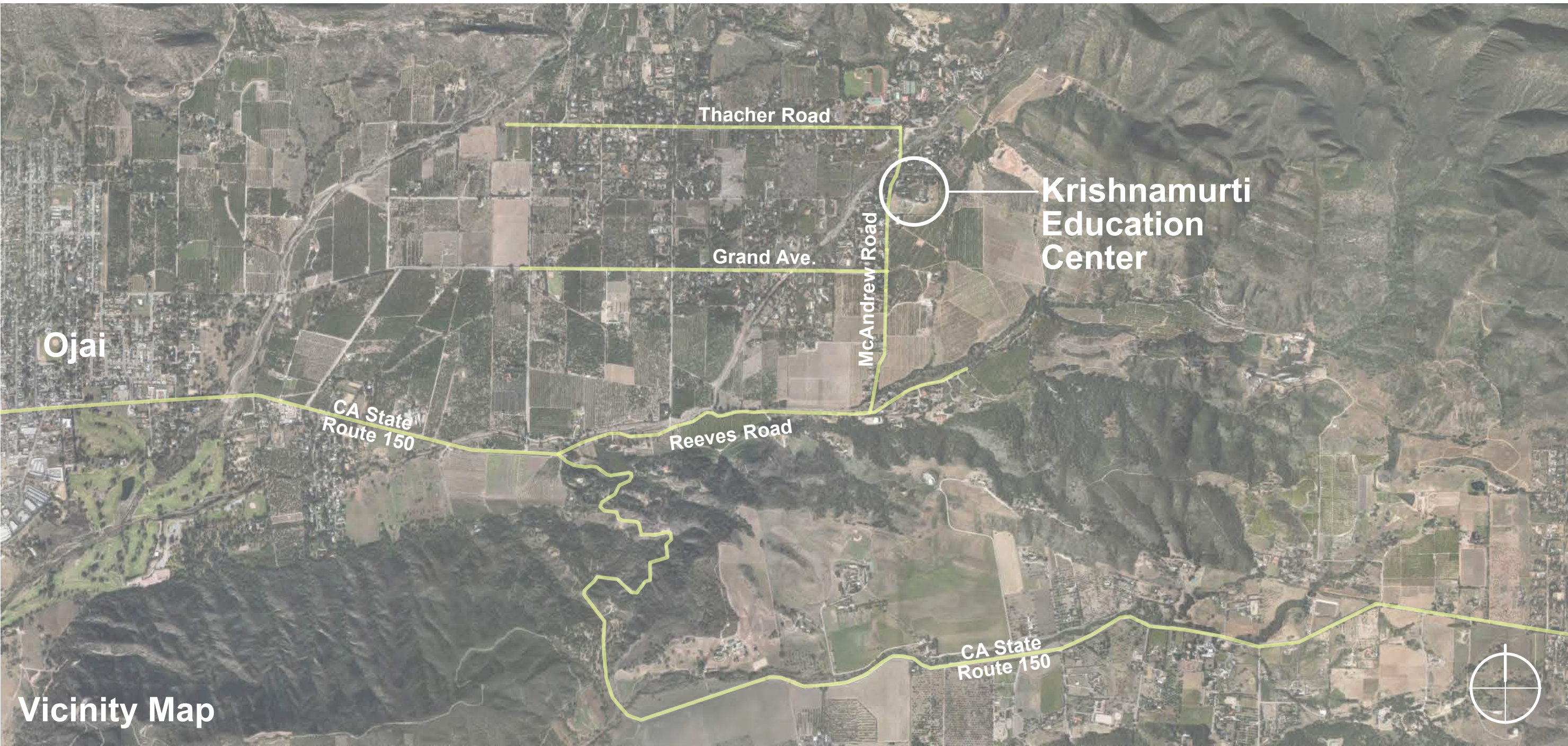
* Total Site Area less Impervious Area
** Total Site Area less Parking and Impervious Areas (roads, buildings, etc.)

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 accommodations 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



Existing Site Aerial
scale: 1" = 50'-0"

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Krishnamurti Education Center

CUP Masterplan Update

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

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APN:
029003328
029003327
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029003325
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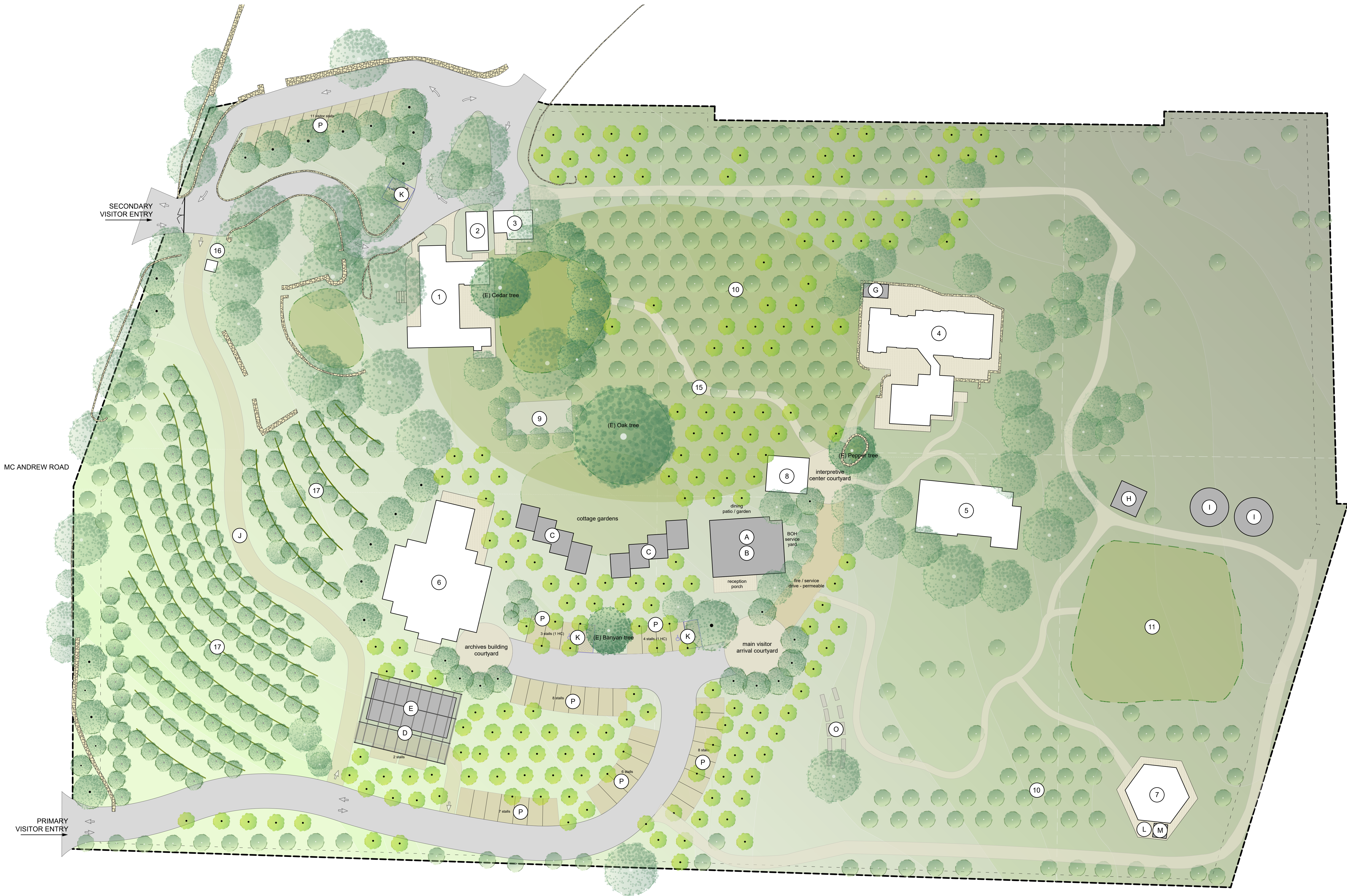
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Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0
CUP Update

