

EXHIBIT 5 – DRAFT CONDITIONS OF APPROVAL FOR MODIFIED CONDITIONAL USE PERMIT (CUP) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR CASE NO. PL17-0012 AND DISCRETIONARY TREE PERMIT CASE NO. PL23-0040.

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description stated in this condition below, sub-exhibit 1 (Cragoe Pest Services, Inc., Arborist Report and Tree Protection Plan, dated August 26, 2019) and sub-exhibit 2 (Project Plans) of the Planning Commission hearing on October 17, 2024, and these Exhibit 5 conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Commission approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

This Major Modification to CUP No. 3697 is granted for the operation and maintenance of a camp for adult education purposes with overnight accommodations and a discretionary tree permit (Exhibit 5, sub-exhibit 1) for the removal and encroachment of protected oak trees, as described below and included in the project plans (Exhibit 5, sub-exhibit 2, Project Plans).

The CUP boundary includes 11.12 acres on Assessor Parcel Numbers (APNs) 029-0-033-240, 029-0-033-250 and 029-0-033-260, 029-0-033-270 and 029-0-033-280.

Existing structures onsite include the following: Arya Vihara Guest House (3,576 sq. ft.), Lawrence Cottage (450 sq. ft.), Laundry / storage building (410 sq. ft.), Pine Cottage – Library/Study Center (4,191 sq. ft.), Pine Cottage Annex Guest House (2,477 sq. ft.), Administration/Archives building (5,055 sq. ft.), Yoga Pavilion (1,391 sq. ft.), and Exhibit display (former garage/storage) (780 sq. ft.). A total of 18,330 sq. ft. of structures exists onsite.

New structures and Improvements (10,931 square feet (sq. ft.))

Table 1 includes an inventory of the proposed structures and their location onsite.

Table 1 – Proposed Structures		
Structure	Size (in sq. ft.)	Location
Reception/Canteen Building (with Kitchen and Dining Area)	2,193	South of the Interpretive Center
Ground mounted solar Array Structure (17 feet in height)	3,168	Adjacent to the maintenance shed
Maintenance Shed	1,800	South of Administration / Archives Building
Americans with Disabilities Act (ADA) Accessible Public Restroom	180	Adjacent to the Pine Cottage Library
Shade Structure	400	East of the Pine Cottage Annex Guest House
Storage Building and Water Cooler	120	South of Administration / Archives Building
Two Cottage Structures	3,070	East of Administration / Archives Building
Three Underground Rainwater Capture Tanks	75,000 gallons total	North of Arya Vihara Guest House, below solar arrays, and adjacent to outlook seating area
Total Approximately 10,931 sq. ft.		

The project is developed in two phases. Phase 1 includes the construction of the three underground rainwater capture tanks, solar array, the conversion of the pine cottage and garage/storage building, flatwork, rough grading, installation of the seepage pits and underground utilities. Phase 2 includes construction of the reception/canteen building, maintenance shed, public restroom, shade structure, storage building and water cooler, and two cottages.

Changes to Existing Structures

The 4,181 sq. ft. Pine Cottage is authorized to be converted from a residence to a library and study hall/meeting room. The 780 sq. ft. garage/storage building is authorized to be converted into a visitor serving exhibit/display building.

Staff and Work Hours

A total of twelve employees are authorized to work onsite with the approval of this modification. Of these, five staff may live and work on site. Two commuter staff will work Monday through Friday from 9:00 a.m. to 5:00 p.m. in the archives building. Five commuter staff members will work Monday through Friday from 6:30 a.m. to 2:30 p.m. Staff who live onsite stay in the Arya Vihara and Pine Cottage Annex.

Overnight Guests

Six guests are authorized to stay overnight in the Arya Vihara and Lawrence Cottage buildings. Guests shall be required to book overnight stays through a designated website (www.krishnamurtiretreat.org) that requires the guest to acknowledge that booking a room indicates that they are doing so with an understanding of the retreat's intent as a place to study the work/teachings of Krishnamurti.

Daytime Visitors

On the weekdays (Monday through Friday), a maximum of 8 visitors are authorized onsite to study the history and teachings of J. Krishnamurti. On the weekends, a maximum of 45 visitors are authorized onsite each day. These counts do not include visitors attending for specific programming, which are described below. Weekday and weekend visiting hours shall be from 10:00 a.m. to 2:30 p.m. The buildings available to the public shall be locked before 10:00 a.m. and after 2:30 p.m. The facility shall be closed to the public outside these hours. Notification of the "open to the public" hours shall be posted on the facility's website, including the requirement that the public must leave the site at or before 2:30 p.m. Reservations shall be required to visit the site and made through KFA's website (<http://krishnamurticenter.org>).

Krishnamurti Archives Resident Scholars

The Permittee may sponsor 18 resident scholars who are temporary residents for a 30-day period¹. Nine resident scholars may be onsite forty-four weeks per year and eighteen resident scholars will be onsite for an 8-week period. The resident scholars shall arrive and depart the KFA property by airport shuttle bus from the Ventura Airporter bus stop located at the Four Points Sheraton in Ventura (1101 Spinnaker Dr, Ventura) during non-peak hours on the weekdays or on the weekends. The scholars shall not arrive using their personal vehicles. The Resident Scholars shall live in the Pine Cottage Annex building.

Programs and Events

The Permittee hosts programs and events related to the teachings of J. Krishnamurti. The midweek programs and evening dialogues 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 building, in the grassy area east of the Arya Vihara building, in the grove west of the restroom and Pine Cottage, in the vegetable and flower garden, and in the open area north of the proposed shade structure. Table 2 below includes information on these permissible programs and events that are in addition to the daytime visitors noted above.

¹ The program rotates scholars, who live onsite for a 30-day period.

Table 2 - Krishnamurti Programs and Events					
	Monday through Friday	Time	Saturday and Sunday	Time	Frequency
Midweek Programs	10 attendees	2:00 p.m. to 7:30 p.m.*			10 events annually
Tuesday Evening Dialogue	20 attendees	7:30 p.m. to 10:00 p.m.			52 events annually
Saturday Evening Dialogue ¹			20 attendees	4:00 p.m. to 6:00 p.m.	52 events annually
Evening Talks ²			40 attendees	7:30 p.m. to 10:00 p.m.	6 events annually
TOTAL	30		60		

¹ When the conference occurs, the Saturday Evening Dialogues will be cancelled.

² During the 8-week Resident Scholar Educational Program, there are no Evening Talks

Note: * 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 may be held onsite. The conference occurs over a three-day period (Friday through Sunday). Each day's program begins at 11:00 a.m. and ends at 7:30 p.m. A maximum of 64 individuals per day are authorized to attend the conference. This includes resident scholars and the six overnight guests. Attendees shall arrive onsite for each day of the conference. All activities shall occur inside the Pine Cottage. During the annual conference, the KFA Weekend Programs and Events shall be suspended, and the campus will be temporarily closed to typical daytime visitors.

Site Development, Services and Access

There are 72 protected trees on the project site that were encroached upon because of construction activities. Four protected heritage sized coast live oak trees (tree nos. 19, 21, 63, and 64) were removed pursuant to a discretionary tree permit Case No. PL23-0040. Seventy-five trees were planted to offset the loss of the four protected oak trees. Approximately 0.81 acres of the existing citrus orchards was removed to offset the increase in water demand resulting from the use of the camp by staff, scholars, and guests. Approximately 196 drought-tolerant olive trees were planted to offset the loss of the orchard (Exhibit 5, sub-exhibit 1).

The existing Ayra Vihara, Administration Building, and Pine Cottage are all served by an existing 3,000-gallon on-site wastewater treatment system (OWTS). The Retreat/Canteen building, and the cottages will be served by two new 3,000-gallon septic

tanks. All septic systems are under the permitting authority of the State Regional Water Quality Control Board (SRWQCB).

Water is provided by the Senior Canyon Mutual Water District (SCMWD). Rainwater capture tanks supply up to 75,000 gallons of water for irrigation. All post-development drainage associated with the development of the two cottages and canteen building is captured for reuse by rainwater tanks.

Access to the site is made available by two existing driveways adjacent to McAndrew Road. A total of 50 uncovered parking spaces are provided on site to accommodate staff and visitors. All deliveries shall occur during non-peak hours on the weekdays or on the weekends (Exhibit 5, sub-exhibit 2).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for CUP

Purpose: To ensure the project site conforms to the plans approved at the Planning Commission hearing in support of the project.

Requirement: The Permittee shall ensure that all required offsite and onsite improvements for the Project, including structures, paving, parking, and landscaping, are completed in conformance with the approved plans stamped as sub-exhibit 2 (Exhibit 5). The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans. The Permittee shall obtain three zoning clearances: (1) a Zoning Clearance will be issued to inaugurate the camp use (Use Inauguration); (2) a Zoning Clearance will be issued for Phase 1 (construction and installation of the solar arrays, rainwater capture tanks, conversion of the pine cottage and garage/storage building, flatwork, rough grading, installation of the seepage pits and underground utilities; and (3) a Zoning Clearance will be issued for Phase 2 (construction of buildings/structures, stonework, and tree removal / planting).

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of Zoning Clearance for Phase 1, the Permittee shall submit all final grading plans and development plans for solar arrays and rainwater capture tanks to the Planning Division for review and approval. Prior to the issuance of

Zoning Clearance for Phase 2, the Permittee shall submit all final development plans for the new structures, stonework, and tree removal / planting. to the Planning Division for review and approval. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County Non-coastal Zoning Ordinance (NCZO).

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a) The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,

- b) Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

Prior to construction of Phases 1 and 2, the Permittee shall obtain a Zoning Clearance from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this CUP shall constitute grounds for enforcement action provided in the Ventura County NCZO (Article 14), which shall include, but is not limited to, the following:

- a) Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b) Suspension of the permitted land uses (Condition No. 1);
- c) Modification of the CUP conditions listed herein;
- d) Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e) The imposition of civil administrative penalties; and/or
- f) Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

- a. Use inauguration: The County approval decision for this CUP becomes effective upon the expiration of the 10-day appeal period following the approval decision, or when any appeals of the decision are finally resolved ("Effective Date"). Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance pursuant to the schedule noted below:
 - i. Use Inauguration: Within one year from the Effective Date of this permit, a Zoning Clearance for use inauguration to inaugurate the camp use.
 - ii. Phase 1: Within two years from the Effective Date of this permit, a Zoning Clearance for construction for the installation of the solar arrays and rainwater capture tanks.

- iii. Phase 2: Within four years of the Effective Date of this permit, a Zoning Clearance for construction of structures, stonework and tree removal / planting.
- b. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration within one year from the Effective Date in accordance with Ventura County NCZO § 8111-4.7. The Planning Director may grant a one-year extension of time to the Permittee to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- c. Prior to the issuance of the Zoning Clearance for use inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for use inauguration, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this CUP.

Permit Life or Operations Period: This CUP will expire on the 20th anniversary of the Effective Date. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. Any request for renewal, extension, or modification of the permit term may be made in accordance with the then-existing provisions of the Ventura County NCZO, including any allowance for the CUP to remain in effect after the expiration date if a timely request has been made.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP and the completion of Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP, such as California Department of Fish and Wildlife Scientific Collection Permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, or

written evidence a permit is not required, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Phase 2 construction or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of the Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a wet signed "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this CUP prior to issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a) Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County NCZO (§ 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.
- b) Establishment of Revolving Compliance Account: Pursuant to the requirements of CUP No. 3697, the Resource Management Agency created Condition Compliance Case No. CC06-0294 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties. The Planning Division will continue to use Condition Compliance Case No. CC06-0294 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 11.a (above), and any duly-imposed civil administrative penalties regarding this CUP.
- c) Within 10 calendar days of the Effective Date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC06-0294 in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee’s right to challenge all such charges and penalties prior to payment.
- d) Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee

to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

- e) Inspections: The Permittee, in accepting this Conditional Use Permit, grants permission for County Staff to make unannounced inspections of all, or any, events for condition compliance purposes.

12. Defense and Indemnification

- a) The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b) The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c) Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d) Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Permittee's Consent to Site Inspections

Pursuant to the Ventura County NCZO § 8114-3.5, the Planning Division conducts periodic site inspections of permitted facilities and land uses to monitor compliance with the conditions of County-issued permits and the County zoning ordinance. The Permittee hereby consents to the inspection of all property, facilities, operations, and events comprising the Project that is subject of this CUP. Inspections may occur at any time the Planning Division deems necessary to monitor the Project fully and effectively, including nights or weekends. For example, if the permit authorizes events on weekend nights, the Permittee authorizes the Planning Division to conduct site inspections during such events to monitor compliance with event-related permit conditions. Upon the Planning Division's provision of reasonable notice, the Permittee agrees to provide Planning Division staff access to conduct the above-described inspections for the sole and exclusive purpose of monitoring compliance with this permit and the County zoning ordinance.

14. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Commission may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Commission shall make the determination of adequacy. If the Planning Commission cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

15. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the

necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. If the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

16. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein conflicts with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

17. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

The Permittee shall provide the Planning Director and all residents within 1,000 feet of the parcel boundary, with the name, title, address, email address and phone number of the Permittee's contact person.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and

communications regarding matters of condition and code compliance at the Project site. The Permittee shall post the telephone number for the designated Contact Person at the entrance to the camp and on the KFA website (which is currently: <http://krishnamurticenter.org>).

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall provide the Planning Division the contact information (name, phone number and email address) of the Permittee's field agent(s) for the Project file. If the email address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8114-3 of the Ventura County NCZO.

18. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a) The Permittee shall provide the Planning Director with the contact information (refer to Condition of Approval No. 1 above) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site. The Permittee shall post the telephone number for the designated Contact Person at the entrance to the camp and on the KFA website (which is currently: <http://krishnamurticenter.org>). The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about an event as it is occurring may directly contact the Contact Person.
- b) The Permittee shall maintain an Events Report that includes a brief description of the event, the date and time noise complaints were received, and how they were resolved. The Events Report shall be submitted to the Planning Division upon request.
- c) If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and
- d) If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to § 8114-3 of the Ventura County NCZO.

19. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, and/or voicemail of any incidents (e.g., fires, explosions, hazardous material spills, landslides, or evacuation of site due to manmade or natural disaster) that could pose a hazard to life or property inside or outside the Project Site.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any major incident (e.g., fires, explosions, hazardous material spills, landslides, or evacuation of site due to manmade or natural disaster) on or near the Project site that shall include but is not limited to a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within ten days of receiving the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the Project file.

20. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of § 8114-3 of the Ventura County NCZO.

21. KFA Population, Programs and Activities

Purpose: The purpose of this condition is to ensure the Permittee complies with Condition of Approval No. 1 that allows for the following maximum daily and overnight populations.

Requirement: The Permittee shall operate the camp in accordance with the following:

A. Guest Population

1. Total overnight population is limited as follows:

- i. Total overnight guests are limited to 20 people. This includes: 6 overnight guests in the Arya Vihara and Pine Cottage Annex buildings, 9 resident scholars and 5 staff members who live onsite.
- ii. For 8 weeks each year, an additional 9 resident scholars live onsite (18 total).

2. Total daily population² is limited as follows:

- i. On the weekends, the onsite daily population is limited to a total of 112 people. This includes: 7 staff, 45 daytime visitors and 60 attendees for the Saturday Evening Dialogue and Weekend Evening Talks.
- ii. On the weekdays, onsite daily population is limited to a total of 45 people. This includes 8 daytime visitors, 7 staff members and 30 attendees for the Midweek Programs and Tuesday Evening Dialogues.

3. During the annual conference there will be 64 daytime attendees, which includes 24 overnight guests. The Weekend Programs and Events will be suspended during the conference and the campus will be closed to the daytime visitors.

B. Occupation of the site by a guest shall not exceed 30 consecutive days.

C. Program Revisions

If the Permittee requests any revisions to camp programming pursuant to this condition, the Permittee shall submit to the Planning Director a Permit Adjustment,

² Daily population is limited to guests and staff who are onsite each day and are not included in the overnight population noted in A.1 above.

Minor or Major Modification to CUP 3967 in accordance with the Ventura County NCZO § 8111-6.

D. Camp Maintenance

The Permittee shall maintain the facilities in a neat, safe, and orderly manner and in compliance with all applicable federal, state, and local regulations and standards.

E. Quiet Hours

The Permittee shall, in a conspicuous location visible to all users, post mandatory quiet hours from 10:00 p.m. to 6:00 a.m. The signage for the quiet hours shall be made of a weatherproof permanent material and the signage shall be maintained throughout the life of the Project.

Documentation: The Permittee shall maintain a log of the total number of daytime visitors, guests, and staff (daily population), and all overnight guests and staff (overnight population) throughout the year. The Permittee will also make available the logs, upon request by County staff.

The Permittee shall, in a conspicuous location visible to all users, post mandatory quiet hours from 10:00 p.m. to 6:00 a.m. The signage for the quiet hours shall be made of a weatherproof permanent material. The Permittee shall provide a photo of the posted hours and restrictions of quiet time to the Planning Division for the Project file and shall maintain the sign(s) throughout the life of the Project.

Timing: The Permittee shall submit a log of the total number of all daytime visitors, guests, and staff (daily population), and all overnight guests and staff (overnight population) within 72 hours of the Planning Director's request.

Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall provide photo documentation of the posted mandatory quiet hours to the Planning Division.

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

22. Avoidance of Nesting Birds

Purpose: In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and

construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a) Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1), in which case the following surveys are not required; or
- b) Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved biologist shall conduct an initial breeding and nesting bird survey 30 days prior to the initiation of land clearing or construction activities. The County-approved biologist shall continue to survey the Project site on a weekly basis, with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. Pursuant to the recommendations of the California Department of Fish and Wildlife, the required setback is 300 feet for most birds and 500 feet for raptors. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between February 1 – September 1, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter.

The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of the Zoning Clearance for Phase 1 construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of the first Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

23. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

- a) Cease operations and assure the preservation of the area in which the discovery was made;
- b) Notify the Planning Director in writing, within three days of the discovery;
- c) Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;
- d) Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and
- e) Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement

any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist 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 paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

24. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § § 8106-8.6, 8108-5.12, 8109-4.7 (Dark Sky Overlay Zone) of the NCZO and to ensure the following objectives are met that lighting:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes onsite and eliminates offsite glare;
- provides adequate on-site lighting for security;
- minimizes impacts to wildlife movement;
- minimizes energy consumption;
- includes devices that are compatible with the design of the permitted facility;
- complies with the general standards listed in Section 8109-4.7.4 for all new and replaced outdoor lighting.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a) the lighting plan shall be prepared by an electrical engineer registered by the State of California;
- b) the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The Permittee shall also include the lighting color and maximum lumens for each light fixture;
- c) the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- d) in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,

- e) light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.
- f) the outdoor lighting shall maintain the maximum light trespass levels identified in Table 1 of the Ventura County NCZO § 8109-4.7.4.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

In order to minimize light and glare on the project property and wildlife habitat areas, all existing parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway.

All luminaires replaced after November 1, 2018, shall comply with the standards and requirements § 8109-4.7.4 – Dark Sky General Standards of the Ventura County NCZO.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of the Zoning Clearance for Phase 2 construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. County staff shall conduct an onsite inspection to verify that all new lighting was installed by the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

25. Sign Plan

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the Ventura County NCZO and Ojai Valley Area Plan.

Requirement: Except for signs exempt from a permit pursuant to Ventura County NCZO § 8110-3, the Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for use inauguration.

The sign plan shall include the size, colors, materials, and lighting details of new signs. The Permittee shall bear the total cost of such review and approval. The Permittee also shall be responsible for obtaining a Zoning Clearance for any replacement sign to ensure that the signage for the Project continues to comply with the approved sign plan.

Documentation: A stamped copy of the approved sign plan.

Timing: The Permittee shall submit the sign plan to the Planning Division for review and approval prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved sign plan in the Project file. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

26. Availability of Parking Spaces

Purpose: To ensure compliance with § 8108-3 of the Ventura County NCZO.

Requirement: The Permittee shall ensure that the required 50 motor vehicle parking spaces (including accessible spaces), remain continuously available for their intended parking use and are not used for merchandise display, storage, vehicle repair, or any other unauthorized use. The Permittee shall maintain the required parking area as illustrated on the approved site plan. This maintenance requirement includes, but is not limited to, the number of parking spaces, curbs, directional markings, accessible parking symbols, screening, sight distance, surfaces, signs, striping, lighting fixtures, landscaping, and trash and recyclables enclosures.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall maintain the required parking area as illustrated on the approved site plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved site plan provided by the Permittee in the Project file. The Building and Safety Inspector and Planning Division have the authority to inspect the site to ensure compliance with the approved site plan prior to occupancy. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

27. Trash and Recycling Storage Area

Purpose: In order to comply with § 8106-8.7 and § 8108-5.13 of the Ventura County NCZO.

Requirement: The Permittee shall ensure that trash and waste diversion (e.g., recyclables and yard waste) enclosures to serve new development are constructed and maintained on the project site in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

<https://s29422.pcdn.co/wp-content/uploads/2022/06/Space-Allocation-Guidelines-2008.pdf>

Documentation: The Permittee shall submit the following for the Planning Division's review and approval:

- a. A site plan that identifies the location of proposed and existing enclosures;
- b. Building elevation plans for the enclosures; and
- c. Sign off from the Planning Division that the trash enclosures were installed per the requirements of this condition.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a site plan showing the location of existing and proposed trash enclosures and trash enclosure plans for new trash enclosures to the Planning Division for review and approval.

Monitoring and Reporting: The Planning Division maintains a copy of the approved site plan in the Project file. The Planning Division has the authority to inspect the site to ensure that the enclosures are constructed as illustrated on the approved plans prior to occupancy. The Planning Division has the authority to periodically inspect the site to ensure that the trash enclosures are maintained consistent with the requirements of § 8114-3 of the Ventura County NCZO.

28. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Policy Noise HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and

construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, if the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of Phase 1 and Phase 2 construction and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

29. Materials and Colors for New Development

Purpose: In order to comply with General Plan Hazards and Safety Element Policy HAZ-1.1 and to ensure that buildings and structures incorporate fire resistant structural design measures that enhance fire protection in areas of high fire risk as well as to ensure that buildings and structures are compatible with the surrounding neighborhood.

Requirement: The Permittee shall incorporate fire resistant structural design and construct new development with colors and materials that will blend in with the surrounding areas (e.g., earth tone colors, non-reflective glass and other non-reflective materials).

Documentation: A copy of the approved plans denoting the building materials and colors.

Timing: Prior to the issuance of the Zoning Clearance for Phase 2 construction, the Permittee shall submit the building plans with the colors and materials noted for review and approval by the Planning Division. Prior to occupancy, the Permittee shall paint the structures according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures was treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. The Planning Division has the authority to inspect the site to confirm on-going compliance with the

approved plans consistent with the requirements of § 8114-3 of the Ventura County NCZO.

30. Undergrounding of Utilities

Purpose: In order to ensure that public utility extensions from the point of connection to the structure(s) comply with General Plan Public Utilities Policy PFS-7.4,

Requirement: The Permittee shall place utility service lines beneath the secondary access driveway to minimize impacts associated with trenching and native vegetation removal.

Documentation: The Permittee shall provide a copy of the grading and building plans denoting the location of utility service lines, point of connection, and alignment to the structure(s) the utility will serve, to the Planning Division for review and approval, to be maintained as part of the project file. If utility service lines cannot be undergrounded, due to project design or cost, the Permittee shall provide documentation to support the alternate location, design, materials and color of the equipment,

Timing: Prior to the issuance of the Zoning Clearance for Phase 2 construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division.

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

31. Fencing Adjacent to Wildlife Corridors

Purpose: To mitigate impacts to wildlife migration corridors from fencing and preserve the functional connectivity and habitat quality of surface water features, due to the vital role they play in providing refuge and resources for wildlife pursuant to Section 8102-0 of the Ventura County NCZO.

Requirement: The Permittee shall ensure that all new fences or walls, except for those within 100 feet of structures and retaining walls, are permeable to wildlife. Except for gates and associated gate support components, a fence that includes one or more of the following design features is considered wildlife impermeable fencing:

- (1) Any fence that is higher than 60 inches above grade, inclusive of any wire strands placed above a top rail of a fence.
- (2) Any electric fence comprised of any material or number of electrified strands.
- (3) Any fence that is constructed of wrought iron, plastic mesh, woven wire, razor wire, or chain link or that consists entirely of a solid surface, such as cinderblock.

Documentation: The Permittee shall submit plans to the Planning Division for review and approval, which identify all fences to be constructed on the Project site. These plans must identify the fence locations and include schematic elevations detailing the design of, and materials to be used in, the fencing.

Timing: The Permittee shall submit the plans which identify all fences to be constructed on the Project site, to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall install the approved fencing, prior to issuance of a Zoning Clearance for Phase 2 of construction.

Monitoring and Reporting: The Permittee shall submit the plans, which identify all fences to be constructed on the Project site, to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The Planning Division has the authority to conduct site inspections to ensure that the Permittee installs and maintains the fencing in compliance with this condition, consistent with the requirements of § 8109-4.8.3 of the Ventura County NCZO.

32. Public Safety Plan

Purpose: To ensure adequate public safety levels are maintained during indoor/outdoor public gatherings of persons which may have an adverse impact on public safety.

Requirement: The Permittee shall develop and have an approved Public Safety Plan (PSP). The PSP shall address such items as emergency vehicle ingress and egress, fire protection, emergency medical services, evacuation and safe dispersal areas, public assembly areas and the directing of both attendees and vehicles (including the parking of vehicles), vendor and food concession distribution, method(s) for activating the emergency response system (911), method(s) to notify and give direction to attendees, staff training and the need for the presence of law enforcement and fire and emergency medical services personnel at the event.

Documentation: A copy of the approved Public Safety Plan shall be kept on file with the Planning Division.

Timing: The Permittee shall submit a Public Safety Plan (PSP) to the Planning Division for review and approval prior to the issuance of a zone clearance for use inauguration.

Monitoring and Reporting: A copy of the approved Public Safety Plan shall be kept on file with the Planning Division. The Planning Division and the Ventura County Fire Protection District have the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

Mitigation Monitoring and Reporting Program

The adopted Mitigated Negative Declaration for the proposed project identified potential impacts to Biological Resources and Cultural Resources associated with the proposed project. The following Condition Nos. 33 through 42 were developed to mitigate these potentially significant impacts to less than significant levels.

33. 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 (§ 8107-25 et seq. of the Ventura County NCZO), Fish and Game Code § 1361), and Ojai Valley Area Plan Policy OV-36.8.

Requirement: The Permittee 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>

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

Documentation: The Permittee 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 Zoning Clearance for Phase 1 construction, Permittee shall submit the TPP to the Planning Division for review and approval. Prior to the start of grading, the Permittee must implement the tree protection measures, and submit the TPP report which provides written and photo documentation that demonstrates that the Permittee has implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

Monitoring and Reporting: The Permittee shall retain an 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." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree

protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura NCZO.

34. BIO-2: Tree Health Monitoring and Reporting

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

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

Timing: Permittee shall submit annual arborist reports after initiation of construction activities and until five years after the completion of construction activities.

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

35. BIO-3: Special Status Wildlife Surveys and Relocation

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

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

Documentation: The Permittee 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, Permittee shall provide a copy of a signed contract (financial information redacted) with a County-approved biologist responsible for the surveys and relocation of wildlife. Permittee 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. Permittee 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 Zoning Clearance for Phase 1 construction. The Permittee shall submit the Survey Report within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division maintains copies of the signed contract and Survey Report in the project file. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

36. BIO-4: Avoidance of Non-Native Invasive Plants in Landscaping

Purpose: To comply with the County's landscaping requirements pursuant to §§ 8106-8.2.1(d), 8106-8.2.2, 8106-8.2.3, 8106-8.2.8, and 8109-0.6.5 of the Ventura County NCZO.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan and shall install landscaping that complies with the requirements of this condition.

Landscaping Objectives: The Permittee 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. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

- Retains and treats stormwater. The Permittee must install landscaping that retains and treats stormwater.
- Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee 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: The Permittee 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. The Permittee 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 to restore habitat in already disturbed areas.

Historical Landscape Design Requirements: The Permittee 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 Library of Congress 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:

- a. Native trees, shrubs and grasses shall be utilized that are compatible with the historic nature of the project site;
- b. The perimeter of the central island's parking shall include period-appropriate plantings to maintain the appearance of a planter; and,
- c. Landscaping for the courtyard shall use period-appropriate plantings to maintain the orchard's integrity of setting

Documentation: The Permittee shall digitally submit 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 § 8106-8.2 et sec. of the Ventura County NCZO. The landscape architect (or other qualified individual as approved by the Planning Director) responsible for the work shall stamp the plan with their current credentials. Permittee shall provide the final landscaping plans in compliance with the requirement section above. All proposed exterior alterations or modifications shall comply with the Library of Congress SOI Standards and Guidelines for Archaeology and Historic Preservation for landscaping. After landscape installation, Permittee shall submit to Planning Division staff a statement from the project landscape architect that Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee 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 § 8106-8.2.9(b) of the Ventura County NCZO.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of the Zoning Clearance for Phase 2 construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the § 8106-8.2 et sec. of the Ventura County NCZO.

Monitoring and Reporting: Landscaping shall be maintained by the Permittee according to the approved landscape plan and any permit conditions for the life of the permitted land use, in accordance with § 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 § 8114-3 of the Ventura County NCZO.

37. CUL-1: Archaeological Resources

Purpose: To avoid significant impacts to archaeological resources that may exist on the subject property.

Requirement: The Permittee 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: The Permittee 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 Final Archaeological Monitoring Report/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 Phase 1 construction, the Permittee 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. Within 7 days after ground disturbance activities, subsurface grading, and trenching have ceased, the Native American Monitor shall submit a Final Archaeological Monitoring Report/Letter that includes the dates of the monitoring period, the results and conclusions.

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 § 8114-3 of the Ventura County NCZO.

38. CUL-2: Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

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

- i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;
 - iii. The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - v. Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Immediately notify the County Coroner and the Planning Director;
 - iii. If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone with 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;
 - iv. Upon the discovery of Native American remains, the Permittee shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until the Permittee 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.
 - v. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
 - vi. Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, the Permittee 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

the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of the Zoning Clearance for Phase 1 construction, the Permittee 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, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. the Permittee 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, 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 the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County NCZO.

39. 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.

The Permittee 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 Library of Congress SOI Standards and Guidelines for Archaeology and Historic Preservation and confirmed through the submittal of Historic American Buildings Survey (HABS) documentation as noted in mitigation measure CR-4 below (Condition No. 42).

Documentation: The Permittee 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 Library of Congress SOI Standards and Guidelines for Archaeology and Historic Preservation. The final approved plans shall be retained by the Planning Division in the case file.

Timing: Prior to the issuance of the Zoning Clearance for Phase 2 construction, the Permittee 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. The Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

40. 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 (Exhibit 5, sub-exhibit 2, Project Plans; Structure # 8).

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 Cultural Heritage Board for their review.

The Permittee 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 Library of Congress 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 (Condition No. 42).

Documentation: The Permittee 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 Library of Congress SOI Standards. These standards are included in the documentation found at: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>. The final approved plans shall be retained by the Planning Division in the case file.

Timing: Prior to the issuance of the Zoning Clearance for Phase 2 construction, the Permittee 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. Planning Division staff has the authority to conduct periodic site

inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

41. 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 during repair to building exteriors the Permittee shall follow the guidance in the Library of Congress SOI Standards for Rehabilitation. These standards can be found at: <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

Documentation: The Permittee shall provide a scope of work detailing any exterior repairs or repainting to the County Planning Division Cultural Heritage Board Planner.

Timing: The Permittee shall provide a scope of work detailing any exterior repairs or repainting to the County Planning Division Cultural Heritage Board Planner for authorization 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. The Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

42. CR-4: HABS Documentation

Purpose: To reduce the proposed project's potential impacts to historic resources.

Requirement: The Permittee 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 Library of Congress SOI Standards for HABS Architectural documentation / 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 Library of Congress SOI Standards and Guidelines for Archaeology and Historic Preservation. The professional shall have demonstrable experience applying the Library of Congress 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 photographic 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 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. The Permittee shall provide one set of views in PDF digital format to Cultural Heritage Board Staff.

Timing: The report shall be submitted to Cultural Heritage Board Planner for review and authorization prior to the issuance of the Zoning Clearance for Phase 2 construction.

Monitoring and Reporting: Provide to Planning Division Staff a confirmation letter from the libraries acknowledging receipt of HABS documentation (i.e. photographs and report). A copy of the HABS documentation will also be on file with the Ventura County Cultural Heritage Board.

Environmental Health Division (EHD) Conditions

43. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: The Permittee shall obtain a soils report (containing the results of percolation testing, boring logs and geological-hydrological evaluation) that is satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD). Permittee shall also obtain the approval of the EHD to install an OWTS on the property.

Documentation: The Permittee shall submit the soils report and OWTS application to the EHD for review and approval. All applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., shall be submitted to EHD for review and approval.

Timing: Prior to the issuance of a building permit, OWTS design approval and permit to construct the septic systems shall be obtained from EHD.

Monitoring and Reporting: EHD shall review and approve the permit application, and conduct site inspections, to assure compliance with this condition. Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system so as to prevent OWTS failure or an unauthorized sewage release, and to prevent creating a public nuisance, health concern, or impact the environment.

The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

44. CSA 32 for Commercial OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS).

Requirement: The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), a septic system monitoring and maintenance district.

Documentation: The Permittee shall submit an application for the CSA 32 easement agreement to EHD for review and approval.

Timing: Prior to the issuance of the building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

45. OWTS Serving Commercial or Multifamily Residential Facilities

Purpose: To assure compliance The Los Angeles Regional Water Quality Control Board (LA RWQCB) regarding wastewater discharges.

Requirement: LA RWQCB adopted Order No. 01-031 to require general waste discharge requirements (WDR) for commercial and multi-family onsite wastewater treatment systems (OWTS). The Permittee shall complete and submit Form 200 to the State. For properties with an existing WDR, the Permittee is required to submit the Form 200 to notify LA RWQCB of any changes to the site which affect wastewater discharges, including the addition of new OWTS. For more information regarding the Order and WDRs, please contact the LA RWQCB at (213) 576-6600.

Documentation: The Permittee shall provide proof that Form 200 has been received by the LA RWQCB.

Timing: Prior to issuance of any OWTS permit or certification from Ventura County EHD.

Monitoring and Reporting: EHD staff shall verify Form 200 has been received by LA RWQCB.

46. Commercial/Retail Food Facilities

Purpose: To ensure that food facilities are designed, constructed, and operated in compliance with all applicable state and local EHD requirements.

Requirement: The Permittee shall have a plan review and/or obtain a Permit to Operate from Ventura County EHD, Community Services Section for the food service operations.

Documentation: Submit the required applications and plans to Ventura County EHD, Community Services Section for food facility plan review and approval.

Timing: Prior to the issuance of building permits for any food facilities included in the project, the Permittee shall obtain a Permit to Construct a Food Facility from Ventura County EHD, Community Services Section. Prior to operation of any food facilities included in the project, the Permittee shall obtain a Permit to Operate a Food Facility from Ventura County EHD, Community Services Section.

Monitoring and Reporting: Ongoing compliance with these shall be accomplished through field inspections by Ventura County EHD, Community Services staff.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

47. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to the Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety as set by PWA Development and Inspection Services to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted prior to issuance of the Zoning Clearance for Phase 1 construction.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances, and standards, as

well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

48. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval. The Permittee shall post sufficient surety to ensure proper completion of the drainage plan.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall comply with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1 percent annual chance storm.

Timing: All documentation, as specified above, must be submitted to Public Works Agency prior to issuance of the Zoning Clearance for Phase 1 construction.

Monitoring and Reporting: Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division (IWMD) Conditions

49. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ventura County Ordinance Code (VCOC) Division 4, Chapter 7, Article 3 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage.

Requirement: VCOC Division 4, Chapter 7, Article 3 requires the Permittee to work with a County franchised solid waste hauler who will determine the level of service required to

divert recyclables generated by their project from local landfills. For a complete list of County franchised solid waste haulers, go to:

<https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#Collectors-RatesAgreements>

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

50. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at [Ventura County Citizen Access](https://www.vcpublishworks.org/cdrecycling). For more information and instructions on how to complete the Recycling Plan, please visit www.vcpublishworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit.

51. Construction & Demolition Debris Reporting Form

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must upload recycling receipts to their Recycling Plan to [Ventura County Citizen Access](#). Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit www.vcpublishworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to [Ventura County Citizen Access](#) at the time of Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.

52. Collection and Loading Areas for Refuse and Recyclables

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901).

Requirement: The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated, trash enclosures. Please review the County's Space Allocation Guidelines at: www.vcpublishworks.org/spaceallocationguidelines.

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure or a designated area with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of the Zoning Clearance for use inauguration, the Permittee must submit a site plan to the IWMD for approval indicating the location of a trash enclosure or designated area on the property for refuse and recycling bins.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify a trash enclosure area has been constructed on the premises.

Roads and Transportation (VCPWA-RT) Department Conditions

53. Traffic Impact Mitigation Fee

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, it is required that the County collect the City Traffic Impact Mitigation Fee (TIMF) in accordance with the Reciprocal Agreement with the City and County.

Requirement: The Permittee shall deposit with the VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the Permittee's information:

$$\begin{aligned}\text{City of Ojai TIMF: } & \$3,443.52 \\ 96 \text{ ADT} \times \$35.87 & = \text{TIMF}\end{aligned}$$

Documentation: The Permittee shall come to the VCPWA-RT counter, fill out the TIMF form, and pay the TIMF. The Permittee may pay the TIMF remotely via the internet at <https://www.vcpwaworks.org/rt-applications>. Under "Additional Links..." choose and then fill out the TIMF Questionnaire Application and email any inquiries and form to pwa.transpermits@ventura.org. Upon approval of the fee amount, the Permittee will have the option to pay the fee with a credit card through Accela Citizen Access.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

Watershed Protection District (WPD) Conditions

County Stormwater Program Section

54. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the

inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and signed SW-2 form (Best Management Practices for Construction One Acre and Larger), which can be found at <http://onestoppermit.ventura.org/>.

Timing: The above listed item shall be submitted to the CSWP for review and approval Prior to the issuance of the Zoning Clearance for Phase 1 construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

55. State General Construction Stormwater Permit No. CAS000002 Requirements

Purpose: To ensure compliance with all water quality provisions in NPDES State General Construction Stormwater Permit No. CAS000002, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities.

Requirement: Proper filing of all compliance documents required under the General Construction Permit No. CAS000002.

Documentation: The Permittee shall prepare and submit the following items to the CSWP for review:

- i. Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the General Construction Stormwater Permit (No. CAS000002);
- ii. Current Stormwater Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board requirements under the General Construction Permit; and,
- iii. If applicable, Change of Information (COI) form and a copy of modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

Timing: The above listed items (i and ii) shall be submitted to the CSWP staff for review prior to the issuance of the Zoning Clearance for Phase 1 construction. In addition, if applicable, the COI form and a copy of modified SWPPP (item iii) shall be submitted anytime during project duration.

Monitoring and Reporting: CSWP staff will review the submitted materials for consistency with the General Construction Permit. Up-to-date and site-specific SWPPP shall be kept on-site for periodic review by the Building Permit inspectors.

Groundwater Program Section

56. Water Offset Plan

Purpose: To ensure compliance with Ojai Valley Area Plan Policy OV-64.2 and to mitigate potentially significant impacts to surface water and groundwater quantity.

Requirement: The Permittee shall prepare a Water Offset Plan to offset any additional or increased water use. The Water Offset Plan shall provide new plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply within the Ojai Valley Basin.

The Permittee shall submit two copies of a water offset plan to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for use inauguration and shall fully implement the approved plan prior to issuance of the second Zoning Clearance for construction. The water offset plan shall include the number and type of plumbing fixtures to be retrofitted, or any other mitigations, to offset the total calculated water demand required to service the permitted use within the Ojai Valley Basin.

The Permittee shall submit a post-implementation water offset report documenting the number and type of fixtures retrofitted, or any other mitigations, to demonstrate the offset of the calculated total water demand as detailed in the submitted water offset plan within the Ojai Valley Basin.

Documentation: A copy of the approved water offset plan and the post-implementation water offset report.

Timing: The Permittee shall submit its water offset plan and post-implementation water offset report to the Planning Director for review and approval prior to the issuance of the Zoning Clearance for Phase 2 construction.

Monitoring and Reporting: The Planning Division maintains copies of the approved water offset plan and post-implementation water offset report.

OTHER VENTURA COUNTY AGENCIES

Agricultural Commissioner's Office Conditions

Mitigation Monitoring and Reporting Program

The adopted Mitigated Negative Declaration for the proposed project identified potential impacts to agricultural resources associated with the proposed project. The following

Condition of Approval No. 57 was developed to mitigate these potentially significant impacts to less than significant levels.

57. AG-1: Vegetative Screen

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the camp, the Permittee must maintain a vegetative screen along the eastern and southern property boundary.

Requirement: The Permittee shall install and maintain a vegetative screen meeting the physical characteristics outlined in the Ventura County Agricultural Policy Advisory Committee Agricultural/Urban Buffer Policy. The Permittee 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), § 8106-8.2.2 of the Ventura County NCZO, and the Ventura County Agricultural/Urban Buffer Policy.

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

- a. Provides additional separation between the camp 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: The Permittee 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 § 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 percent to 70 percent 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: The Permittee shall submit a digital landscape plan 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 with their credentials. The landscape plan shall be submitted to the Building and Safety Division for plan check and issuance of a Building Permit prior to installation. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee 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: The Permittee 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 the Zoning Clearance for Phase 2 construction. After the issuance of the second Zoning Clearance for construction, the Permittee 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 Zoning Clearance for Phase 2 construction.

Monitoring and Reporting: Landscaping monitoring activities shall occur according to the requirements set forth in § 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 § 8114-3 of the Ventura County NCZO to ensure that the Permittee 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 the Permittee's failure to comply with this condition.

58. Notification and Response Plan

Purpose: In order to minimize potential conflicts between agricultural operations within 300 feet of the project boundary and the Permittee, said Permittee must notify persons associated with the proposed project (associated persons) of agricultural activities within 300 ft of the project boundary.

Requirement: The Permittee is required to prepare a Notification and Response Plan, subject to approval by Ventura County Agricultural Commissioner's Office. The plan must indicate how visitors are to be notified that normal farming operations may cause nuisances such as dust or noise, and that the use of fertilizers and/or chemical pest controls may occur in the vicinity. The plan must indicate how visitors will be instructed to respond in the rare event that adjacent agricultural operations present a hazard to said persons. The Permittee is recommended to contact adjacent growers to exchange information about agricultural operations that may be scheduled and make this information available to associated persons. The Permittee will also be required to inform visitors and guests that adjacent offsite agricultural operations may present a hazard or nuisances such as dust or noise, and provide them information about the plan.