02.17.21



EXISTING BUILDING / SITE FEATURE KEY NOTE

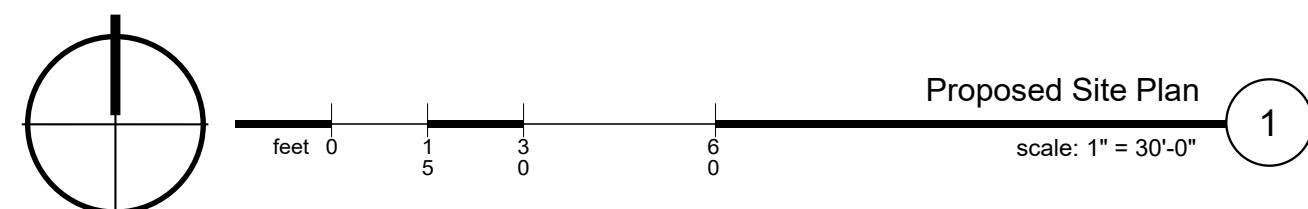
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|---|----------------------------------|
| 01 Arya Vihara - Guest House | 10 Citrus Tree Grove |
| 02 Lawrence Cottage | 11 Vegetable and Flower Garden |
| 03 Laundry | 12 Rear Lawn |
| 04 Pine Cottage - Library / Study Center | 13 Front Lawn |
| 05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

PROPOSED BUILDING / SITE FEATURE KEY NOTE

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

LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN

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



LANDSCAPE NOTES

VCFD fuel modification 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)

Hydrosed low-growing native grasses

permeable parking TYP. - material palette

stalls: decomposed granite

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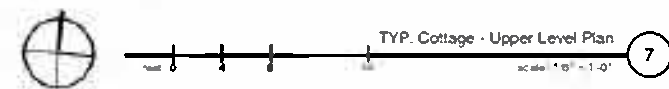
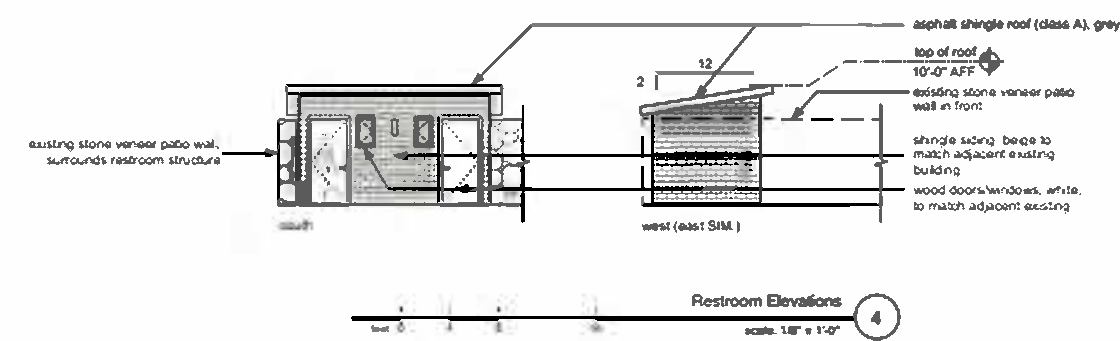
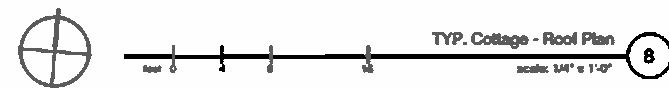
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NOT FOR CONSTRUCTION

Site Plan

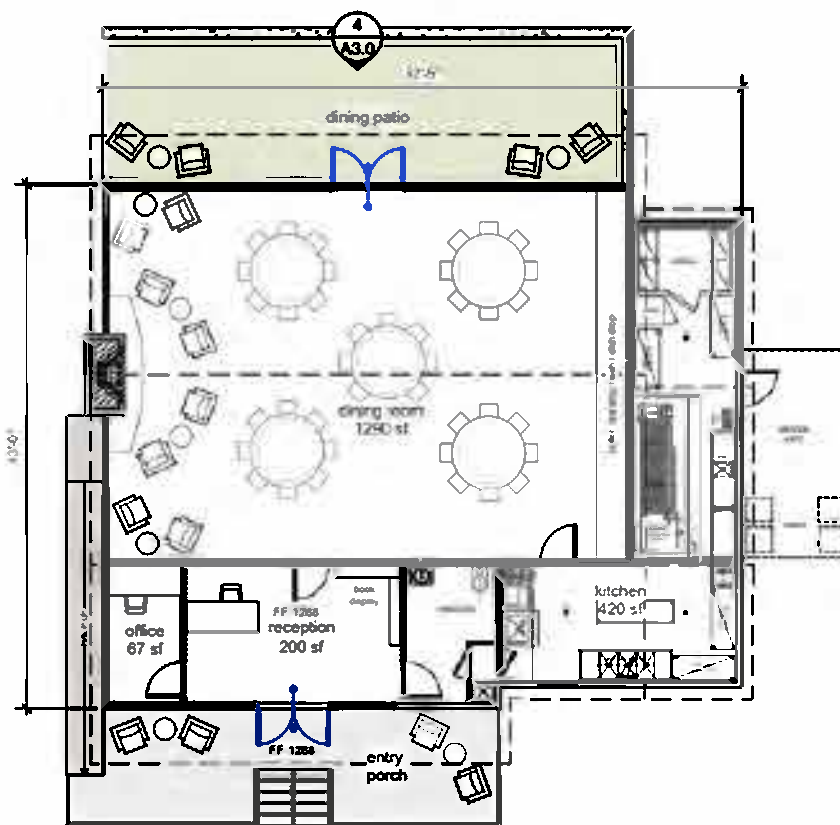
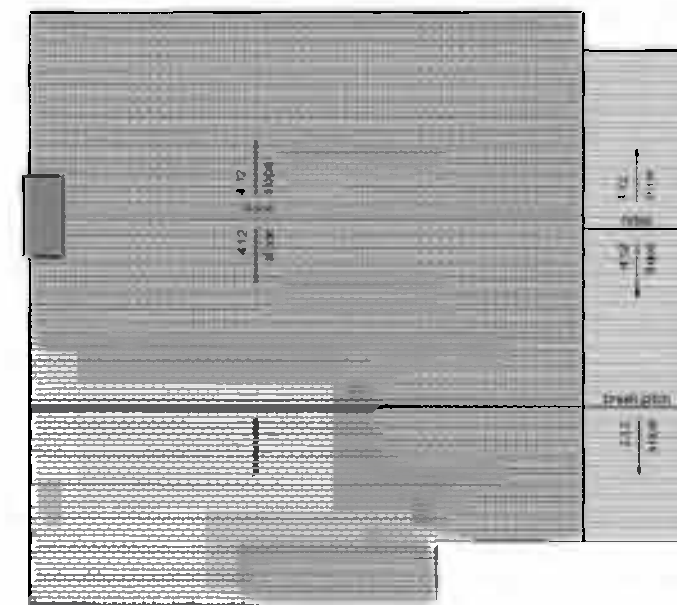
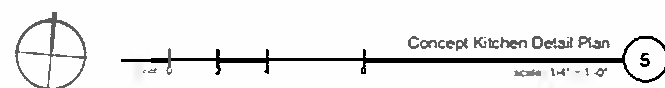
Proposed Site Plan
Architectural & Landscape