Documentation: The Permittee shall maintain a record that all visitors have received the information outlined in the Notification and Response Plan.

Timing: The Permittee shall prepare and submit the plan to the Ventura County Agricultural Commissioner's Office for review and approval prior to the issuance of the Zoning Clearance for use inauguration. Notice shall be provided to visitors prior to visitors entering the proposed project boundary.

Monitoring and Reporting: The Permittee shall provide the Ventura County Agricultural Commissioner's Office with any proposed changes to the Notification and Response Plan for approval. The Ventura County Agricultural Commissioner's Office will keep record of the provided notices and report to the Planning Division any reports of failure to comply with this condition.

Ventura County Air Pollution Control District (VCAPCD) Conditions

59. VCAPCD Rules and Regulations for Fugitive Dust

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation, construction activities, and activities on the site are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

- i. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- ii. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations;

- iii. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;
- iv. All trucks shall cover their loads as required by California Vehicle Code §23114;
- v. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally-safe dust control agents may be used in lieu of watering;
- vi. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- vii. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite. VCAPCD inspectors will require that the site superintendent and/or supervisor halt all such activities if they determine the fugitive dust is impacting adjacent properties;
- viii. Unpaved parking areas should be covered with gravel to minimize fugitive dust.

Timing: Throughout the life of the permit.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures during grading activities.

60. Construction Equipment

Purpose: To ensure that ozone precursor and diesel particulate emissions from mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD ROC and NO_x Construction Mitigation Measures, which include but are not limited to, provisions of § 7.4.3 of the Ventura County Air Quality Assessment Guidelines.

- a. Construction equipment shall not have visible emissions, except when under load.
- b. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the

vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle.

- c. It is the Permittee's responsibility to have an idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to 5 consecutive minutes or less.

Documentation: The Lead Agency shall ensure the Permittee provides a written idling policy that is made available to operators of the vehicles and equipment and informs them that idling is limited to five consecutive minutes or less.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: The Lead Agency shall refer to the written idling policy to ensure compliance.

Ventura County Fire Protection District (VCFPD) Conditions

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 029-0-033-240, 029-0-033-250, 029-0-033-260, 029-0-033-270, and 029-0-033-280) ARE WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.

61. Private Access Road Design

Purpose: To ensure that adequate fire department access is provided and to comply with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: All new private roads/driveways shall be in accordance with Public Road Standards and any additional design requirements outlined in the conditions of approval for the project below, unless modified by the Fire District. All required Fire Access Roads and Driveways, along with cross section(s), shall be shown on the final map or parcel map.

Documentation: A stamped copy of the approved access plan.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit fire apparatus access plans to the VCFPD for review and approval. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is

installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

62. Access Road Widths, Multi-Family, Commercial or Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: A minimum onsite paved access width of 24 feet shall be provided. For one way traffic, a minimum paved driveway width of 20 feet shall be provided. Parking shall be prohibited on the required width of the driveway.

Documentation: A stamped copy of the approved access plan.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a fire apparatus access plan to the VCFPD for review and approval. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

63. Access Road / Driveway Maintenance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: All on-site fire apparatus access road(s) and driveway(s) shall be maintained. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

Documentation: A copy of the Covenants, Conditions and Restrictions or such other documentation as may be deemed acceptable by the VCFPD.

Timing: The Permittee shall provide evidence of provisions for maintenance to the VCFPD when requested.

Monitoring and Reporting: The Fire District has the authority to inspect all onsite access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the VCFPD.

64. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: A minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways shall be provided.

Documentation: A stamped copy of the approved access plan.

Timing: Prior to the issuance of building permits for the solar array and rainwater capture tanks, the Permittee shall submit a fire apparatus access plan to the VCFPD for review and approval. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

65. Turning Radius

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: A minimum 40 foot inside turning radius at all turns along the access roads/driveways shall be provided.

Documentation: A stamped copy of the approved fire apparatus access plan.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a fire apparatus access plan to the VCFPD for review and approval. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

66. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: An approved turnaround area for fire apparatus shall be provided where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5 percent cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved fire apparatus access plan.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a fire apparatus access plan to the VCFPD for review and approval. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

67. Fire Lanes

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: Fire lanes shall be provided and marked in accordance with the California Vehicle Code, Fire Code and current Ventura County Fire Protection District Fire Lane Standards. All fire lane markings / signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: A stamped copy of the approved fire apparatus access plan.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a fire apparatus access plan to the VCFPD for review and approval. All required fire lanes shall be installed before final occupancy.

Monitoring and Reporting: A copy of the approved fire lane plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all fire lanes are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire lanes for the life of the development.

68. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: Gates along required fire apparatus access roads/driveways shall be designed and consistent with Fire Protection District Access Gate Standards. A Knox System on shall be installed on all access gates serving the project area.

Documentation: A stamped copy of the approved fire apparatus access plans.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the Permittee shall submit a fire apparatus access plan that shows gate locations, opening width and operation to the VCFPD for review and approval. Gates shall be installed and the Knox system tested by VCFPD prior to final occupancy.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the gates for the life of the development.

69. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: Verification that the water purveyor can provide the required volume and duration at the project site shall be submitted to the VCFPD. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration.

Documentation: A signed copy of the water purveyor's fire flow certification or Section 2 of the VCFPD Form 610B requirements for construction application.

Timing: Prior to the issuance of building permits, the Permittee shall provide to the VCFPD, verification from the water purveyor that the purveyor can provide the required fire flow.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the VCFPD.

70. Fire Hydrant(s)

Purpose: To provide fire hydrants capable of meeting the required fire flow and duration.

Requirement: Fire hydrant(s) shall be provided per the current adopted edition of the Ventura County Fire Code. Design and installation shall conform to the minimum standard of the Ventura County Water Works Manual. Based on distance and distribution requirements, on site fire hydrants may be required.

Documentation: A stamped copy of the approved fire hydrant location plan.

Timing: Prior to the issuance of building permits for the solar arrays and rainwater capture tanks, the Permittee shall submit a fire hydrant location plan to the VCFPD for review and approval. The plans shall indicate all existing fire hydrants located within 500 feet of the project site, the type of hydrant (i.e. wet or dry barrel) and the number and size of outlets. All required fire hydrants shall be installed per the approved plans and in-service before the start of construction.

Monitoring and Reporting: A copy of the approved fire hydrant plans shall be kept on file with the VCFPD. The VCFPD shall conduct on-site inspections to ensure that the fire hydrants are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire hydrants for the life of the development.

71. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: All new structures shall be provided with an approved fire sprinkler system as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: Prior to the installation of a fire sprinkler system, the Permittee shall submit fire sprinkler plans to the VCFPD for review and approval. Fire sprinkler systems shall be inspected tested and approved prior to final occupancy.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification

is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

72. Fire Alarm

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: Fire alarm systems shall be installed in all new structures where required by the VCFPD Fire Code. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire alarm plans.

Timing: Prior to the installation of a fire alarm system, the Permittee shall submit fire alarm plans to the VCFPD for review and approval. All fire alarm systems shall be inspected, tested, and approved prior to final occupancy.

Monitoring and Reporting: A copy of the approved fire alarm plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the fire alarm system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the fire alarm system for the life of the development.

73. Address Directory

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: An illuminated address directory that shows the location and all occupied buildings and building numbers shall be provided at the entrance to the project site. The design of the directories shall be in accordance with VCFPD's addressing and directory standards.

Documentation: A stamped copy of the approved address directory plan.

Timing: Prior to final occupancy, the Permittee shall submit an address directory plan to the VCFPD for review and approval.

Monitoring and Reporting: A copy of the approved address directory plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the address directories are installed according to the approved plans.

74. Building Plan Review

Purpose: To comply with California Building Code requirements.

Requirement: All A, E, I, H, R-1, R-2 or R-4 occupancies require an occupancy plan review to be completed by VCFPD. Plans shall include a full set of architectural and civil plans.

Documentation: A stamped copy of the approved building plans.

Timing: Prior to the issuance of a VCFPD Form 610B Fire Clearance to obtain building permits, the Permittee shall submit a full set of building plans (architectural, electrical, mechanical and plumbing) to the VCFPD for review and approval.

Monitoring and Reporting: A copy of the approved building occupancy plans shall be kept on file with the VCFPD. The VCFPD shall conduct onsite inspections to ensure that the occupancy is constructed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the occupancy requirements for the life of the development.

75. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: All structures located in a high fire hazard location shall be required to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: Prior to the issuance of building permits, the Permittee shall submit building plans to the Building Department for approval.

Monitoring and Reporting: The VCFPD shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

76. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: All grass or brush adjacent to structure's footprint shall be cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

Documentation: A signed copy of the Ventura County Fire Protection District's Form 610B "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: Prior to the start of combustible construction, the Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines.

Monitoring and Reporting: The VCFPD shall conduct on-site inspections to ensure compliance with this condition.

77. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: A VCFD Form 610B "Requirements for Construction" shall be obtained for all new structures, additions to existing structures, or any change of use.

Documentation: A signed copy of the Ventura County Fire Protection District's Form 610B "Requirements for Construction."

Timing: Prior to the issuance of building permits, the Permittee shall submit VCFPD Form 610B Application to the VCFPD for review and approval.

Monitoring and Reporting: A copy of the completed VCFPD Form 610B shall be kept on file with the VCFPD. The VCFPD will conduct a final onsite inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

78. Solar Photovoltaic Systems, Design and Installation

Purpose: To ensure compliance with the California Building Code, California Electrical Code, California State Fire Marshal Guidelines and Ventura County Fire Protection District Ordinance.

Requirement: All solar photovoltaic systems shall be designed and installed by a properly licensed contractor. Photovoltaic plans for commercial and ground mounted units shall be submitted to VCFPD for plan check review.

Documentation: A stamped copy of the approved solar photovoltaic system plans.

Conditions for Major Modification to Conditional Use Permit (CUP) No. 3697 (Case No. PL17-0012) and Discretionary Tree Permit Case No. PL23-0040

Permittee: Krishnamurti Foundation of America

Location: 1098 McAndrew Road, Ojai

Date of Planning Commission Hearing: October 17, 2024

Date of Planning Commission Approval:

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Timing: Prior to the installation of a solar photovoltaic system, the Permittee shall submit plans to the VCFPD for review and approval.

Monitoring and Reporting: A copy of the approved solar photovoltaic system plans shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that solar photovoltaic system is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the solar photovoltaic system for the life of the development.



Arborist Report

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

Site:

Krishnamurti Education Center
1098 McAndrew Road
Ojai, CA 93023

Prepared by:



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County of Ventura
Planning Commission Hearing
PL17-0012 abd PL23-0040
Exhibit 5
Sub-exhibit 1 - Arborist Report and Tree Protection Plan, prepared
by Cragoe Pest Services, Inc., dated August 26, 2019

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Arborist Report

I. Introduction

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

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

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

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

II. Background

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

III. Site Observations

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

Cragoe Pest Services, Inc. 885 Patriot Drive, Suite D, Moorpark, CA 93021 805-446-7003

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

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

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

IV. Tree Condition and Impact Tables

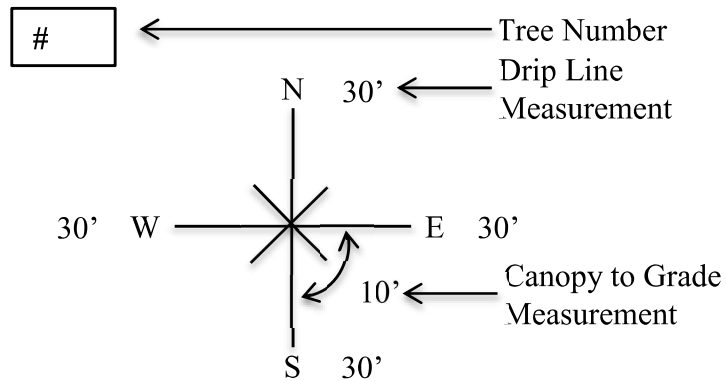
The tables on the following pages include all the protected trees located within the construction zone. They help determine the relative health of the trees and what qualifies them as protected or not based on their species and measurements. The dripline measurements page covers the trees from the spreadsheet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

Tree Condition and Impacts Table: Trees 7-12

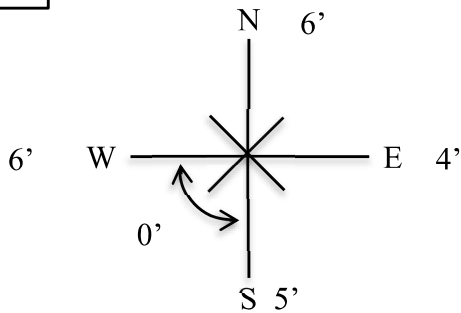
SPECIMEN DATA	TREE NUMBER	7	Species: California Live Oak, <i>Q. agrifolia</i>	8	Species: California Live Oak, <i>Q. agrifolia</i>	9	Species: California Live Oak, <i>Q. agrifolia</i>	10	Species: California Live Oak, <i>Q. agrifolia</i>	11	Species: California Live Oak, <i>Q. agrifolia</i>	12	Species: California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

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

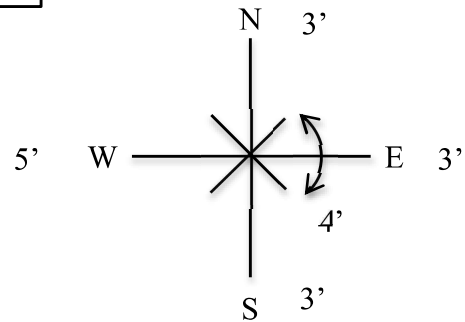
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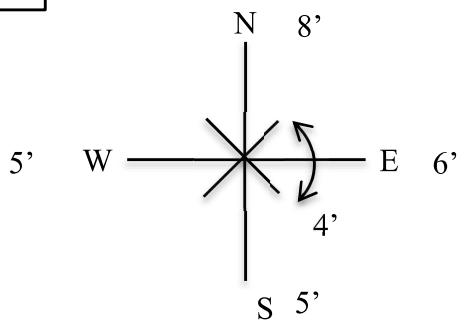
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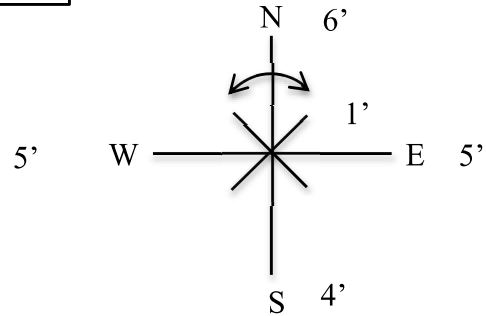
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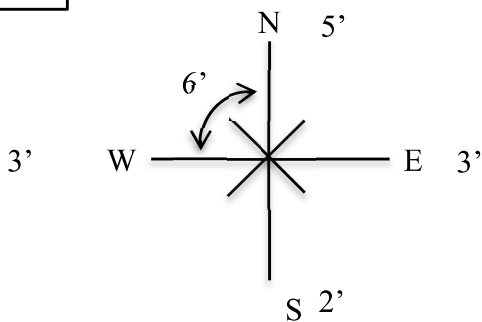
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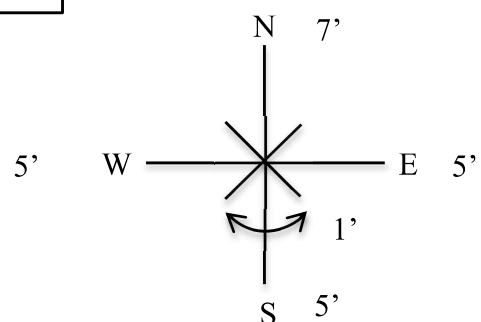
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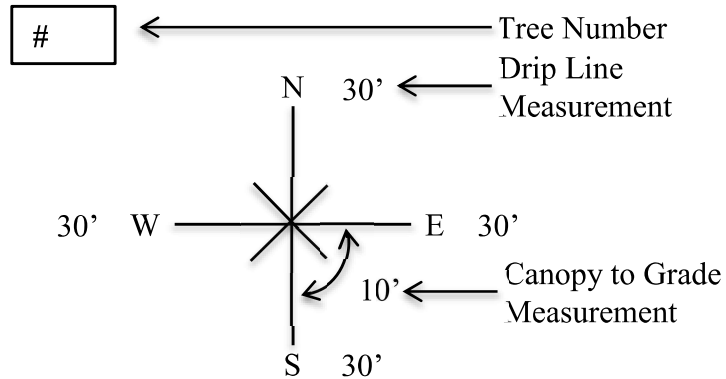


Tree Condition and Impacts Table: Trees 13-18

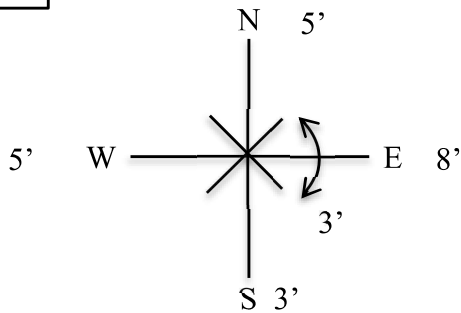
SPECIMEN DATA	TREE NUMBER	13	Species: California Live Oak, <i>Q. agrifolia</i>	14	Species: California Live Oak, <i>Q. agrifolia</i>	15	Species: California Live Oak, <i>Q. agrifolia</i>	16	Species: California Live Oak, <i>Q. agrifolia</i>	17	Species: California Live Oak, <i>Q. agrifolia</i>	18	Species: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

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

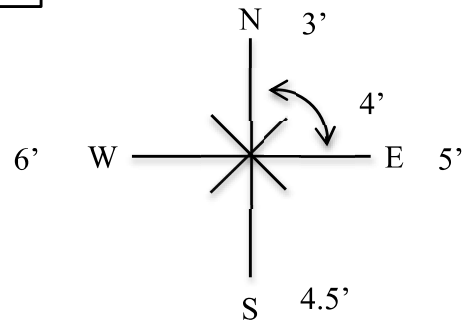
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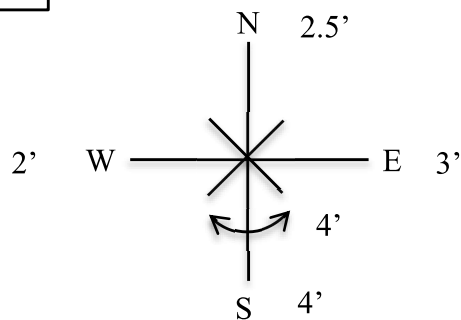
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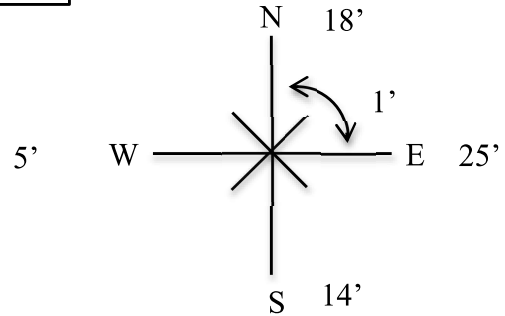
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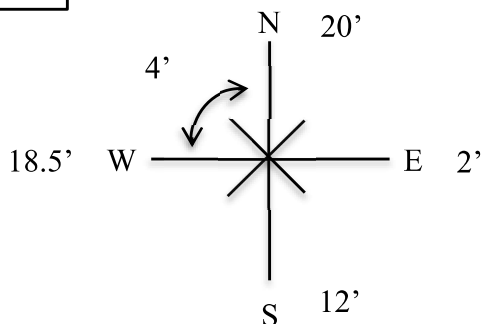
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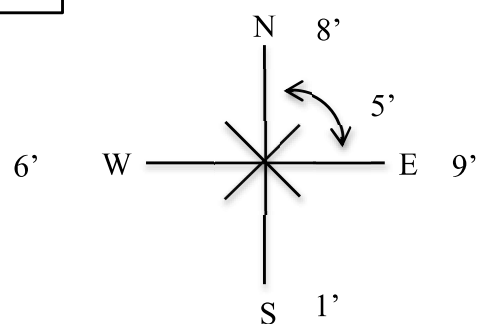
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#18

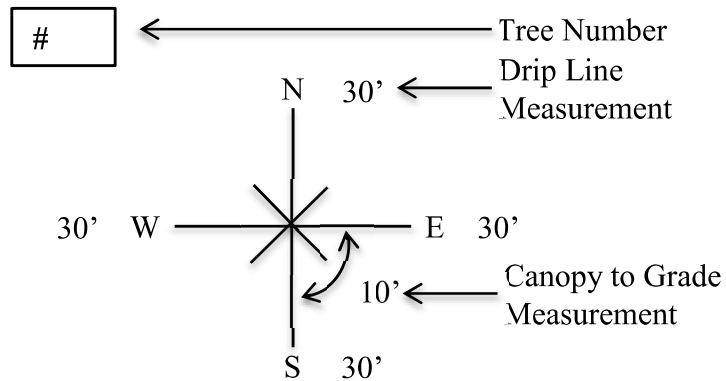


Tree Condition and Impacts Table: Trees 19-24

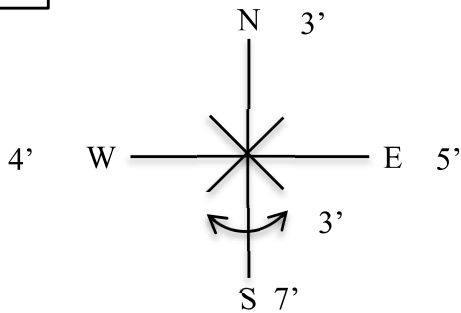
SPECIMEN DATA	TREE NUMBER	19	Species: California Live Oak, <i>Q. agrifolia</i>	20	Species: California Live Oak, <i>Q. agrifolia</i>	21	Species: California Live Oak, <i>Q. agrifolia</i>	22	Species: California Live Oak, <i>Q. agrifolia</i>	23	Species: California Live Oak, <i>Q. agrifolia</i>	24	Species: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