A1.0
CUP Update 02.17.21



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



Krishnamurti Education Center

CUP Masterplan Update

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

Address
1098 McAndrew Road
Ojai, CA 93023

APN:
029003328
029003327
029003326
029003325
029003324

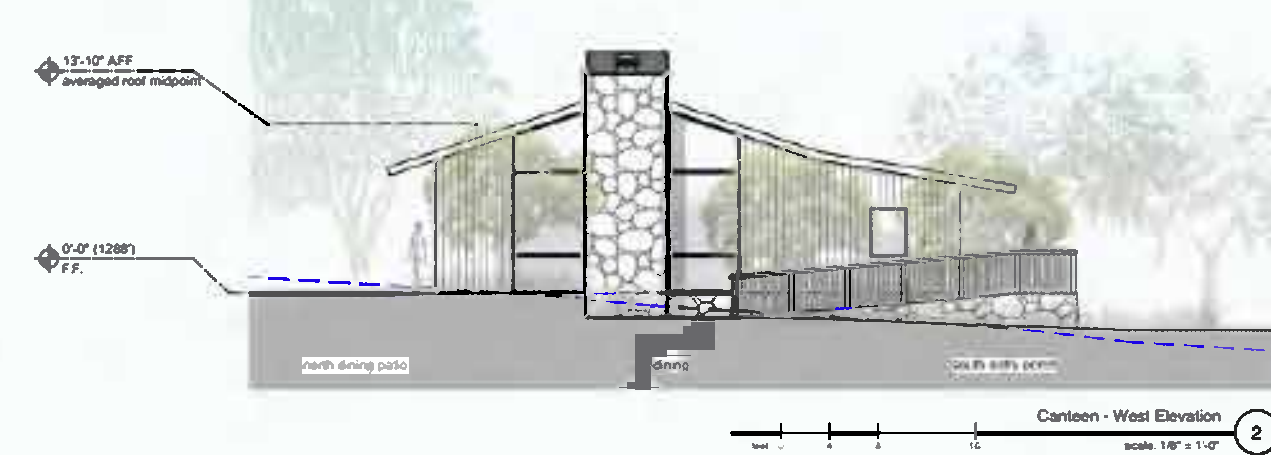
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NOT FOR CONSTRUCTION

Proposed Bdg. Elev.

Canteen + Kitchen
Reception + Bookstore
TYP. Cottage

A3.0
CUP Update 08.26.19

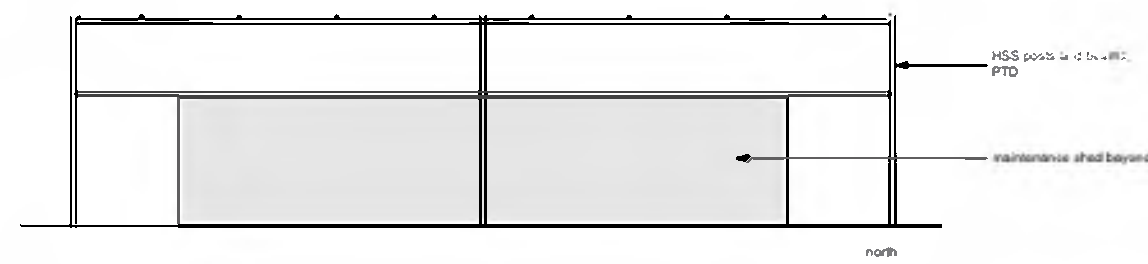
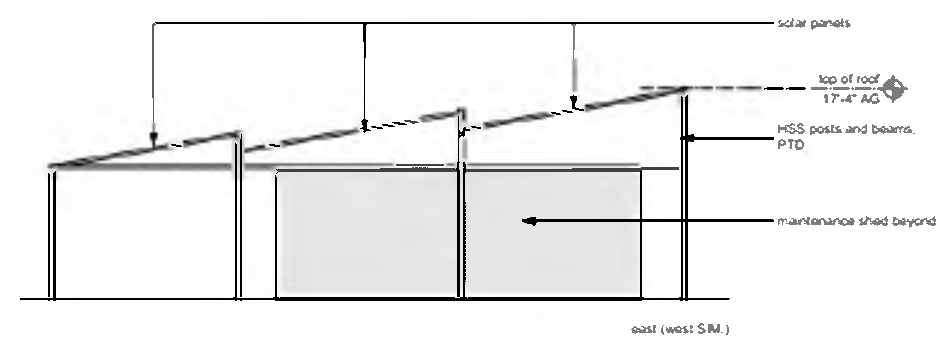


LEGEND: EXTERIOR ELEVATIONS

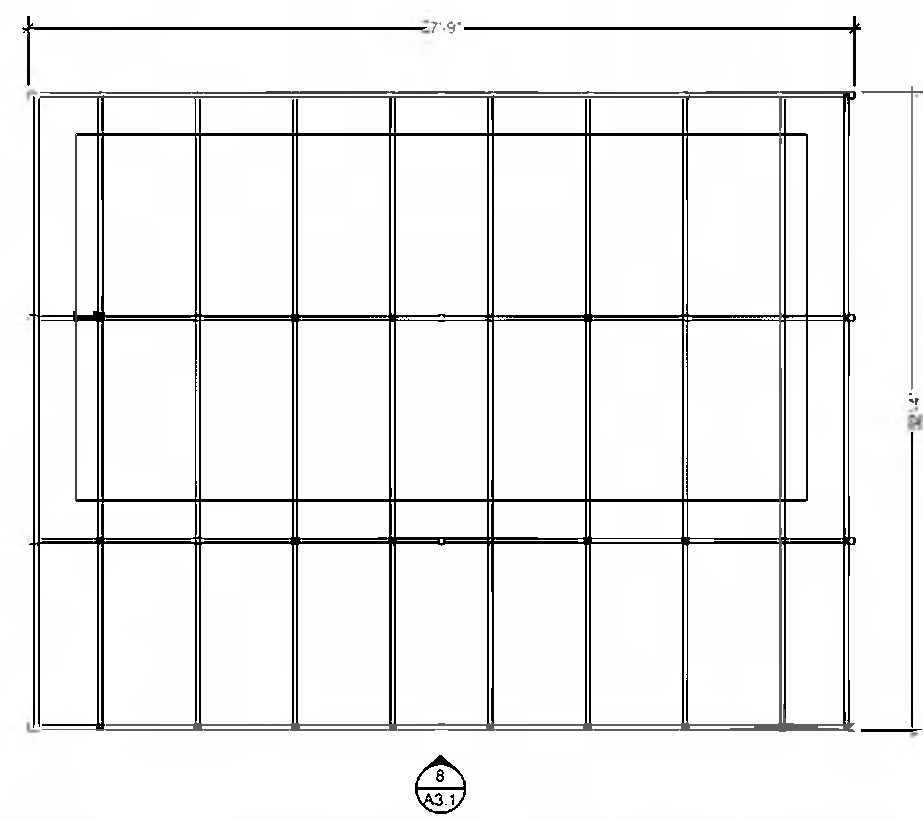
--- existing grade
— proposed grade

LEGEND: EXTERIOR FINISHES

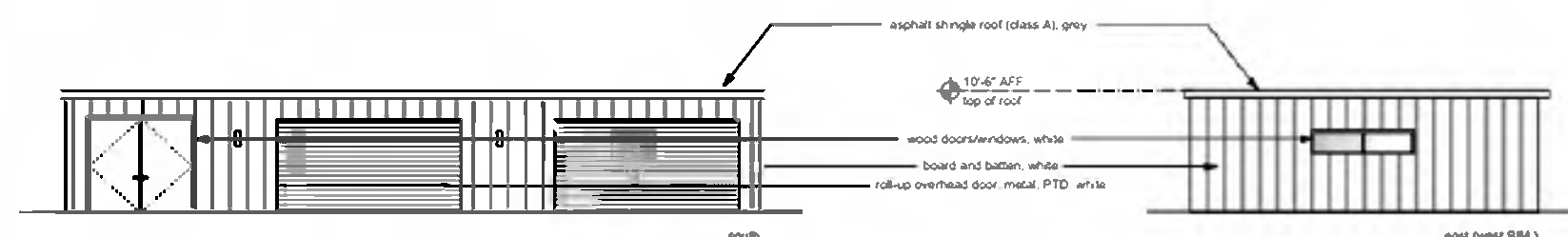
walls: light colored board and batten or metal siding
roofs: grey, asphalt shingle
guard rails: PTD, wood picket, PTD, wood cap
doors and windows: metal clad wood, light colored stone, Ojai sandstone



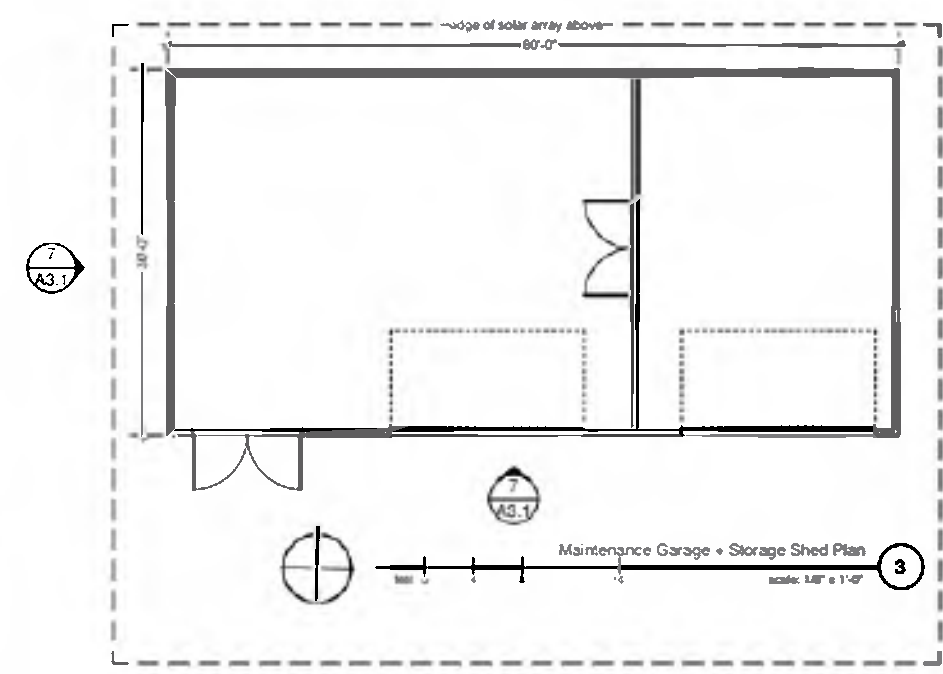
Solar Array Elevations
scale: 1/8" = 1'-0" 8



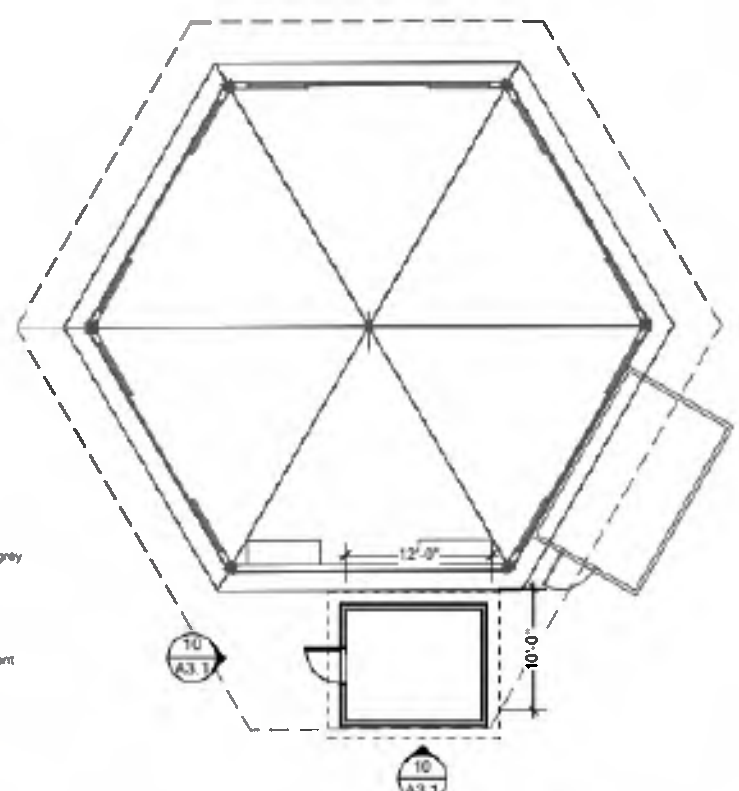
Solar Array Plan
scale: 1/8" = 1'-0" 4



Maintenance Garage/Shed Elevations
scale: 1/8" = 1'-0" 7



Maintenance Garage + Storage Shed Plan
scale: 1/8" = 1'-0" 3

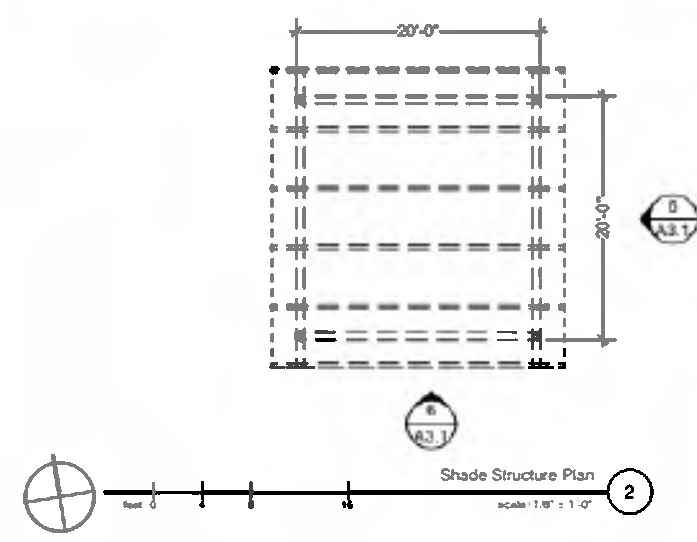


Pavilion Storage Shed Elevations
scale: 1/8" = 1'-0" 10

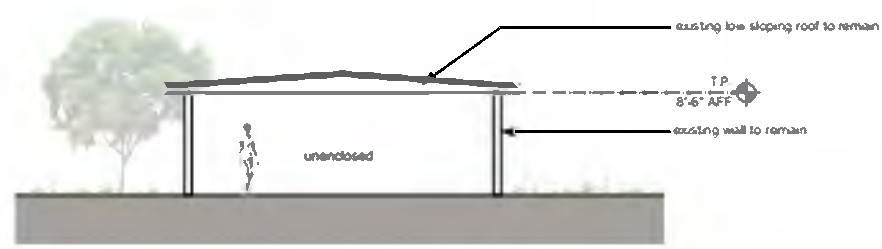
Pavilion Storage Shed Plan
scale: 1/8" = 1'-0" 9