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

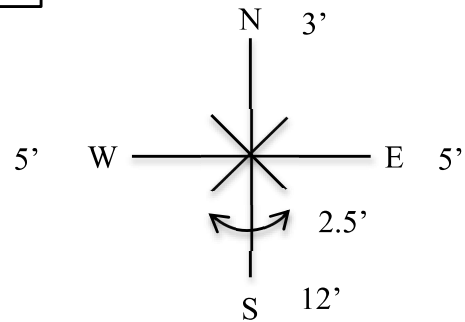
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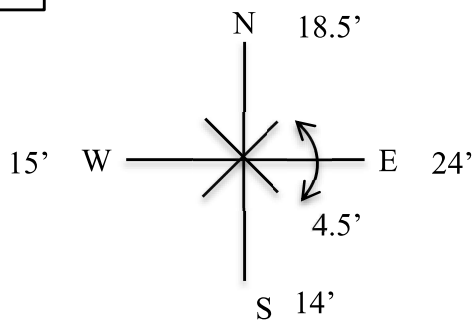
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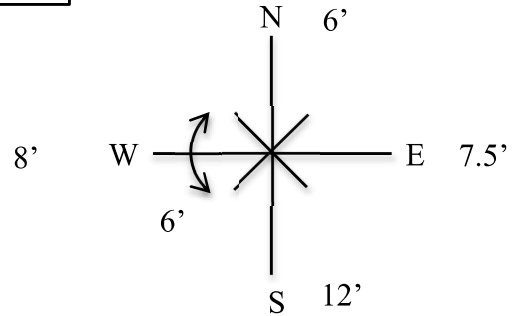
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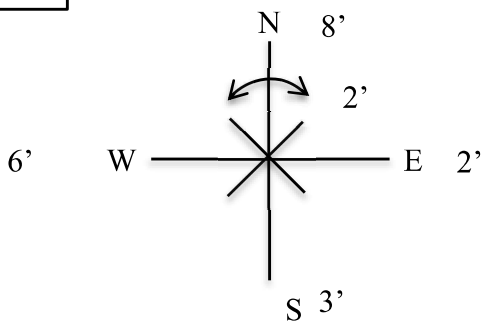
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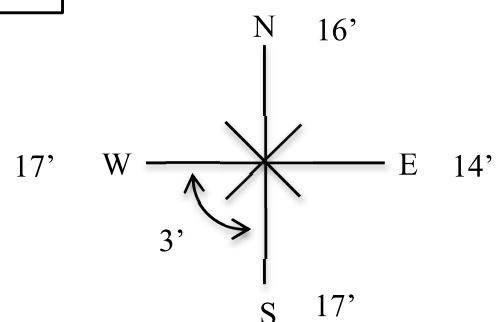
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#23



#24

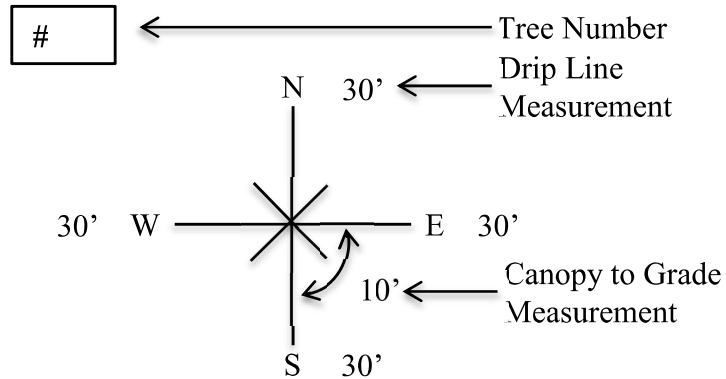


Tree Condition and Impacts Table: Trees 25-30

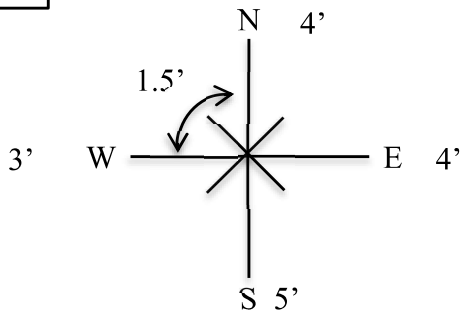
SPECIMEN DATA	TREE NUMBER	25	Species: California Live Oak, <i>Q. agrifolia</i>	25	Species: California Live Oak, <i>Q. agrifolia</i>	27	Species: California Live Oak, <i>Q. agrifolia</i>	28	Species: California Live Oak, <i>Q. agrifolia</i>	29	Species: California Pepper, <i>S. molle</i>	30	Species: California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

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

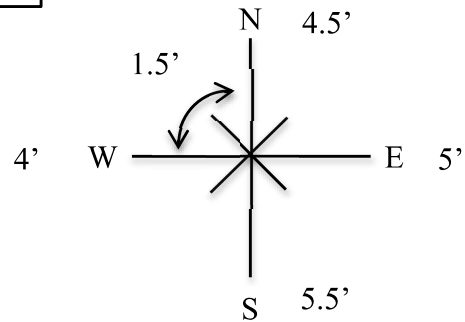
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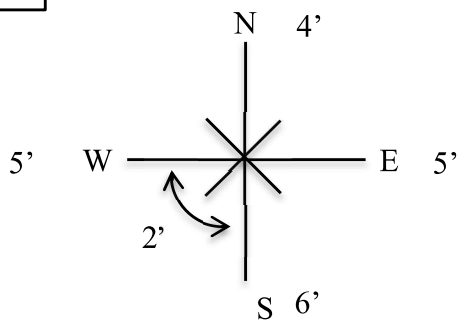
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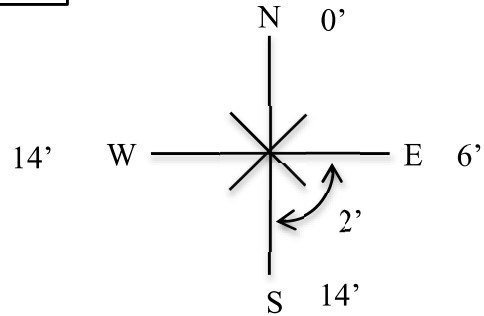
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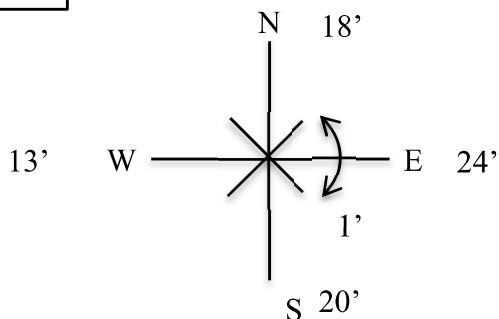
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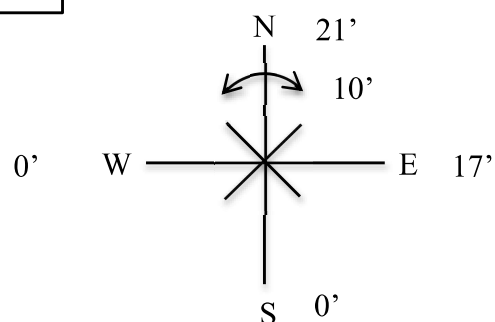
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#30

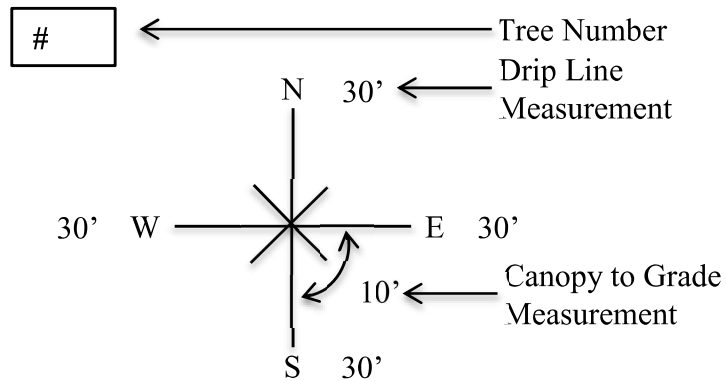


Tree Condition and Impacts Table: Trees 31-36

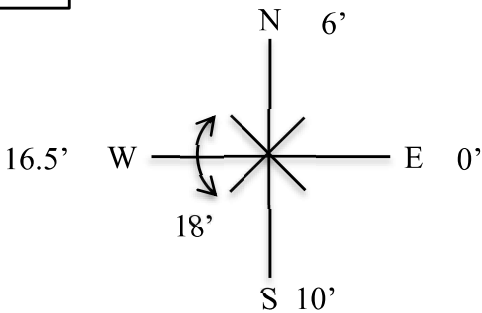
SPECIMEN DATA	TREE NUMBER	31	Species: California Live Oak, <i>Q. agrifolia</i>	32	Species: California Pepper, <i>S. molle</i>	33	Species: California Pepper, <i>S. molle</i>	34	Species: California Live Oak, <i>Q. agrifolia</i>	35	Species: California Live Oak, <i>Q. agrifolia</i>	36	Species: California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

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

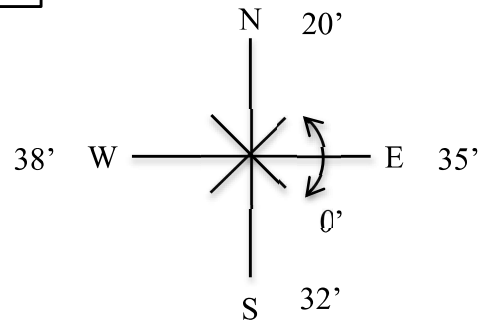
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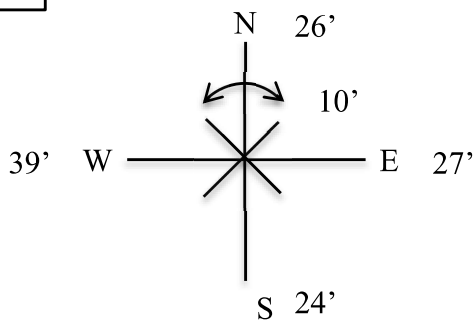
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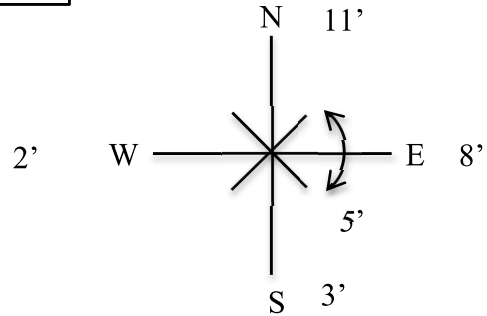
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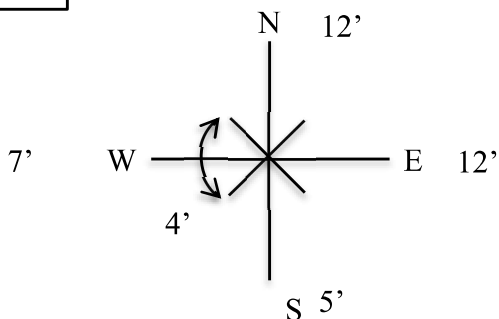
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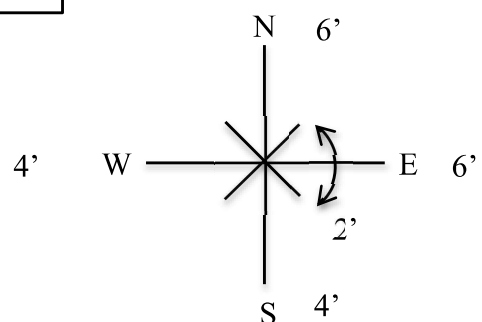
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#35



#36

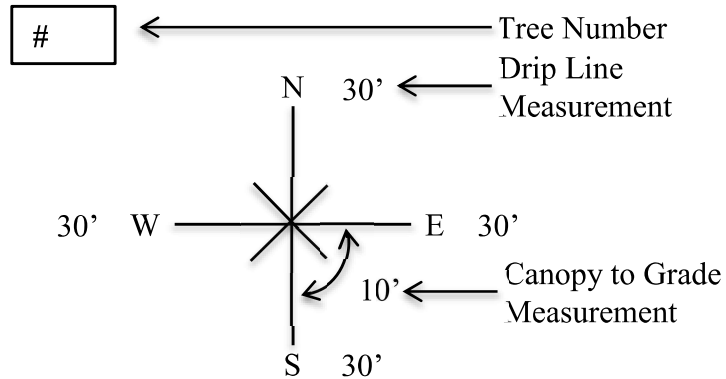


Tree Condition and Impacts Table: Trees 37-42

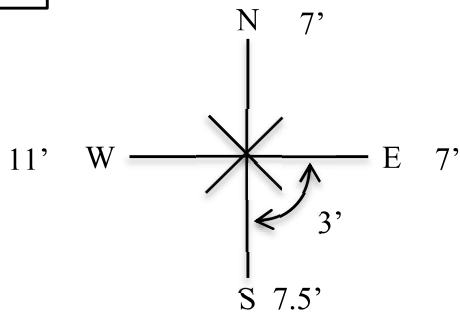
SPECIMEN DATA	TREE NUMBER	37	Species: California Live Oak, <i>Q. agrifolia</i>	38	Species: Victorian Box, <i>Pittosporum undulatum</i>	39	Species: Victorian Box, <i>P. undulatum</i>	40	Species: California Pepper, <i>S. molle</i>	41	Species: California Pepper, <i>S. molle</i>	42	Species: California Pepper,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

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

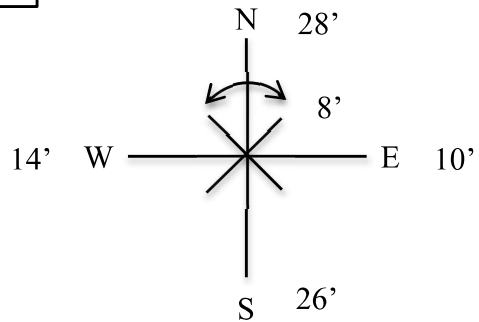
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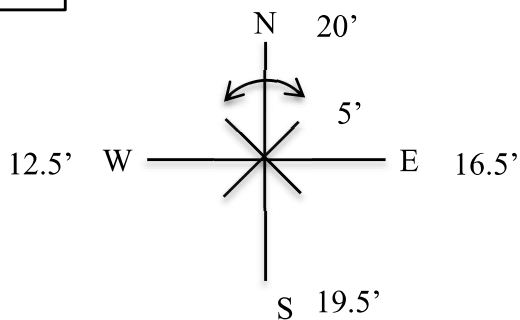
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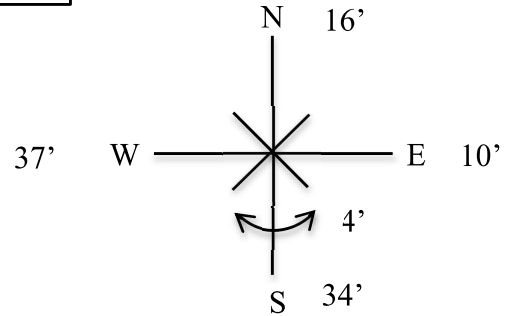
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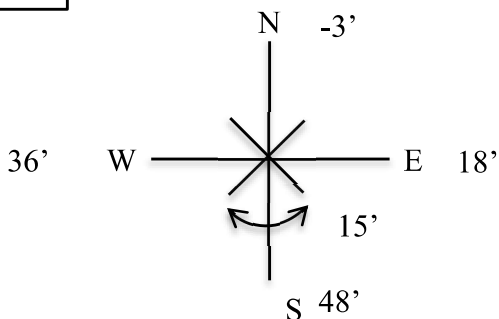
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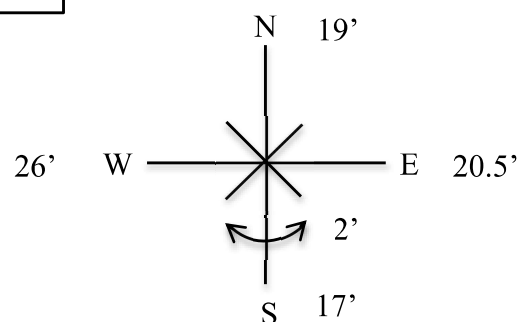
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#31



#42

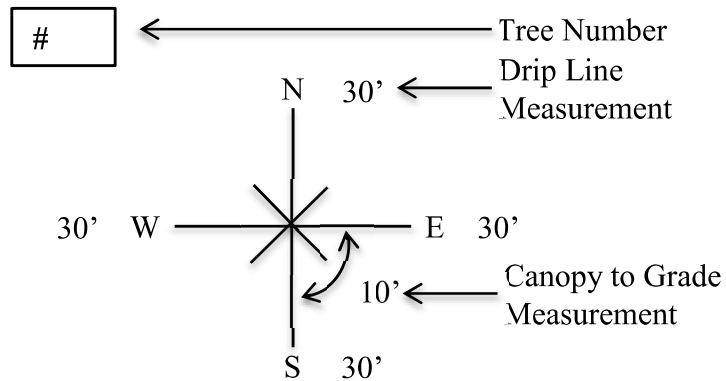


Tree Condition and Impacts Table: Trees 43-47

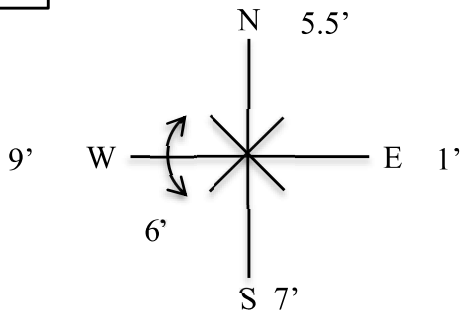
	SPECIMEN DATA			SPECIMEN DATA			SPECIMEN DATA			SPECIMEN DATA			SPECIMEN DATA		
	TREE NUMBER			TREE NUMBER			TREE NUMBER			TREE NUMBER			TREE NUMBER		
	NO. TRUNKS	1		NO. TRUNKS	1		NO. TRUNKS	2		NO. TRUNKS	1		NO. TRUNKS	1	
	PROTECTED	Y		PROTECTED	Y		PROTECTED	Y		PROTECTED	Y		PROTECTED	Y	
	HERITAGE	N	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

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

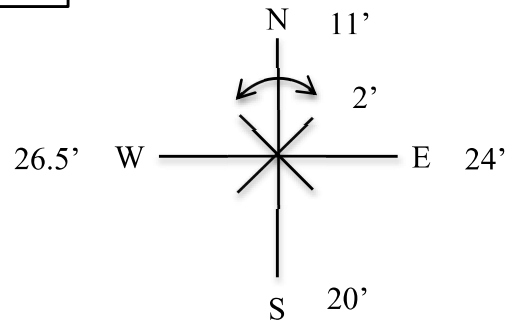
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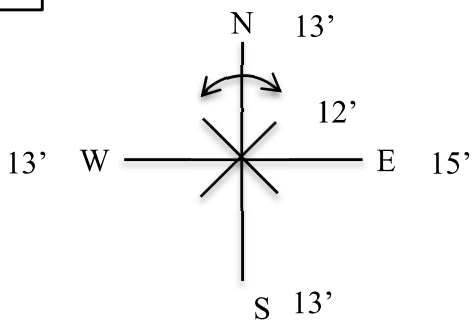
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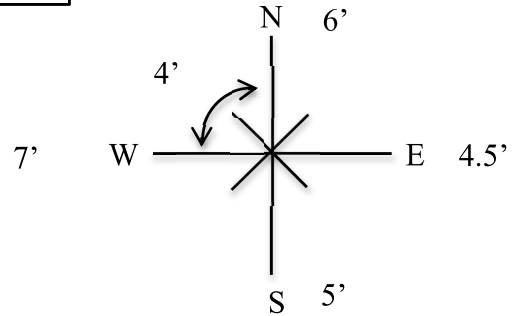
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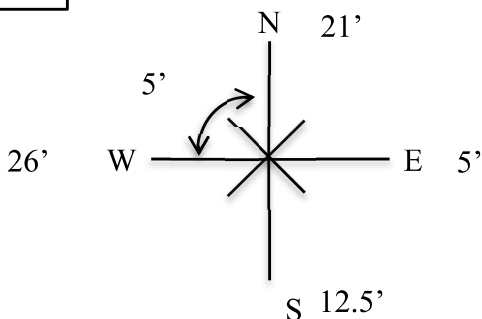
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#46