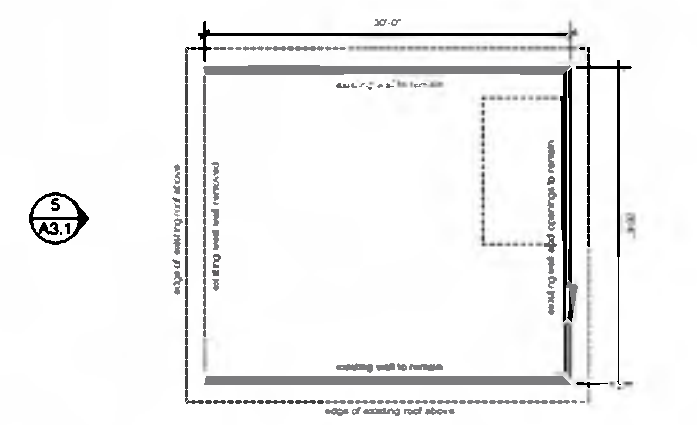
Shade Structure Elevations
scale: 1/8" = 1'-0" 6



Shade Structure Plan
scale: 1/8" = 1'-0" 2



Interpretive Structure - West Elevation
scale: 1/8" = 1'-0" 1



Interpretive Structure Plan
scale: 1/8" = 1'-0" 1



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

stairs: decomposed granite

Blackbird Architects Inc.

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Santa Barbara, CA
93101 USA
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1805.967.1317
www.bbaid.com

project team:

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Jensen Design & Survey
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1805.633.2353

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Van Atta Associates, Inc.
Landscape Architects
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Advanced Geotechnical Services, Inc.
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1805.388.6192

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1805.682.5751

civil engineer

Susanna Cooper
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1805.633.2353

biologist

Sarah Tormont
BioResource Consultants, Inc.
P.O. Box 1539
Ojai, CA 93023
1805.646.9006
1805.646.3870

Krishnamurti Education Center

CUP Masterplan Update

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

Address
1098 McAndrew Road
Ojai, CA 93023

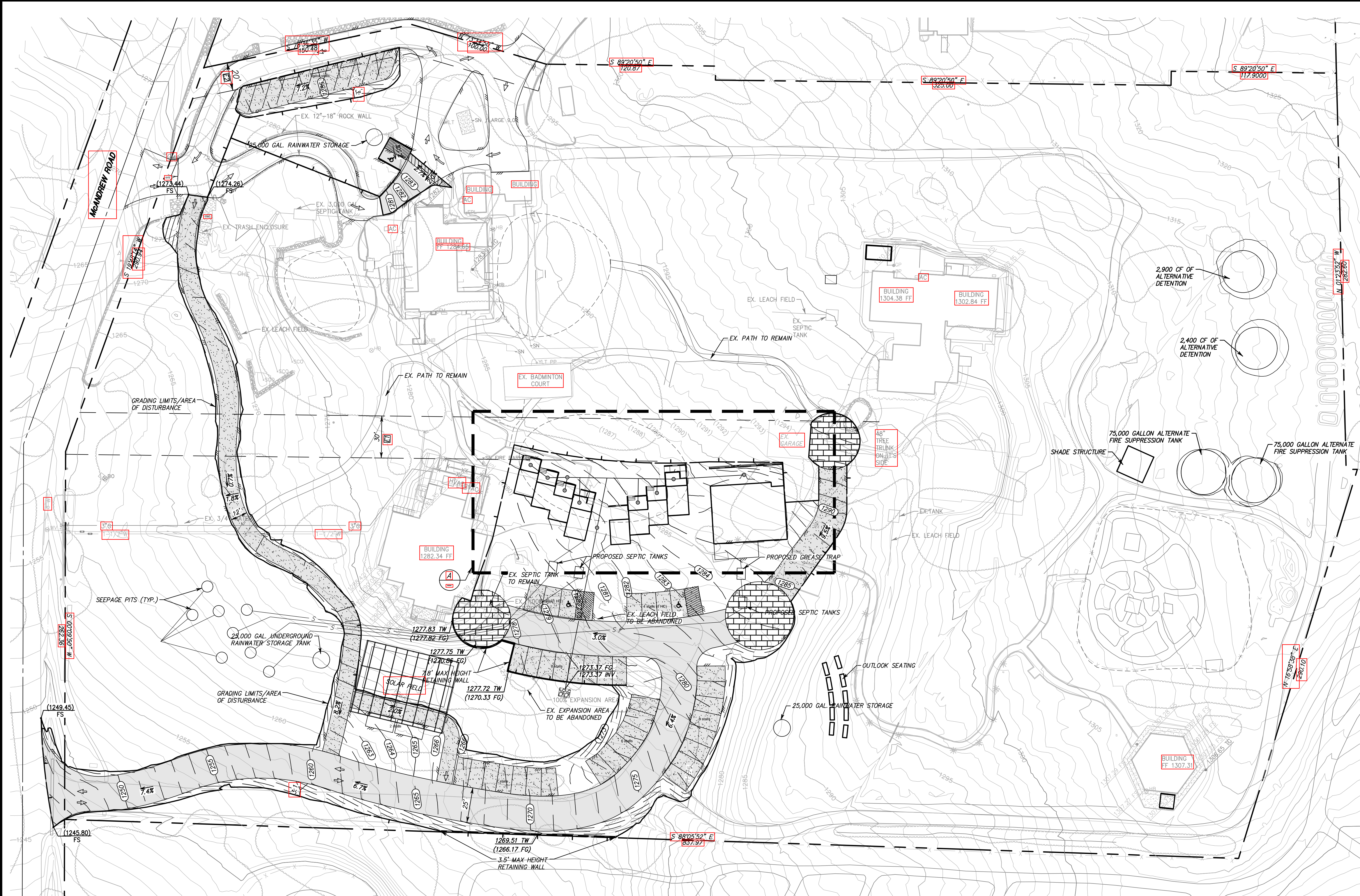
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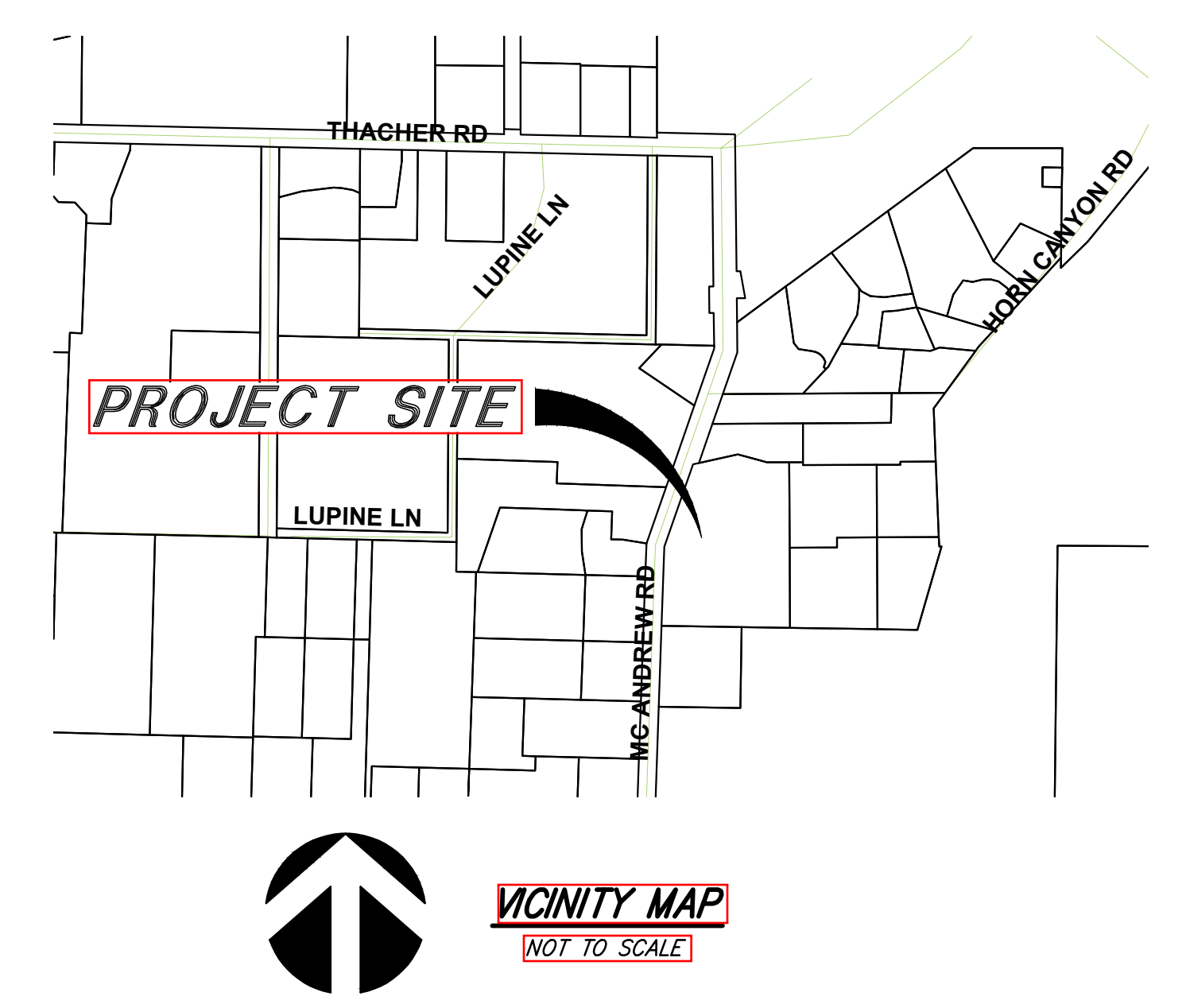
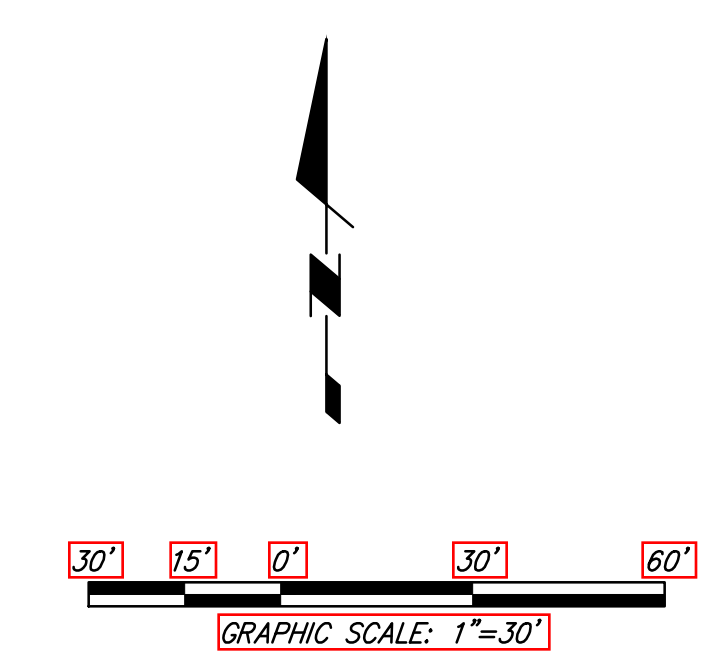
Parking Exhibits

Parking Diagrams



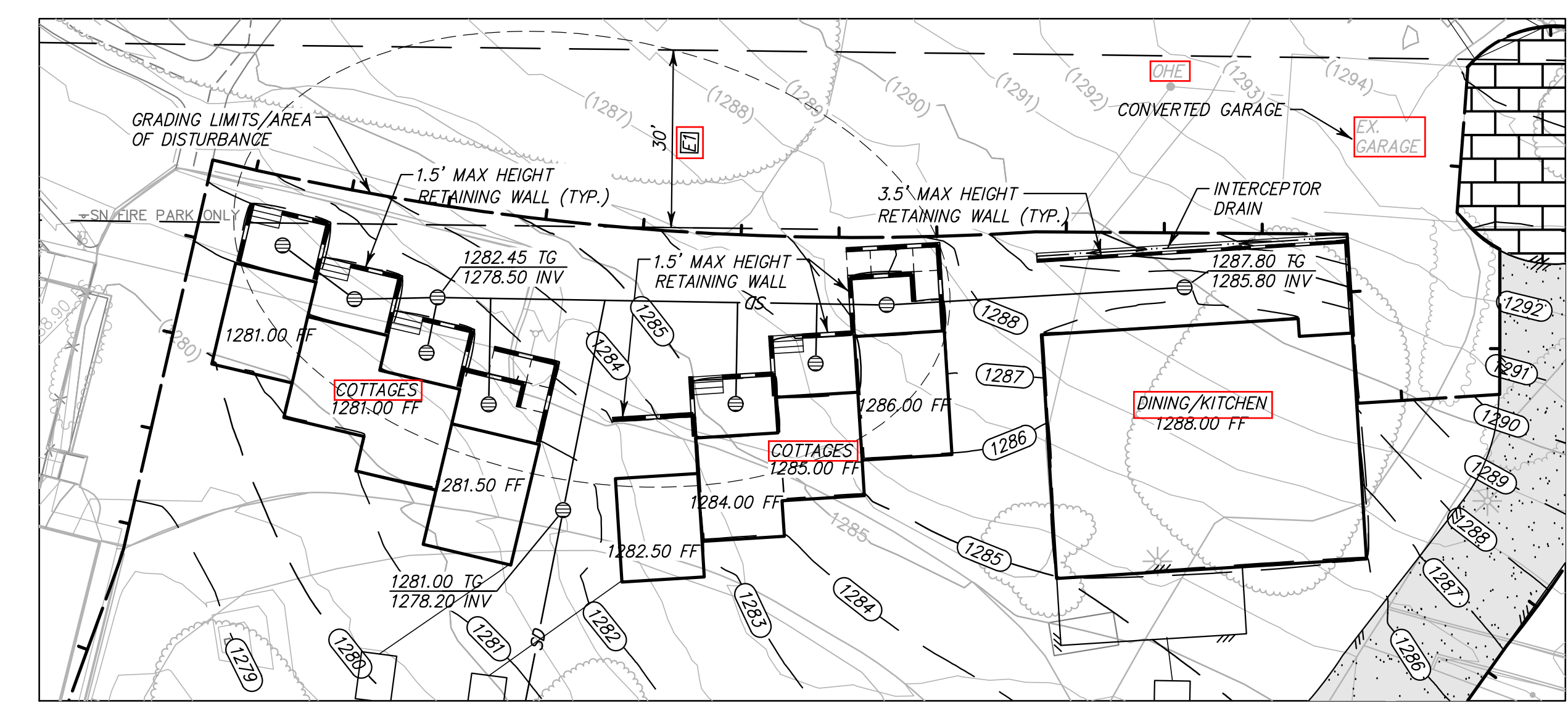
EASEMENTS
1. 30' UTILITY EASEMENT
2. 20' ROAD EASEMENT