#47

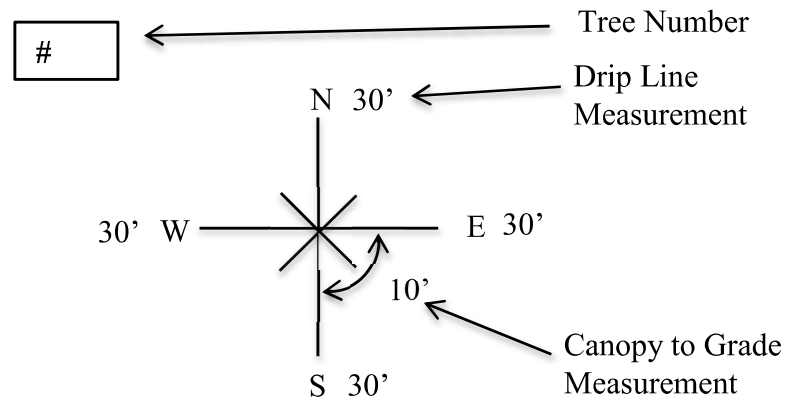


Tree Condition and Impacts Table: Trees 52-53

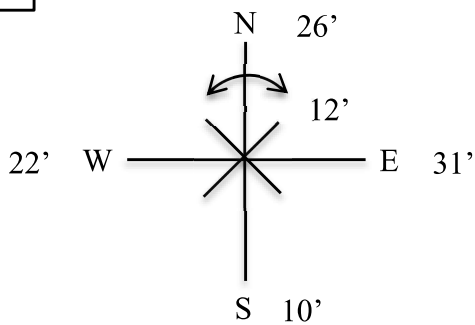
SPECIMEN DATA	TREE NUMBER	52	Species: Deodar cedar, <i>C. deodara</i>	53	Species: California Live Oak, <i>Q. agrifolia</i>
	NO. TRUNKS	1		1	
	PROTECTED	N		Y	
	HERITAGE	Y		N	
	TRUNK DIAMETER	28.75		26	
	TREE HEIGHT	75		42	
	CANOPY SPREAD	53		56	
	LEANING	N		Y	
	LOW BRANCHES	N		N	
	TERRAIN Flat-Slope	F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

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

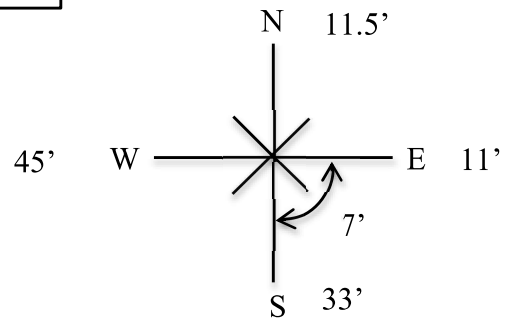
LEGEND:



#52



#53

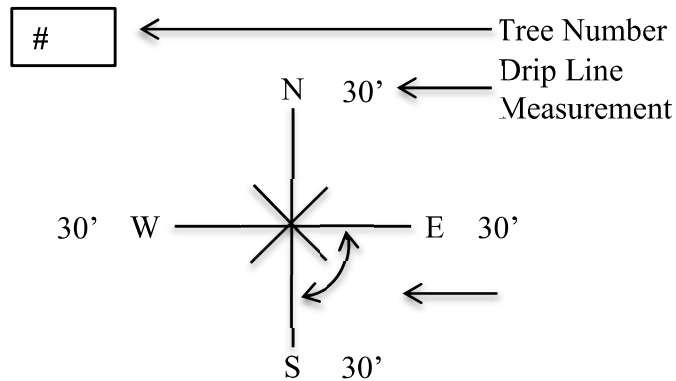


Tree Condition and Impacts Table: Tree 54-59

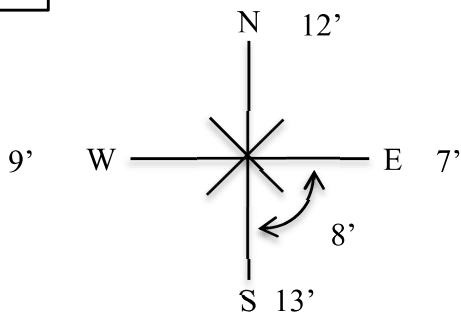
SPECIMEN DATA	TREE NUMBER	54	SPECIES: Victorian Box, <i>Pittosporum undulatum</i>	55	SPECIES: Victorian Box, <i>P. undulatum</i>	56	SPECIES: Victorian Box, <i>P. undulatum</i>	57	SPECIES: California Live Oak, <i>Q. agrifolia</i>	58	SPECIES: California Live Oak, <i>Q. agrifolia</i>	59
	NO. TRUNKS	7		3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

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

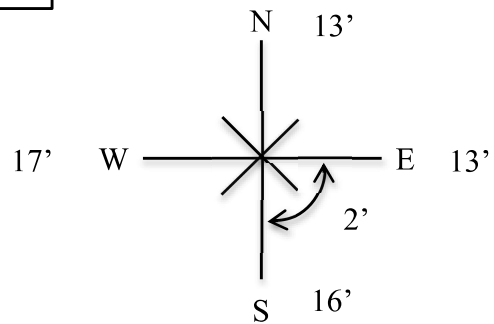
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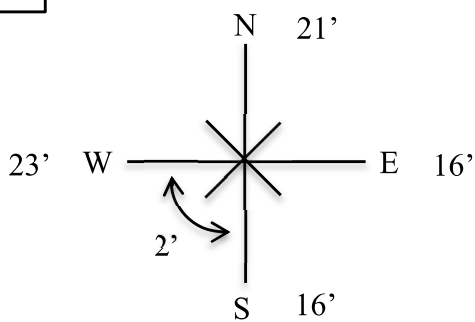
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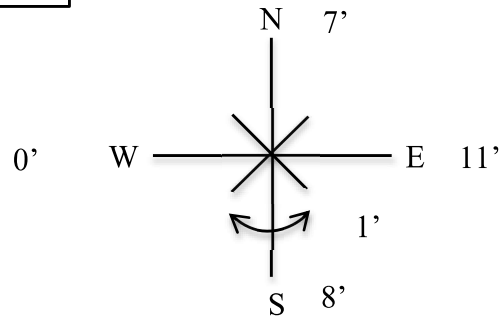
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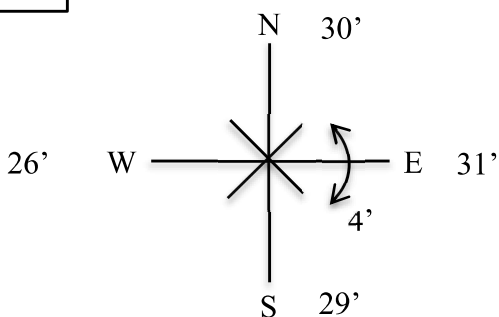
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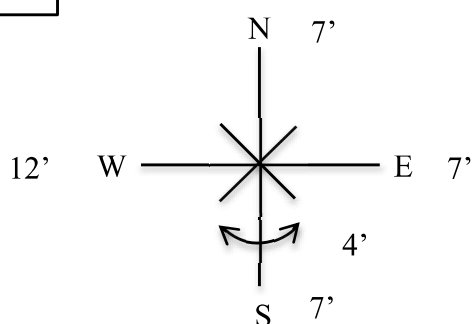
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#58



#59

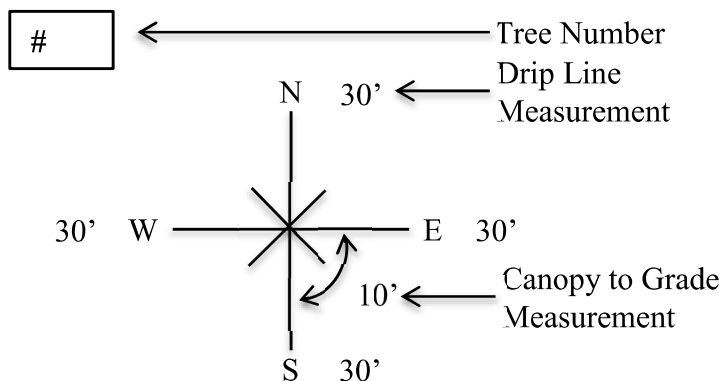


Tree Condition and Impacts Table: Tree 60-65

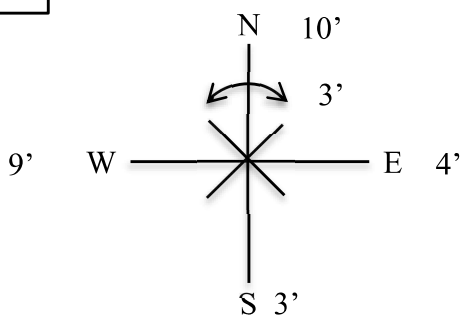
SPECIMEN DATA	TREE NUMBER	60	SPECIES: California Live Oak, <i>Q. agrifolia</i>	61	SPECIES: California Live Oak, <i>Q. agrifolia</i>	62	SPECIES: California Live Oak, <i>Q. agrifolia</i>	63	SPECIES: California Live Oak, <i>Q. agrifolia</i>	64	SPECIES: California Live Oak, <i>Q. agrifolia</i>	65	SPECIES: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

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

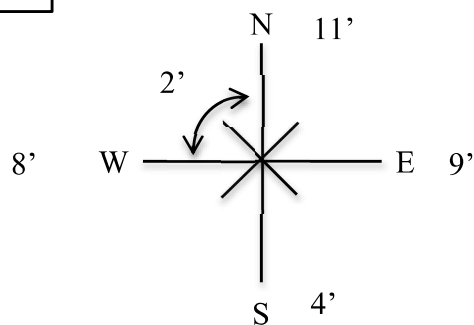
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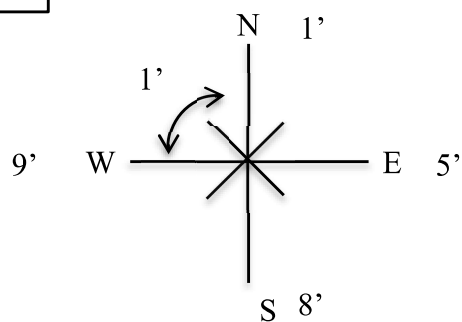
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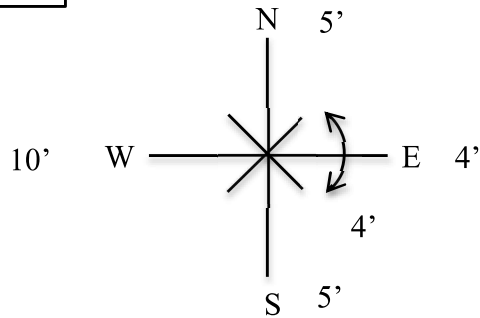
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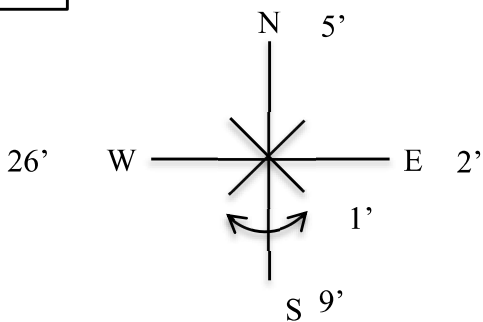
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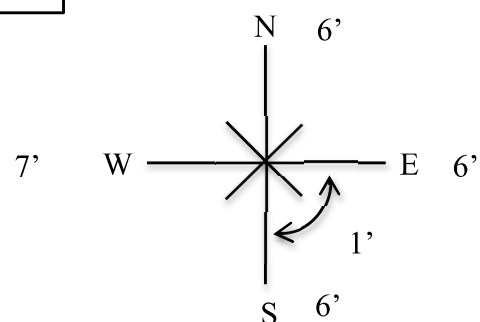
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#64



#65

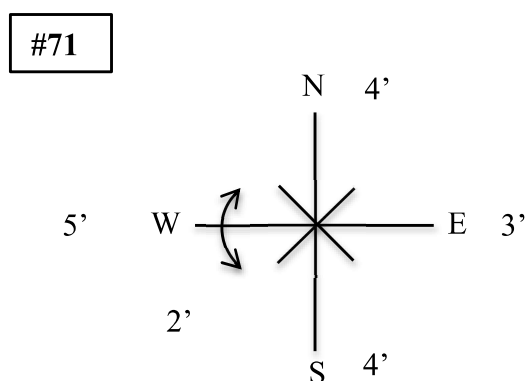
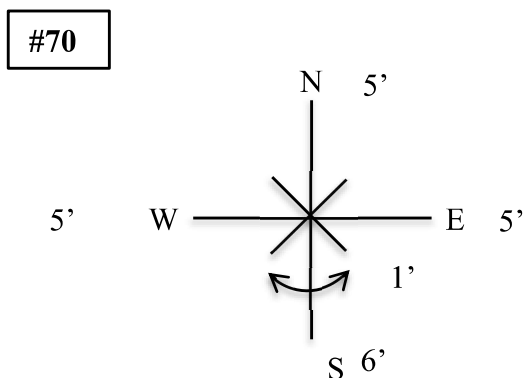
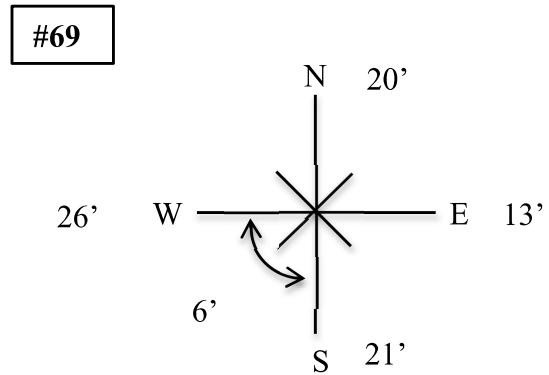
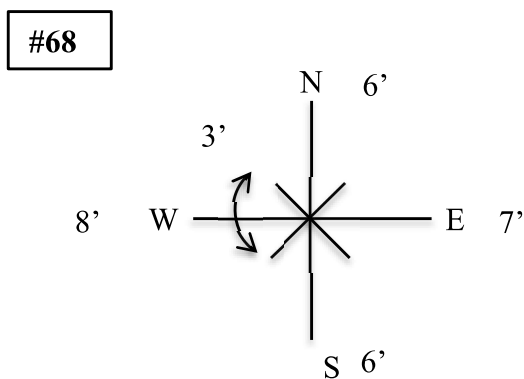
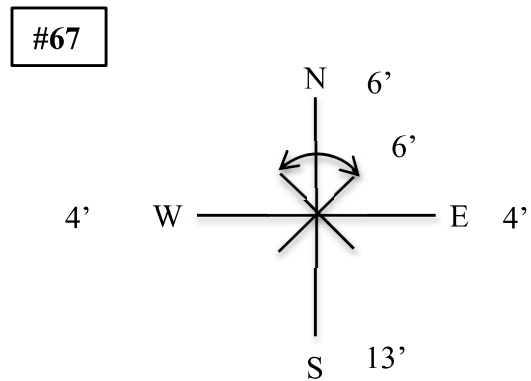
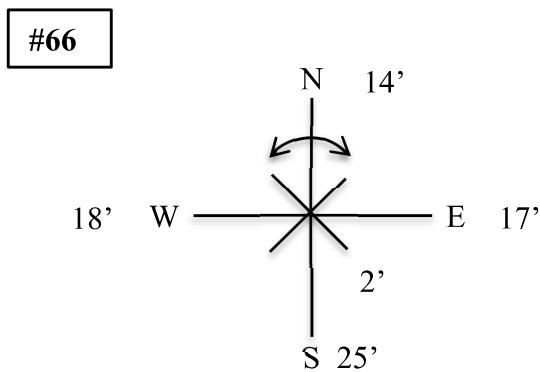
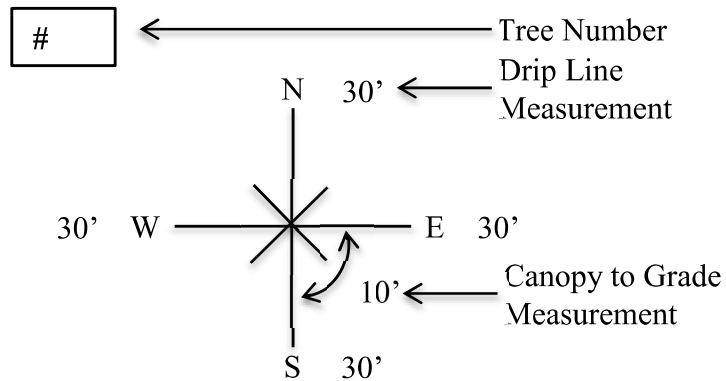


Tree Condition and Impacts Table: Tree 66-71

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

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

LEGEND:

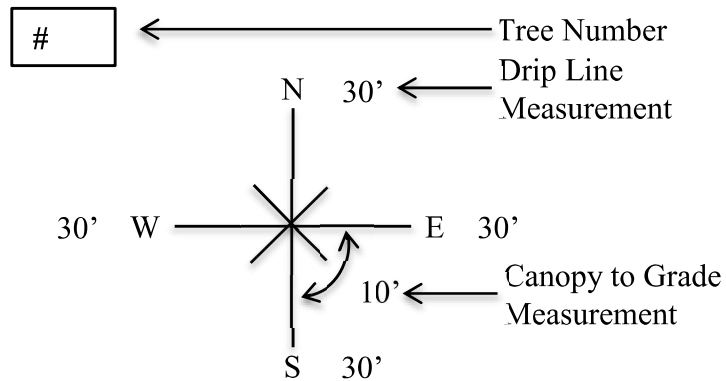


Tree Condition and Impacts Table: Tree 72-77

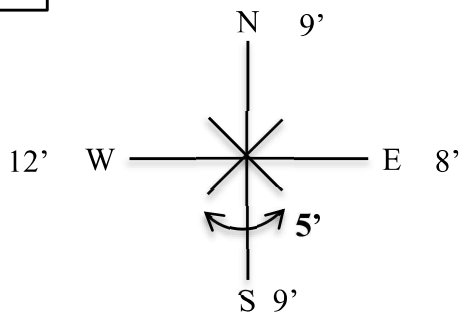
SPECIMEN DATA	TREE NUMBER	72	Species: California Live Oak, <i>Q. agrifolia</i>	73	Species: California Live Oak, <i>Q. agrifolia</i>	74	Species: California Live Oak, <i>Q. agrifolia</i>	75	Species: California Live Oak, <i>Q. agrifolia</i>	76	Species: California Live Oak, <i>Q. agrifolia</i>	77
	NO. TRUNKS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

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

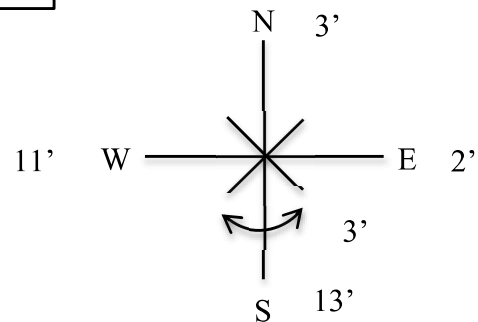
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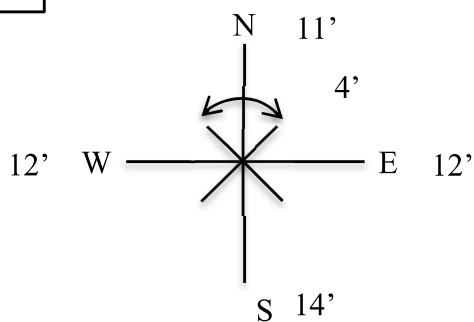
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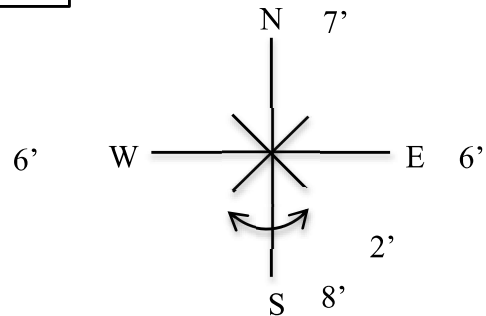
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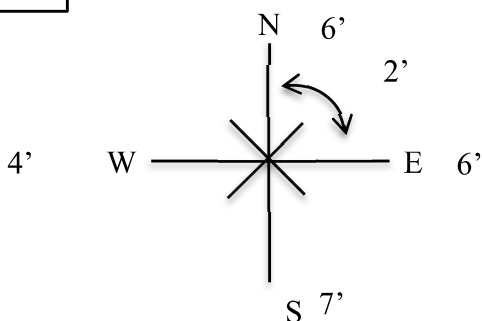
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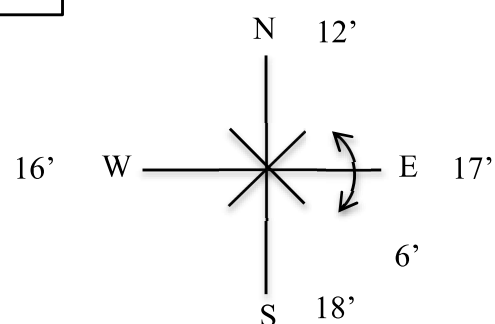
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#76