AREA OF DISTURBANCE = 2.09 ACRES



LEGEND	
PROPOSED	EXISTING
STORM DRAIN	WATER
SURFACE DRAIN	SEWER
WATER	GAS
SEWER	TELEPHONE
FLOWLINE	WATER VALVE
EASEMENT LINE	FIRE HYDRANT
RETAINING WALL	FIRE HYDRANT
FIRE HYDRANT	STREET LIGHT
AC PAVEMENT	
GRANITE OR GRAVEL PAVEMENT	
PERMEABLE PAVERS	

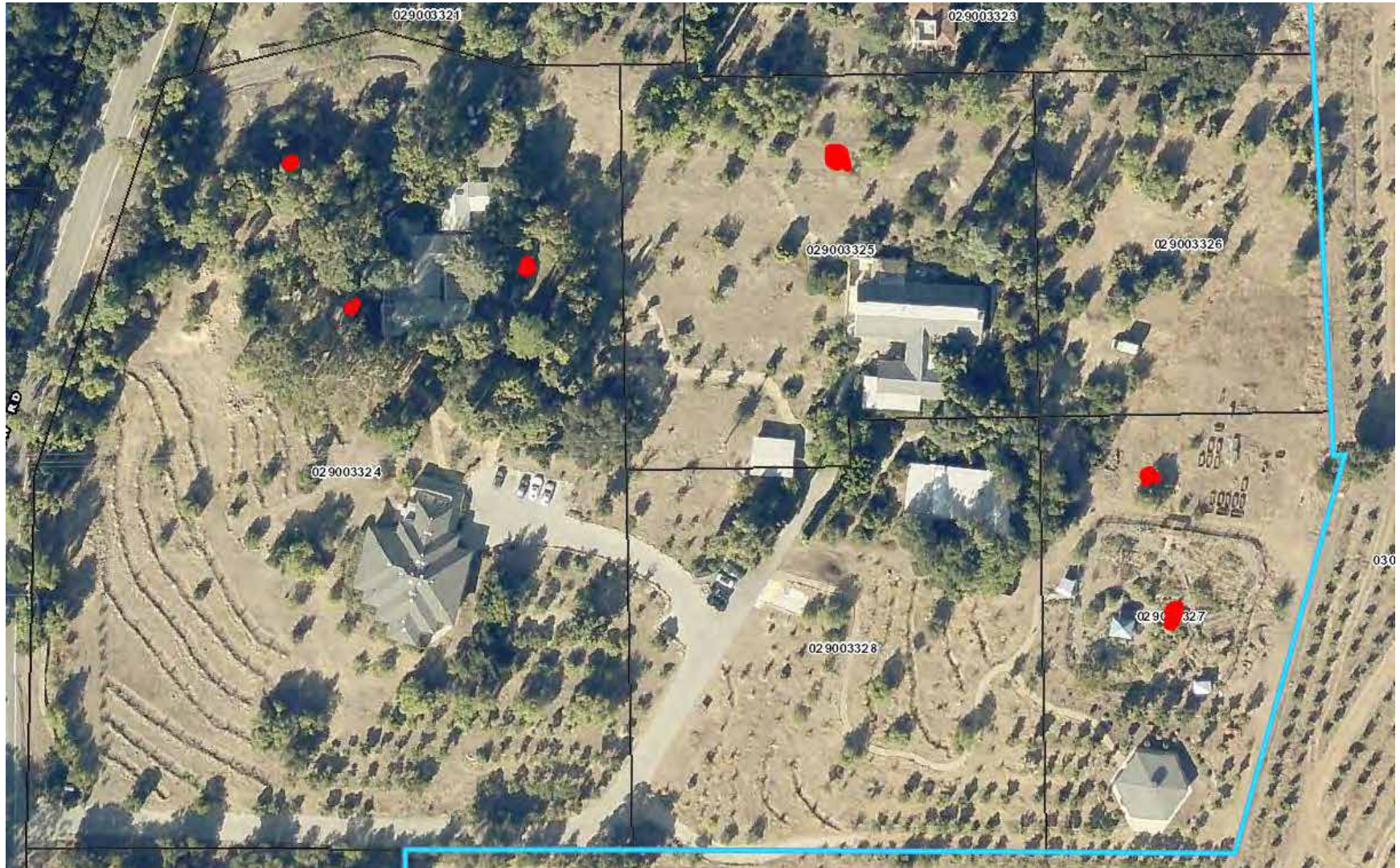
ABBREVIATIONS	
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
PL	FLOW LINE
PVT	PRIVATE