#77

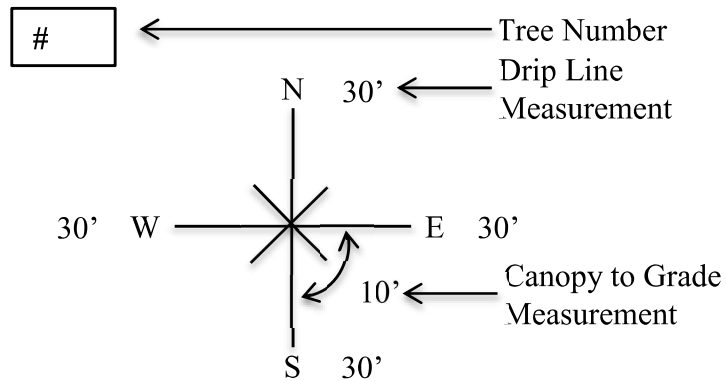


Tree Condition and Impacts Table: Tree 78-81

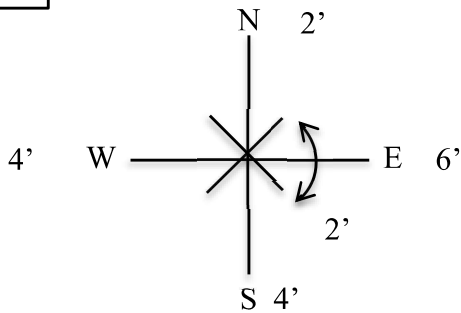
SPECIMEN DATA	TREE NUMBER	78	Species: California Live Oak, <i>Q. agrifolia</i>	79	Species: California Live Oak, <i>Q. agrifolia</i>	80	Species: California Live Oak, <i>Q. agrifolia</i>	81	Species: California Live Oak, <i>Q. agrifolia</i>
	NO. TRUNKS	1		1		1		3	
	PROTECTED	Y		Y		Y		Y	
	HERITAGE	N		N	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

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

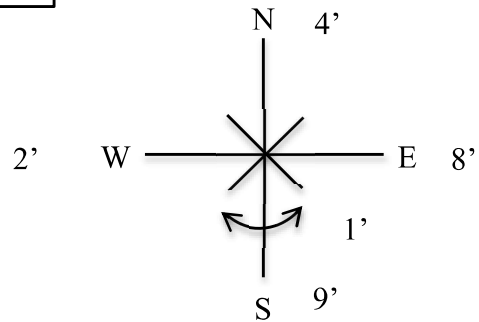
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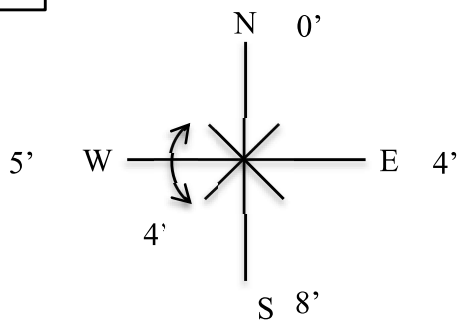
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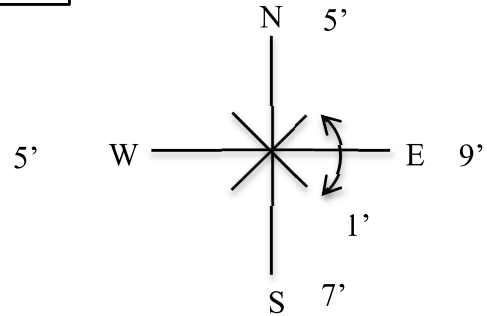
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#80



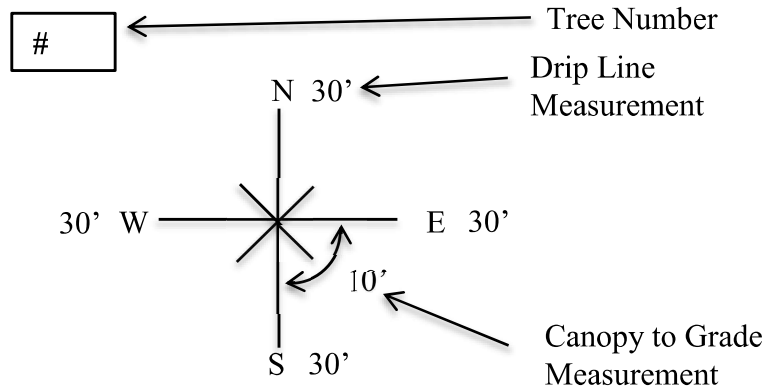
#81



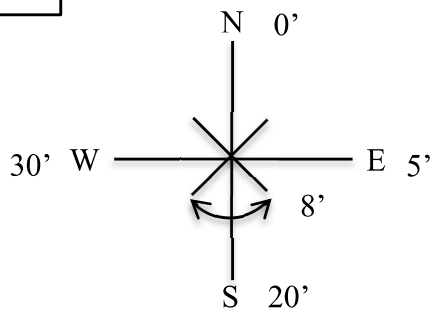
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Drip Line and Canopy to Grade Measurements: Off-Property Trees OP1-OP3

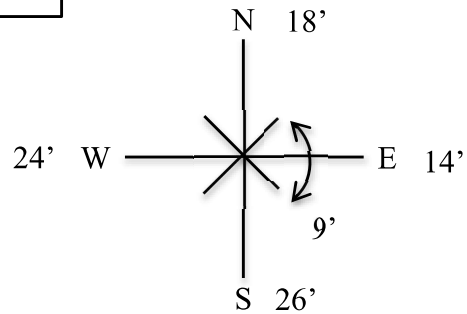
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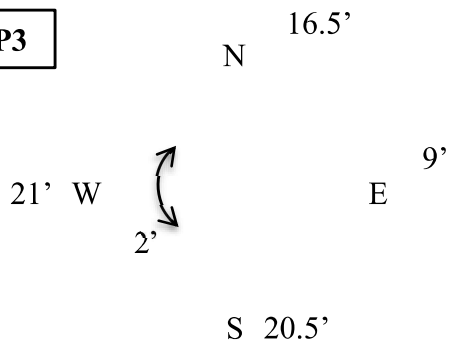
#OP1



#OP2



#OP3



V. Individual Tree Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Trees #53 [Protected] (Coast Live Oak—*Quercus agrifolia*) is situated approximately 50' in front of the Ayra Vihara Guest House and 20' from the driveway that is to be moved. The tree is leaning
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heavily to the west and south away from the construction, so it shouldn't conflict with the work although the TPZ with a minimum radius of 15' from the trunk may need to be impinged upon at times. Structural pruning is recommended to reduce the weight from the lean.

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

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

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

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

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

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

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

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

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

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

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

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

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

Tree #67 & #68 [Protected] (Coast Live Oak—*Quercus agrifolia*) are small, volunteer trees located on the eastern side of the drive just south of the Interpretive Center Courtyard. At some point in their history, both trees have been topped, leaving the trees somewhat disfigured. There is a pack rat nest at the base of Tree #67. On Tree #68 one trunk wraps around the main trunk and should be
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removed. Aside from needing protective fencing, these trees should be safe during construction although Tree #67 will need to have its TPZ invaded for the construction of the driveway.

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

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

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

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

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

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

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

VI. Appraisals

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

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

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

Tree #19 is a coast live oak, *Quercus agrifolia*, with a condition rating of 60% due to damage on the west side. It has a location rating of 80% and a species rating of 90%. The appraised trunk area is 16 in² (πr^2 or $2.25^2 \times 3.14 = 16$), which is less than the replacement tree size of 23.75 in². Therefore, the Basic Tree Cost is equal to the Installed Tree Cost of \$1,472.50. The final **Appraised Value is \$640** or the Basic Tree Cost of \$1,472.50 x the Species rating of 90% x the Condition rating of 60% x the Location rating of 80%.

Tree #21 is a coast live oak, *Quercus agrifolia*, with a condition rating of 90%. It has a trunk circumference of 79", a location rating of 80% and a species rating of 90%. The appraised trunk area is 491 in² (πr^2 or $12.5^2 \times 3.14 = 491$) less the replacement tree size of 23.75 in² equals 467.25 in². The Basic Tree Cost is 467.25 in² x the Unit Tree Cost of \$62/in² + the Installed Tree Cost of \$1,472.50 which equals \$30,442. The final **Appraised Value is \$19,700** or the Basic Tree Cost of \$30,442 x the Species rating of 90% x the Condition rating of 90% x the Location rating of 80%.

Tree #63 is a coast live oak, *Quercus agrifolia*, with a condition rating of 70%. It has a location rating of 70% due to crowding and a species rating of 90%. The appraised trunk area is 33 in² (πr^2 or $3.25^2 \times 3.14 = 33$) less the replacement tree size of 23.75 in² equals 9.25 in². The Basic Tree Cost is 9.25 in² x the Unit Tree Cost of \$62/in² + the Installed Tree Cost of \$1,472.50 which equals \$2,046. The final **Appraised Value is \$900** or the Basic Tree Cost of \$2,046 x the Species rating of 90% x the Condition rating of 70% x the Location rating of 70%.

Tree #64 is a coast live oak, *Quercus agrifolia*, with a condition rating of 80% due to damage on the west side. It has a location rating of 60% due to crowding and a species rating of 90%. The appraised trunk area is 10 in² (πr^2 or $1.75^2 \times 3.14 = 10$), which is less than the replacement tree size of 23.75 in². Therefore, the Basic Tree Cost is equal to the Installed Tree Cost of \$1,472.50. The final **Appraised Value is \$640** or the Basic Tree Cost of \$1,472.50 x the Species rating of 90% x the Condition rating of 80% x the Location rating of 60%.

VII. Discussion

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

VIII. Recommendations

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

IX. Tree Protection Plan

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

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

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

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

X. Mitigations

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

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

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

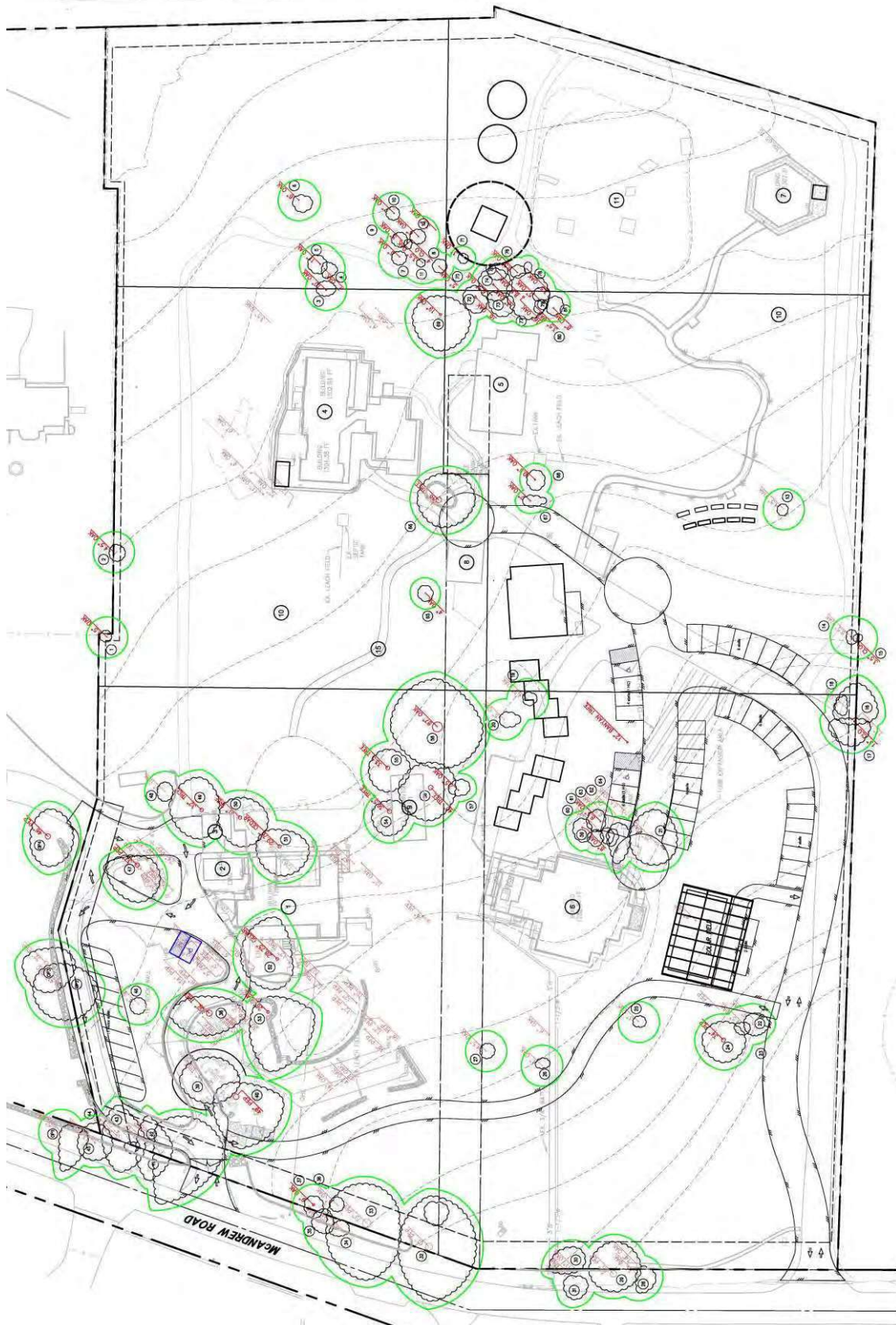
XI. Conclusions

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

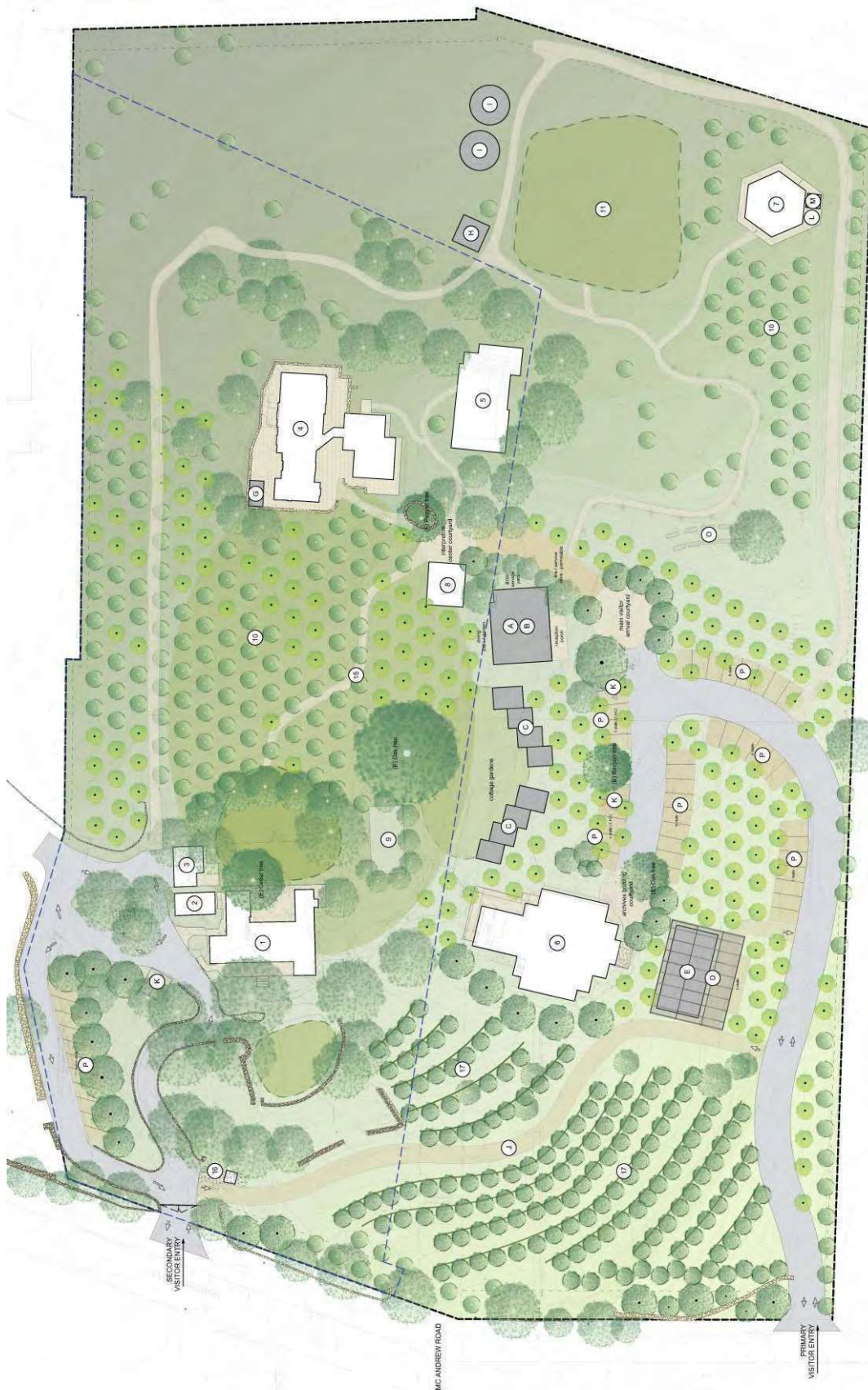
I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

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



Appendix B—Map of Krishnamurti New Construction Plan



Appendix C—Photos

Tree #7



Tree #8



Tree #9



Tree #10



Tree #11



Tree #12



Tree #13



Tree #14



Tree #15



Tree #16



Tree #17



Tree #18



Tree #19



Tree #20



Tree #21



Tree #22



Tree #23



Tree #24



Tree #25



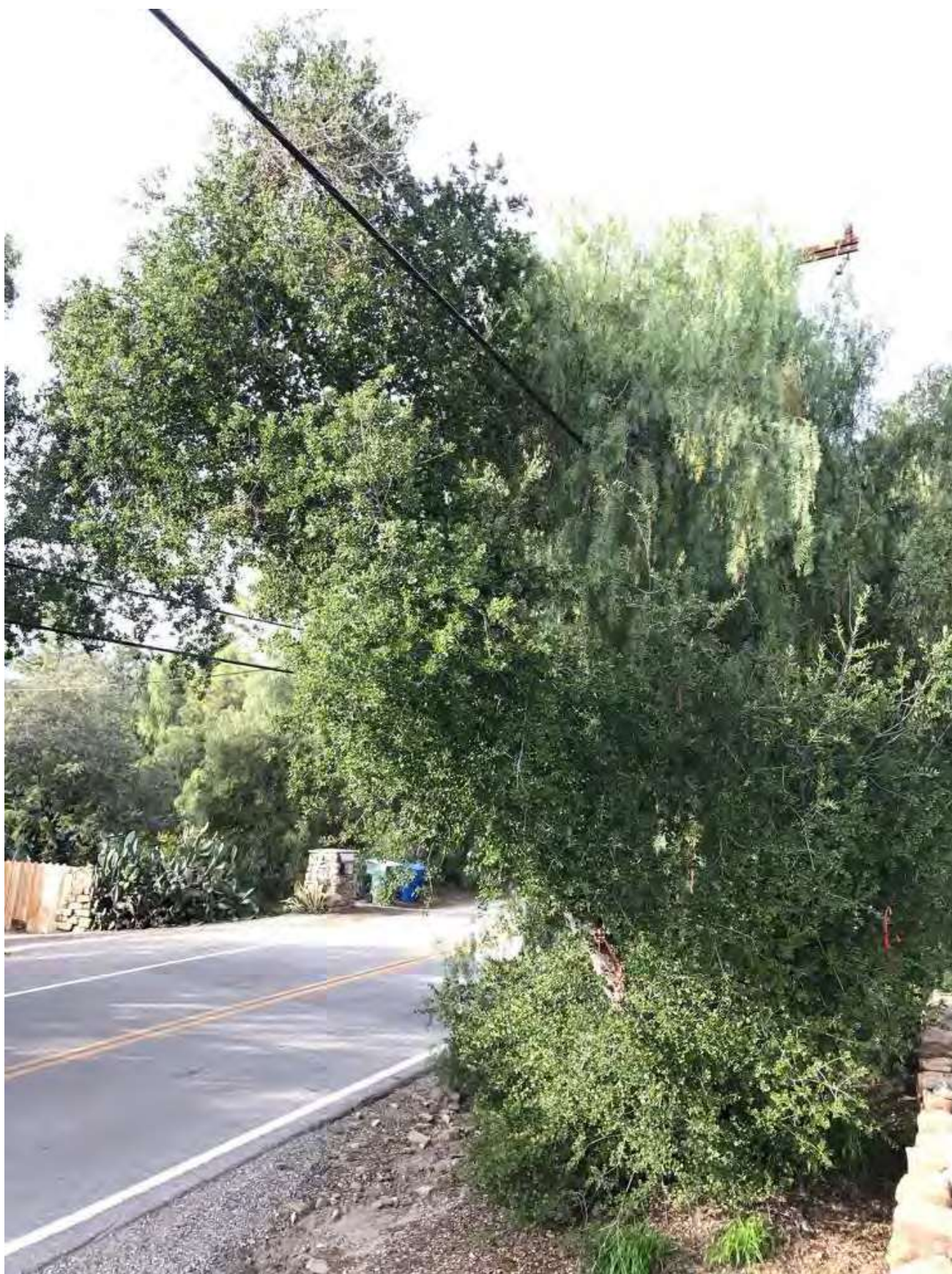
Tree #26



Tree #27



Tree #28



Tree #29



Tree #30



Trees #31



Tree #32



Trees #33



Tree #34



Tree #35



Tree #36



Tree #37



Tree #38



Tree #39



Tree #40



Tree #41



Tree #42



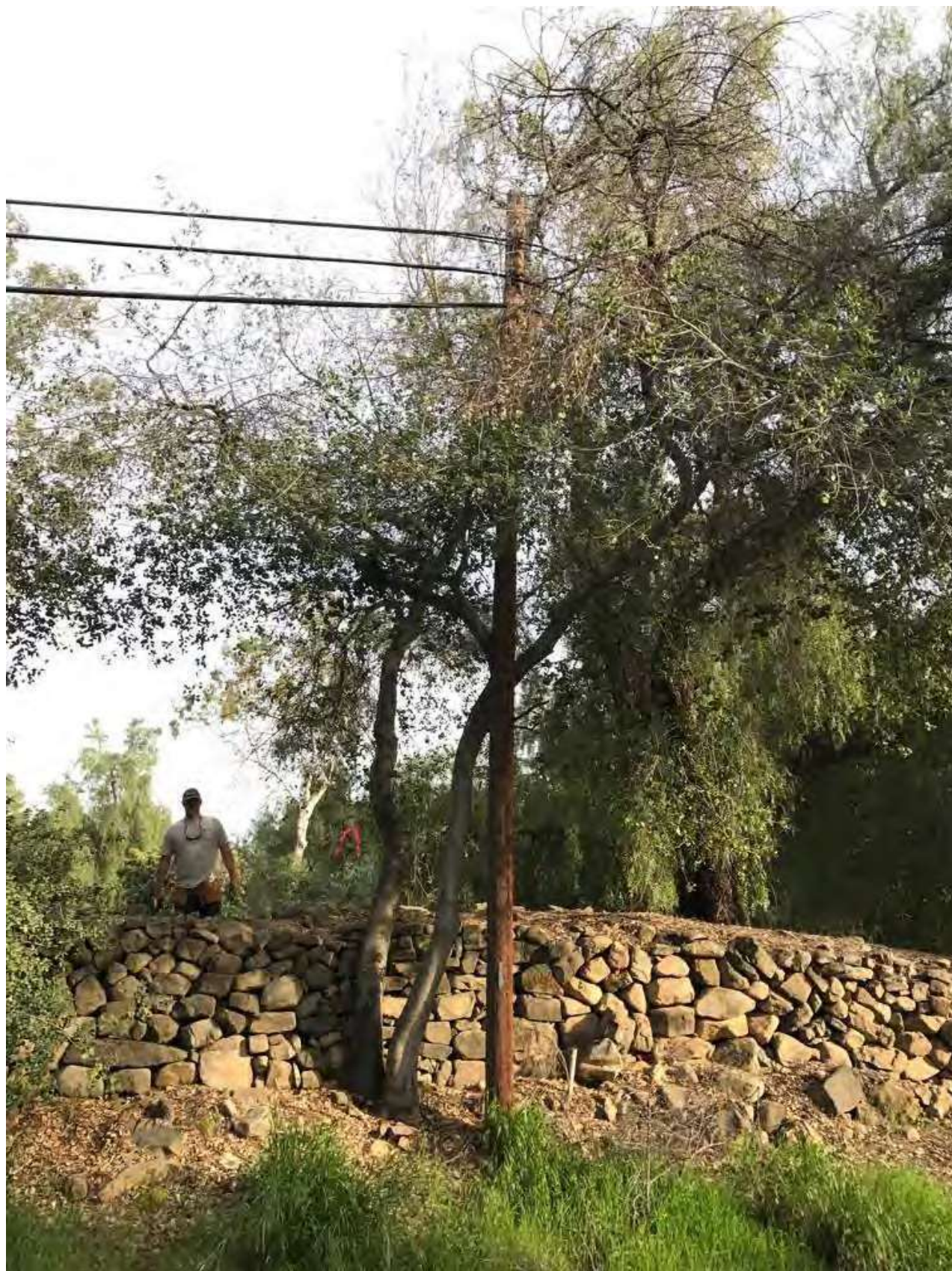
Tree #43



Tree #44



Tree #45



Tree #46



Tree #47



Tree #52



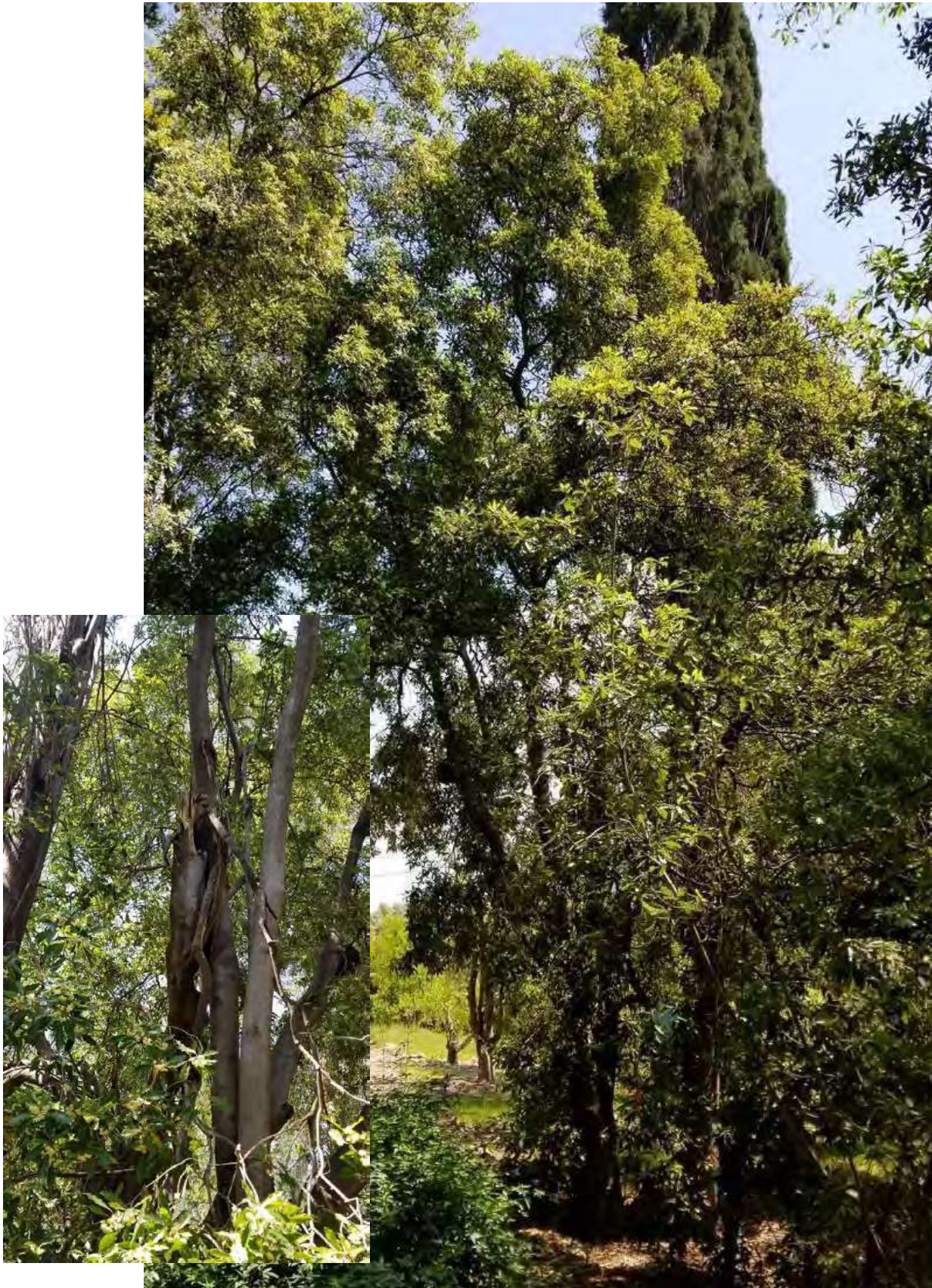
Tree #53



Tree #54



Tree #55



Tree #56



Tree #57



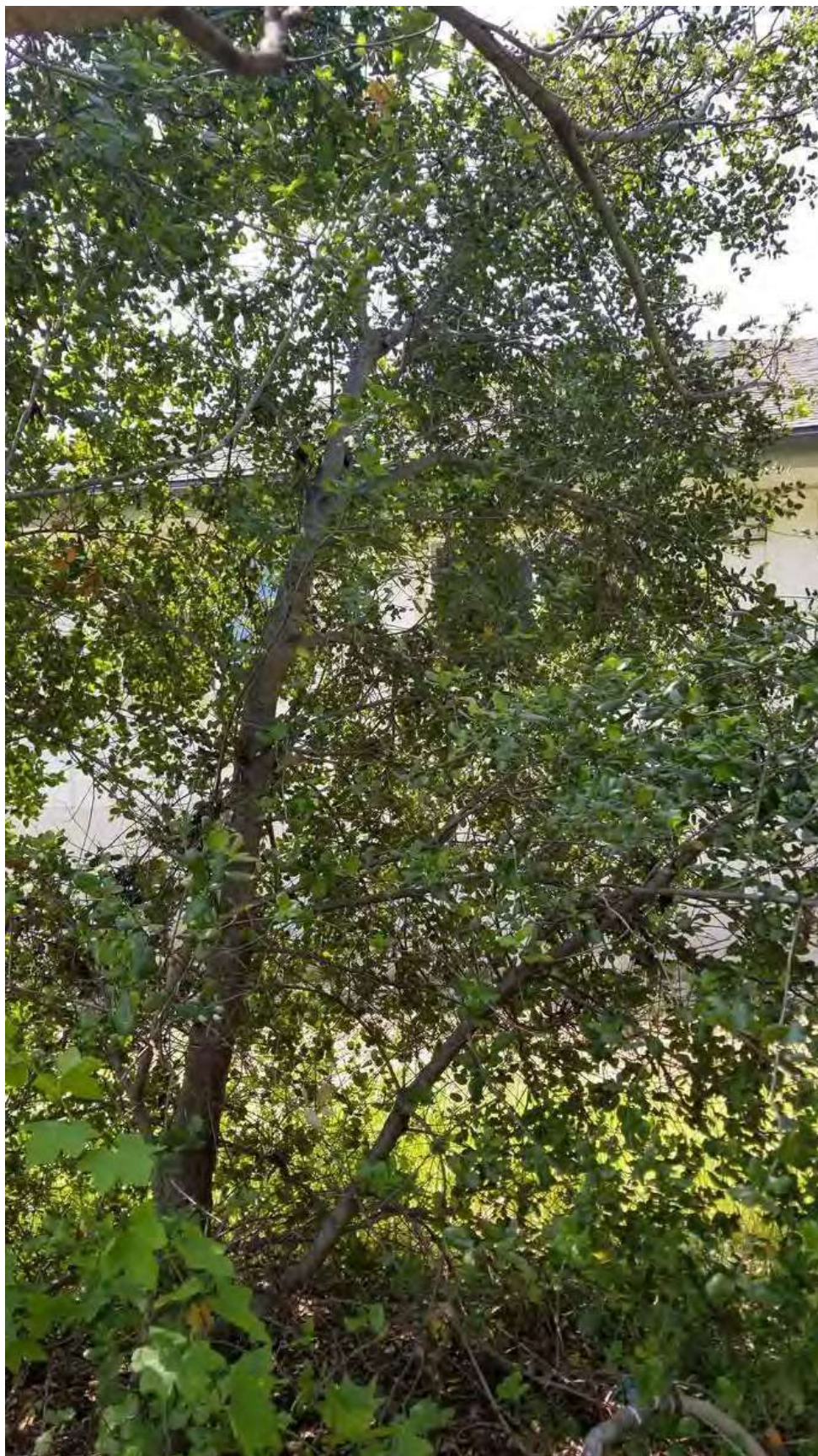
Tree #58



Tree #59



Tree #60



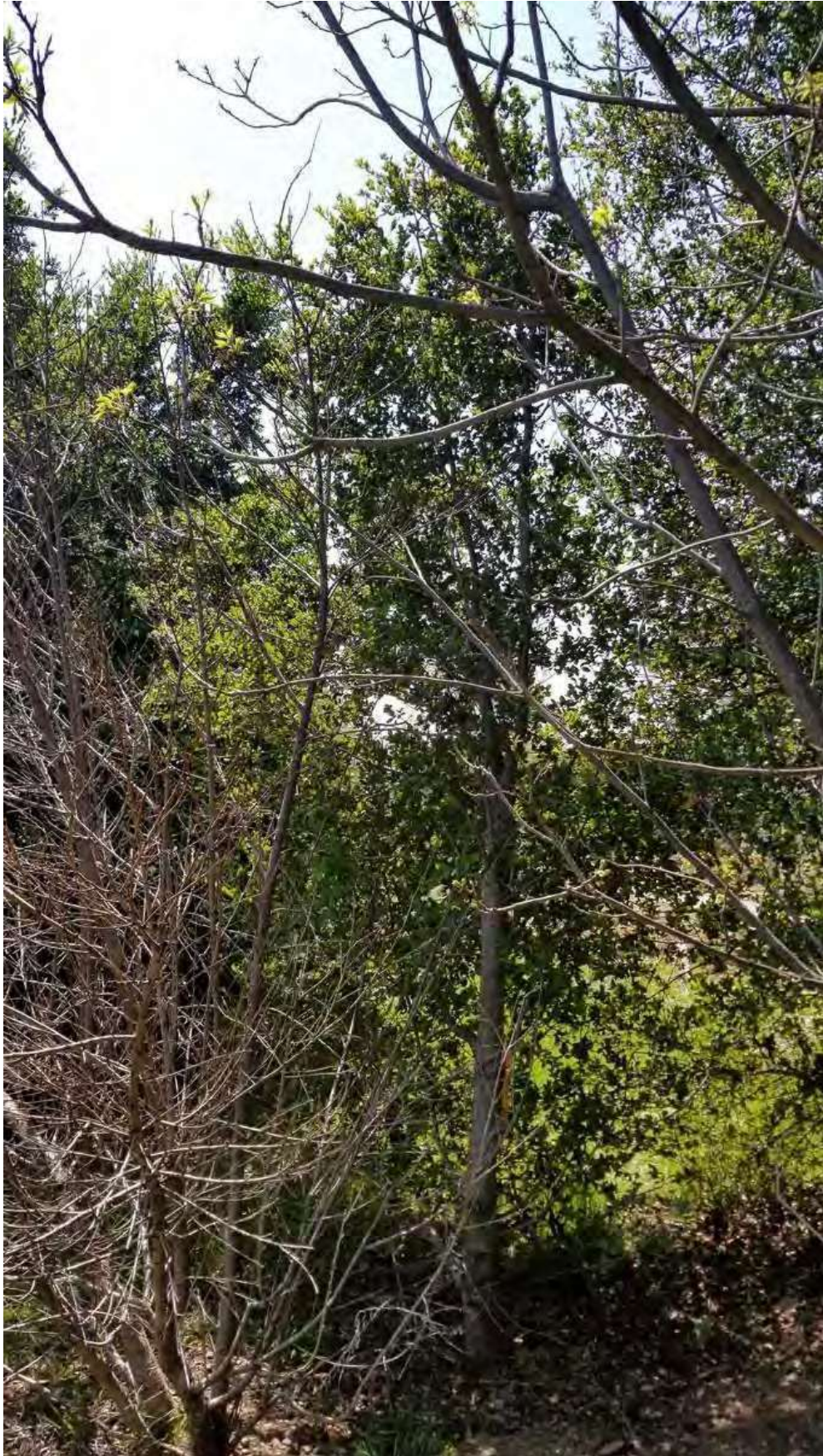
Tree #61



Trees #62 & #63



Tree #64



Tree #65



Tree #66



Tree #67



Tree #68



Tree #69



Tree #70



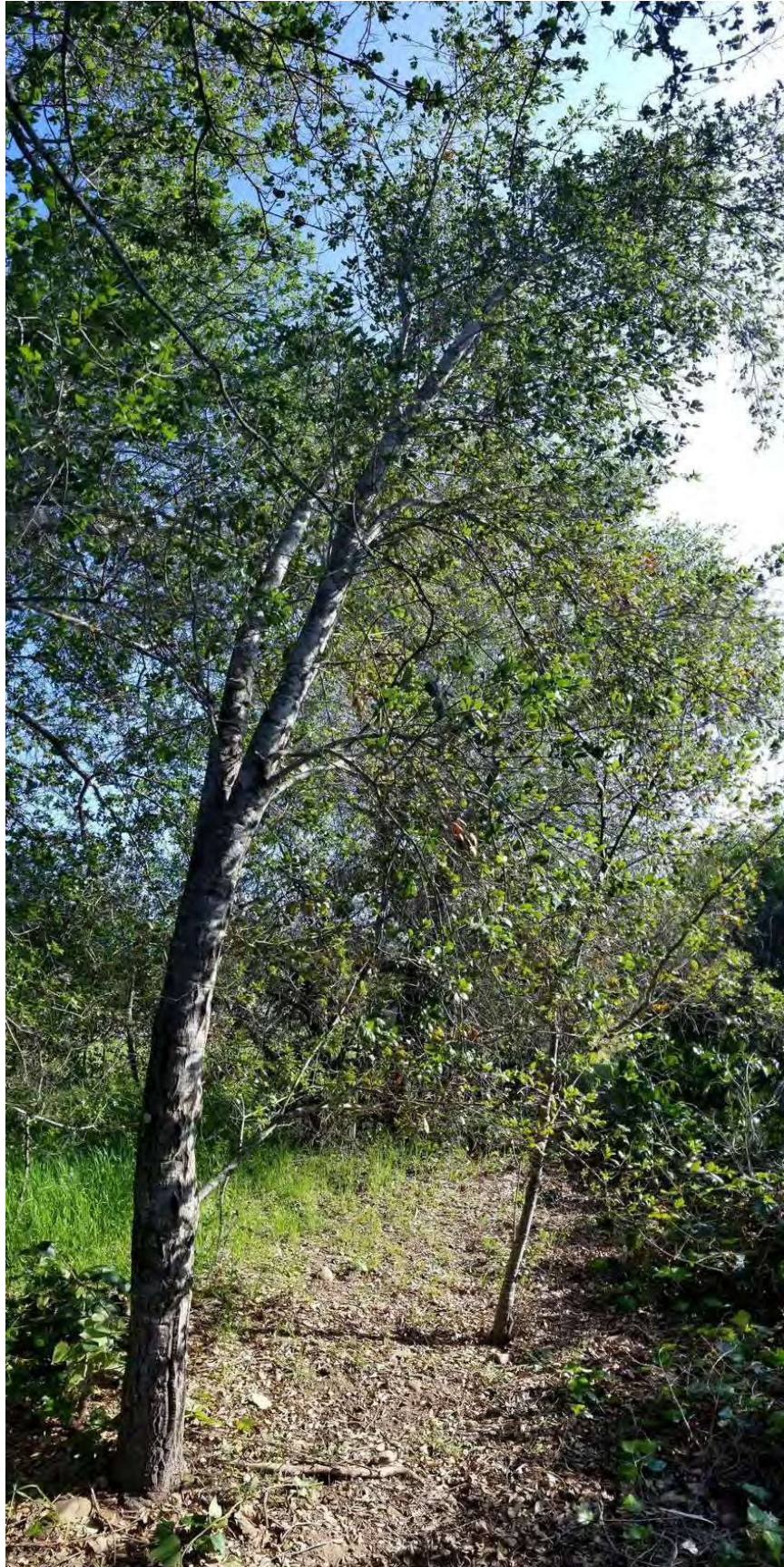
Tree #71



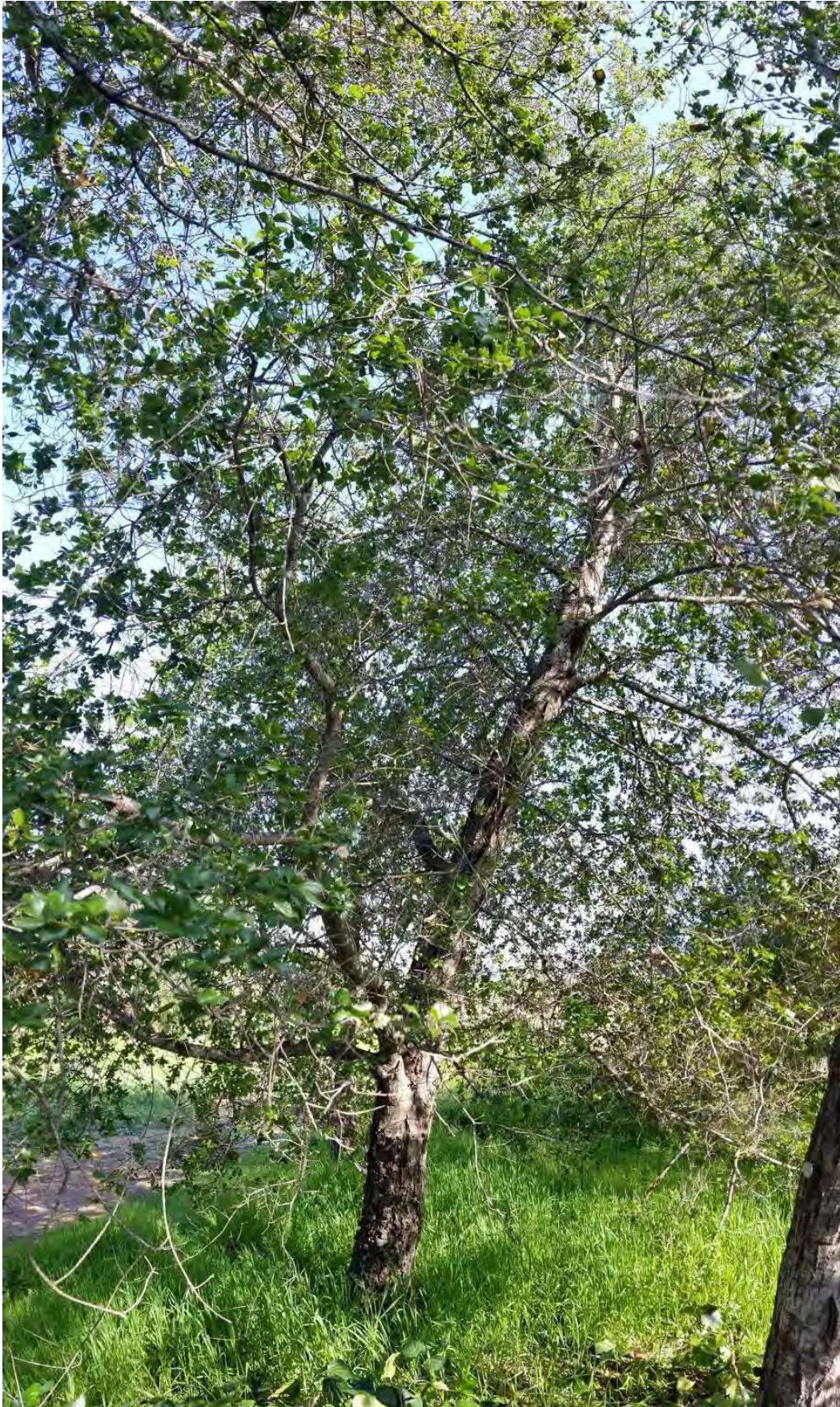
Tree #72



Tree #73



Tree #74



Tree #75



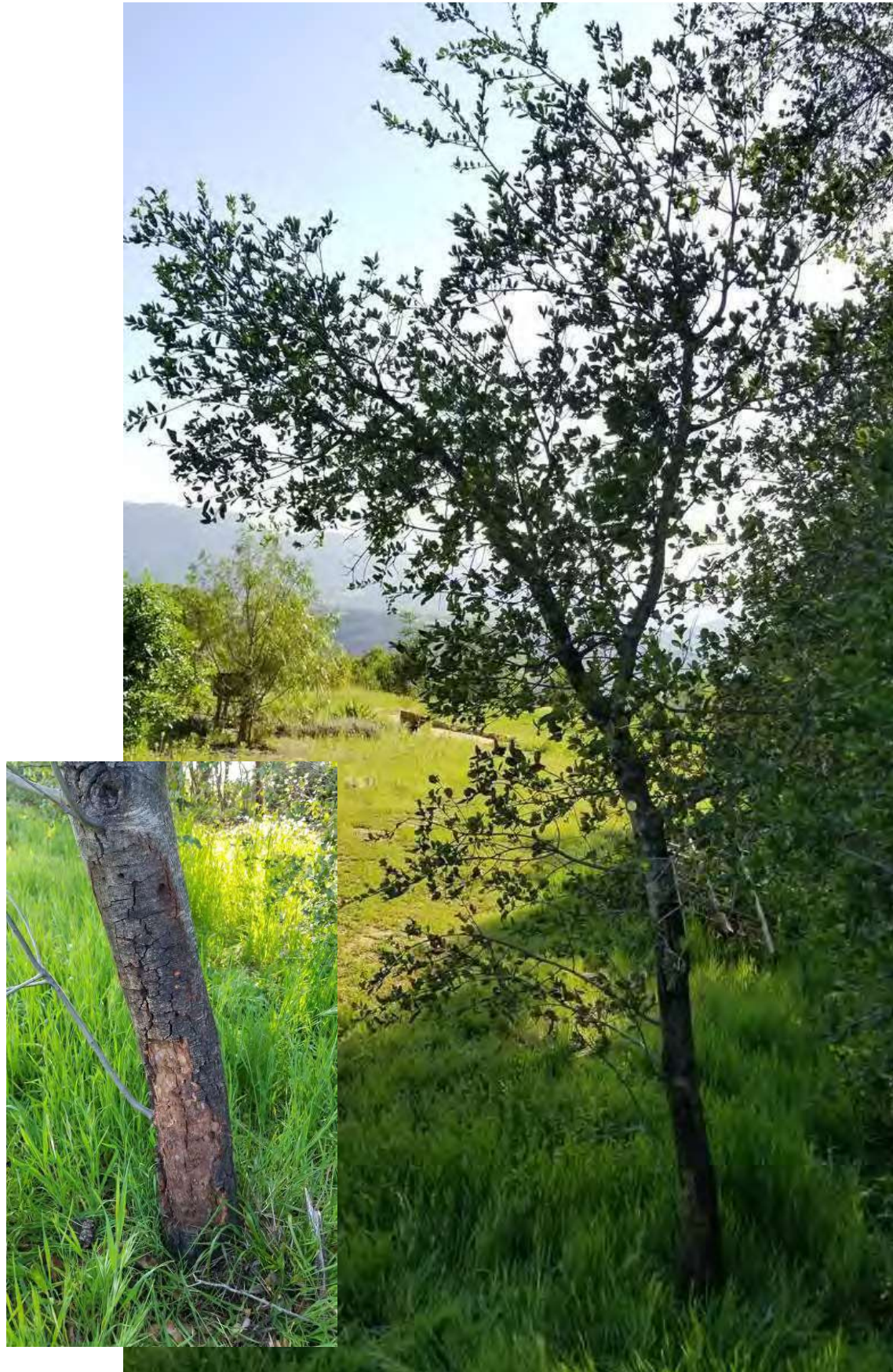
Tree #76



Tree #77



Tree #78



Tree #79



Tree #80



Tree #81



Tree #OP1



Trees #OP2



Trees #OP3



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 - R (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" (25'-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	Year Built / Status*	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF) *
(A/D) Structure	1910 / remain	OA / SA	+/- 2807	+/- 3576 (2 stories)	+/- 1475
(01) Arya Vihara	before 1945 / remain	SA	+/- 450	0	0
(02) Lawrence Cottage	after 1945 / remain	accessory	+/- 410	+/- 410	0
(03) Laundry	1917 / remain	study	+/- 4181	+/- 4181	0
(04) Pine Cottage - Library/Study	1946 / remain	OA	+/- 1588	+/- 2477 (2 stories)	+/- 1214
(05) Pine Cottage Annex	1959 / remain	office	+/- 5055	+/- 5055	0
(06) Administration/Archives	2014 / remain	study	+/- 1291	+/- 1291	0
(07) Yoga Pavilion	after 1960 / remain	visitor serving	+/- 780	+/- 780	0
(08) Garage / Storage (new exhibit display)					0
Total Existing Building Area to Remain			16,662	18,320	2689

Proposed Structures	Use**	Building Coverage (SF) ***	Gross Area (SF)	Overnight Accommodation (SF) *
(A/D) Structure	visitor / assembly	2193	2193	0
(A-B) Dining, Kitchen, Reception Building	OA / SA	1048	1535 (2 stories)	1320
(C1) Cottage (6 rooms)	OA / SA	1048	1535 (2 stories)	1320
(C2) Cottage (6 rooms)	OA / SA	3168	3168	0
(D) Solar Array	accessory	1600 (excl. from total)	1600 (excl. from total)	0
(E) Maintenance Shed	accessory	180	180	0
(F) Restroom Enclosure	restroom	400	400	0
(G) Shade Structure	accessory	120	120	0
(H) Pavilion Storage Shed	accessory			
Total New Building Area		8157	9131	2640

Total Building Coverage (%) ****	24,819 (5.12 %)		
Total Gross Floor Area (all structures)		27,451 sq.ft.	
Total Accessory Area		4098 sq.ft.	
Total Overnight Accommodation Area**			5329 sq.ft.
Total Non-OA 'Camp' Gross Area**		17,969 sq.ft.	

* Year built per historical report.