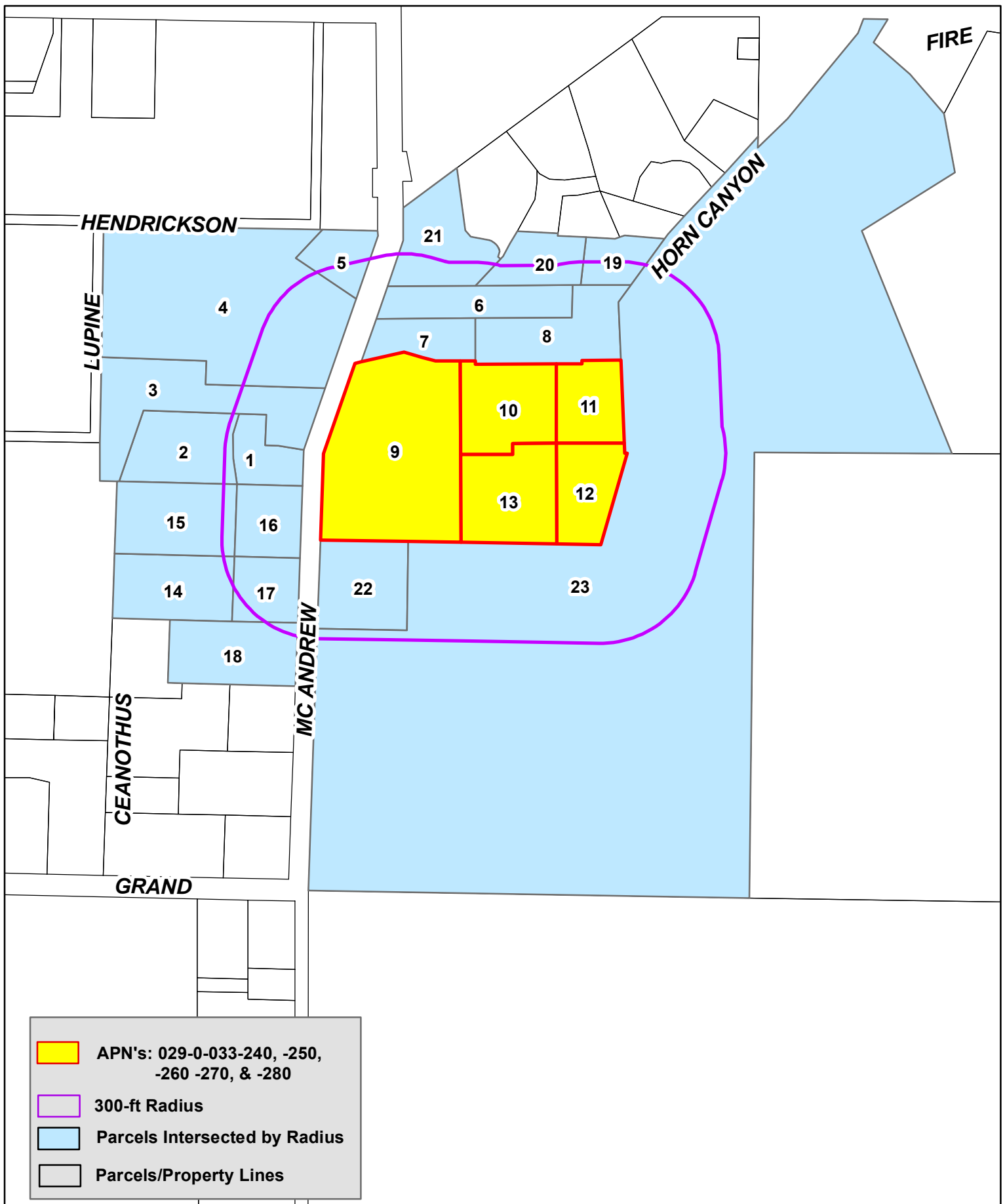


COTTAGE AREA
1" = 20'

 JENSEN DESIGN & SURVEY, INC. www.jdsurvey.com	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6978	PRELIM. GRADING PLAN FOR KRISHNAMURTI FOUNDATION	SHEET 1 OF 1
	1070 McANDREW ROAD OJAI AREA OF VENTURA COUNTY		
	COUNTY OF VENTURA STATE OF CALIFORNIA		
	SCALE: 1"=30' DATE: 8/21/2019	DWG. NAME: 5632_PGP.dwg	

● = Location of Midweek Programs and Dialogues





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



Attachment 4 - 300 foot Notification List

0 250 500 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 warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

APN	NAME_1	NAME_2	MAIL_ADDR	CTY_STA	ZIP	index
029003215	THOMAS CRAIG R-LINDA T TR		1087 MC ANDREW RD	OJAI CA	93023	1
029003217	KELLY MARGO M TR		1445 DONLON ST STE 4	VENTURA CA	93003	2
029003218	MELONE PAMELA M TR		1155 MCANDREW RD	OJAI CA	93023	3
029003219	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	4
029003202	NIGHTINGALE KEITH M-V V TR		1177 MCANDREW RD	OJAI CA	93023	5
029003319	WEAVER ANTHONY M-SUSAN H TR		PO BOX 1312	OJAI CA	93024	6
029003321	LINDLEY INST FOR CONFLICT RE		1236 MCANDREW RD	OJAI CA	93023	7
029003323	KENT CLAUDE E-NANCY A TR		442 COLYTON ST	LOS ANGELES CA	90013	8
029003324	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	9
029003325	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	10
029003326	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	11
029003327	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	12
029003328	KRISHNAMURTI FND OF AMERICA		PO BOX 1560	OJAI CA	93024	13
029007003	BONEWITZ ROBERT-LASELL R TR		1001 MC ANDREW RD	OJAI CA	93023	14
029007004	CHAMBLISS MICHAEL A		1023 MCANDREW RD	OJAI CA	93023	15
029007005	THACHER HUGH A TR		441 DOUGLAS ST	SAN FRANCISCO CA	94114	16
029007006	THACHER SCHOOL		5025 THACHER RD	OJAI CA	93023	17
029007007	BALDWIN SIDNEY R-SUSAN H TR		917 MC ANDREW RD	OJAI CA	93023	18
029012006	DINKINS GARY G-ELIZABETH TR		1288 MCANDREWS RD	OJAI CA	93023	19
029012010	DONNE RECOVERY LLC	ATTN CHORA YOUNG LLP	650 SIERRA MADRE VILLA #304	PASADENA CA	91107	20
029012016	MILLER CHRISTOPHER	DUKE LAUREN	2261 LOS ENCINOS RD	OJAI CA	93023	21
030001007	CASITAS MUN WATER DIST		PO BOX 37	OAK VIEW CA	93022	22
030001008	TOPA TOPA RANCH CO LLC	ATTN JUDY MUNZIG	682 MC ANDREW RD	OJAI CA	93023	23
Areas of interest	City of Ojai	ATTN: City Manager	401 South Ventura Street	Ojai CA	93023	24
	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE	RANDY RODRIGUEZ, SENIOR ENVIRONMENTAL SPECIALIST	4665 LAMPSON AVE	LOS ALAMITOS CA	90720	25
	LOS PADRES NATIONAL FORREST		1980 OLD MISSION DRIVE	SOLVANG CA	93464	26
	UNITED STATES DEPARTMENT OF FISH AND WILDLIFE	CHRIS DELITH, SENIOR FISH AND WILDLIFE BIOLOGIST	2493 PORTOLA ROAD SUITE B	VENTURA CA	93003	27
	VENTURA LAFCO	ANDREA OZDY	801 SOUTH VICTORIA AVE SUITE 301	VENTURA CA	93003	28
	GLENDIA JONES		4438 HENDRICKSON ROAD	OJAI CA	93023	29



MITIGATION MEASURES CONSENT AGREEMENT

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

Assessor's Parcel Numbers (APNs): 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Planning Division, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have significant environmental impacts with respect to biological resources, agricultural resources, and cultural resources. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level. Provided that you accept the mitigation measures, the Planning Division may prepare a Mitigated Negative Declaration (MND) for the proposed project [CEQA Guidelines, §15070(b)(1) and -(2)].

The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measures necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

1. 4A- Biological Resources (Species) and 4B- Ecological Communities - Sensitive Plant Communities

BIO-1: Tree Protection Plan (TPP)

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 trees 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 Clearance¹ 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.

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

¹ 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).

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 mile² 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 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.

²[https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.103801/Diadophis_punctatus_modestus#:~:text=Diadophis%20can%20be%20found%20from,\(Evelyn%20and%20Sweet%202012\).](https://explorer.natureserve.org/Taxon/ELEMENT_GLOBAL.2.103801/Diadophis_punctatus_modestus#:~:text=Diadophis%20can%20be%20found%20from,(Evelyn%20and%20Sweet%202012).)

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.

2. 4C- Ecological Communities - Waters and Wetlands

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 palette 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.

3. 5B- Agricultural Resources – Land Use Incompatibility

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.

4. 8A- Cultural Resources – Archaeological

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:
 - (1) 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 within 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.

5. 8B- Cultural Resources – Historic and 36- Tribal Cultural Resources

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.

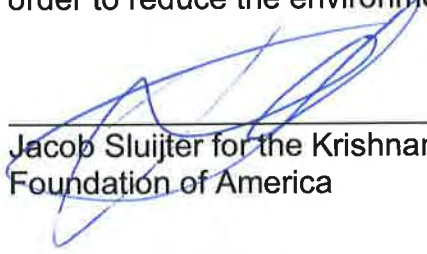
Documentation: The comprehensive report shall provide a visual record of the existing historic buildings, and the documentation of the historic cultural landscape, historic vistas, setting circulation elements, and landscape to HALS Level II standards. The master negatives, archival prints and HABS and 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.

I, Jacob Sluijter, the applicant for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012), hereby agree to implement the mitigation measures described above, which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012). I understand that these mitigation measures or substantially similar mitigation measures must be adopted as conditions of approval for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17- 0012), in order to reduce the environmental impacts to a less-than-significant level.



Jacob Sluijter for the Krishnamurti
Foundation of America

4/21/2022

Date