** Use per VCD Sec. 8101-01. 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 structures at lower level only. Gross floor areas include exterior walls.
**** Building coverage % = Total Area of Building Coverage (all buildings) / Lot Size.
* Overnight accommodation areas include only those areas (not) used for sleeping and restrooms. Enclosure 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. 2 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 Previous)	11,322 (2.34 % of total site area)
Total Impervious Surface Area	30,157.5 (roads) + 24,819 (structure) = 54,977 (11.3 % of total site area)
Total Previous Surface Area*	429,415.2 (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 the 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.

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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" = 30'-0"

County of Ventura
Planning Commission Hearing
PL17-0012 abd PL23-0040
Exhibit 5
Sub-exhibit 2 - Project Plans

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Krishnamurti Education Center CUP Masterplan Update

Krishnamurti Education Center CUP Masterplan Update

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

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
02900329
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02900326
02900325
02900324

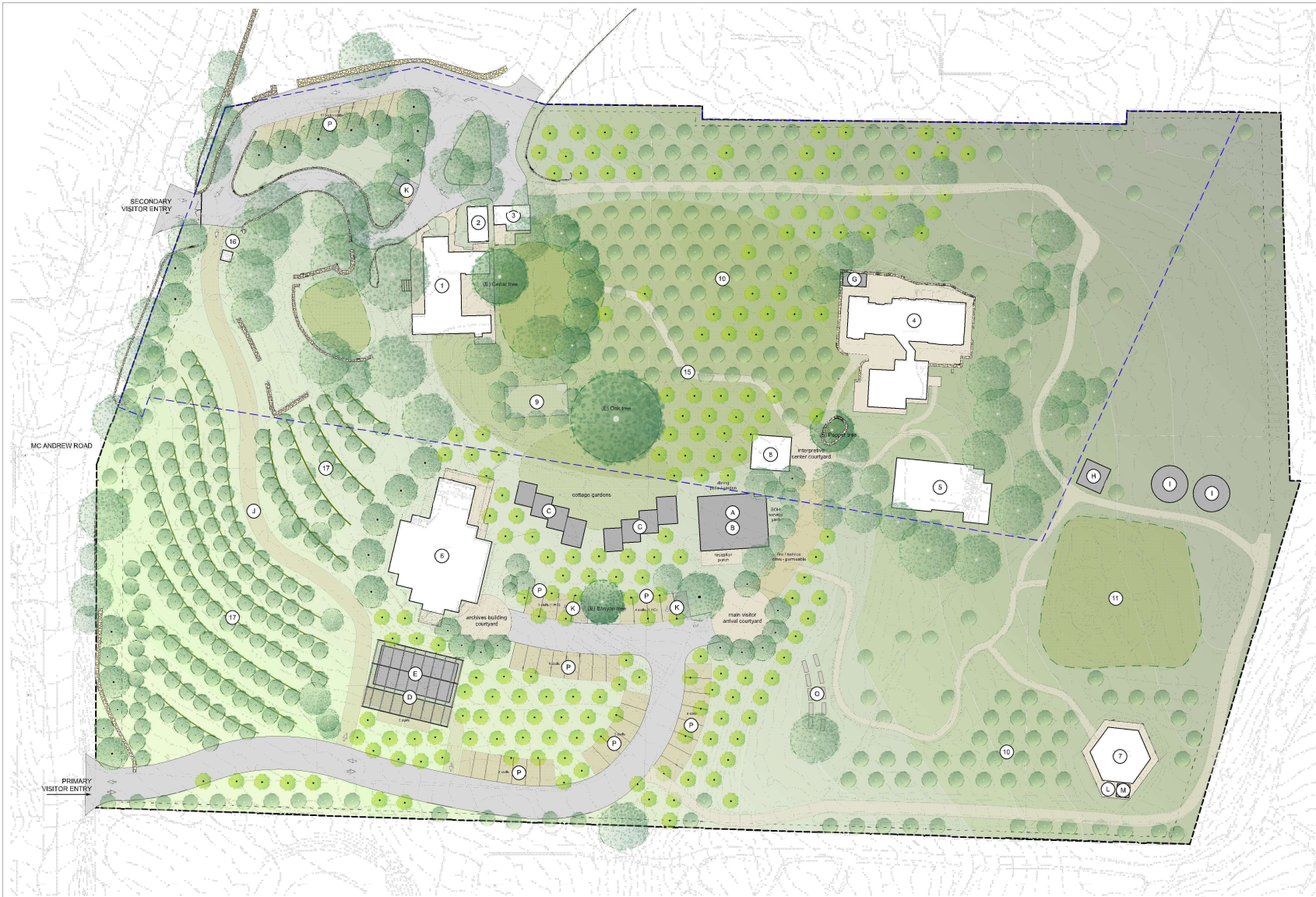
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NOT FOR CONSTRUCTION

Title Sheet

Project Information
Project Description
Sheet Index
Vicinity Map

A0.0
CUP Update 06/26/18



LANDSCAPE NOTES

VCPD 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 of 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)
Hydroseeded low-growing native grasses

permeable parking TPO - material palette
stalls: decomposed granite

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Krishnamurti Education Center
CUP Masterplan Update

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

Address:
1098 McAndrew Road
Ojai, CA 93023

APN:
028003328
028003327
028003326
028003325
028003324

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EXISTING BUILDING / SITE FEATURE KEY NOTE

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 Exhibit Display (former garage/storage)	
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	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)	(O) (E) existing tree
- - - - - internal lot lines	asphalt paved drive	(N) proposed tree
----- easement	(E) existing building to remain	
--- proposed historic district	(N) nonexisted structure	

1" = 30'-0"

Proposed Site Plan
1

NOT FOR CONSTRUCTION
Site Plan
Proposed Site Plan
Architectural & Landscape
A1.0
CUP Update 08.26.19

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**Krishnamurti
Education
Center**

**CUP Masterplan
Update**

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c/o Jacob Stijler, Executive Director

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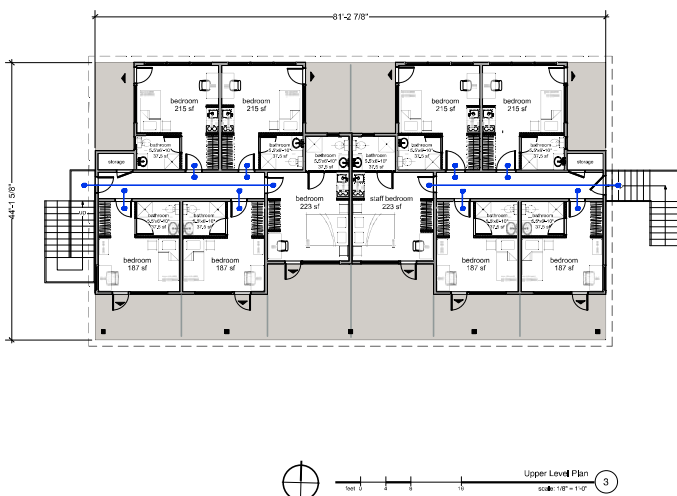
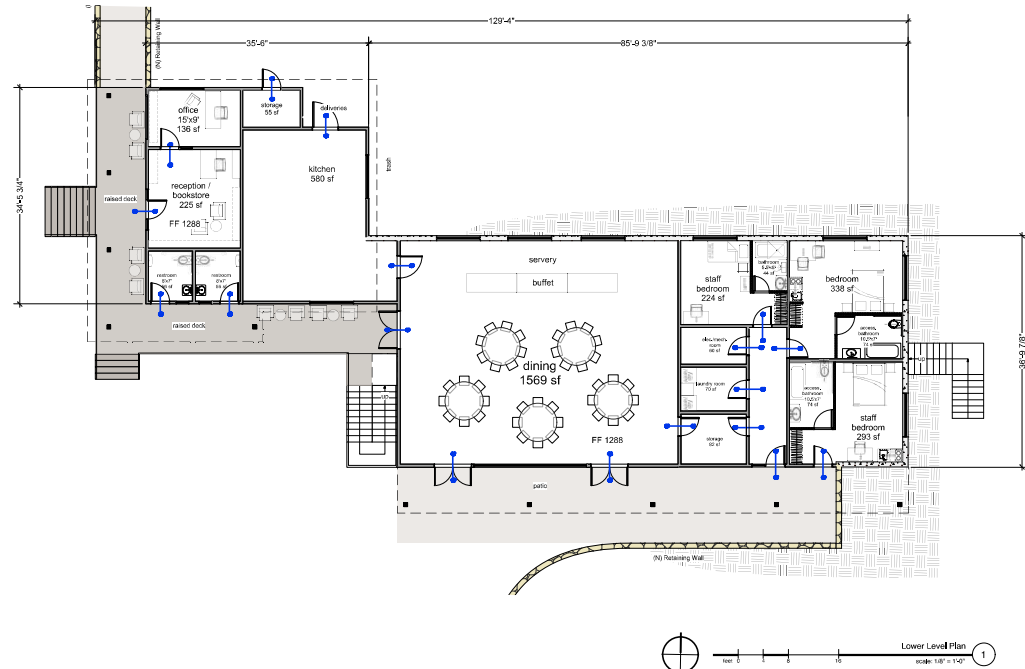
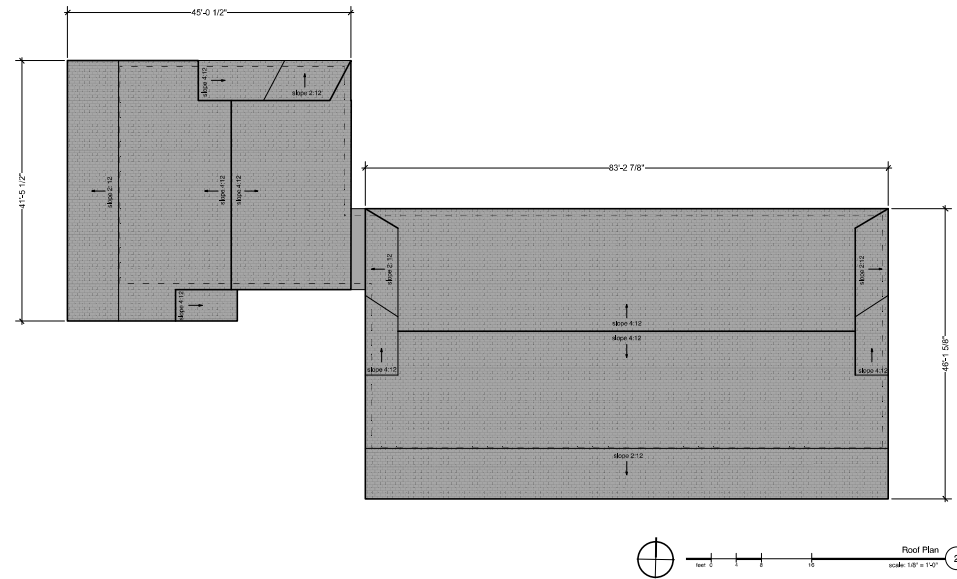
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Retreat/Canteen Plans

Floor Plans

A2.0
CUP Update 02.07.17



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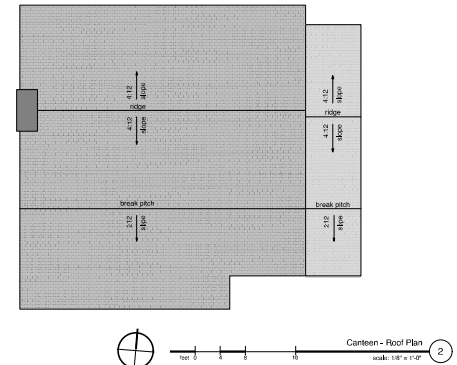
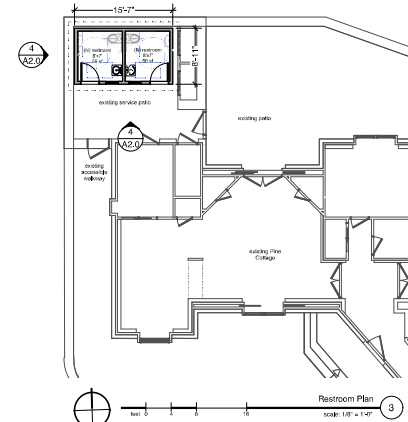
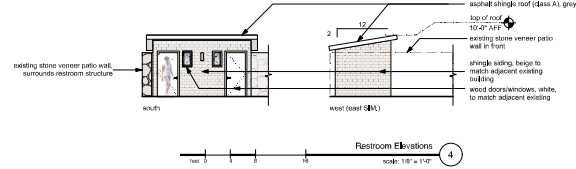
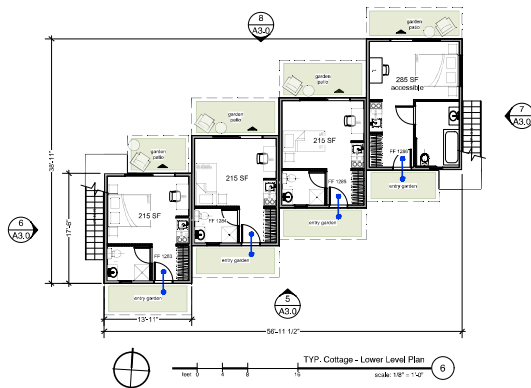
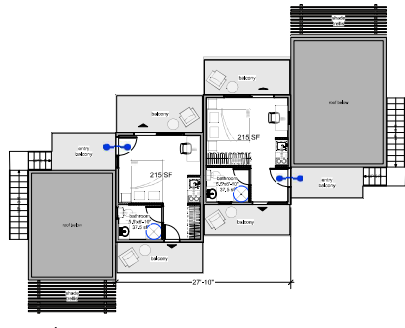
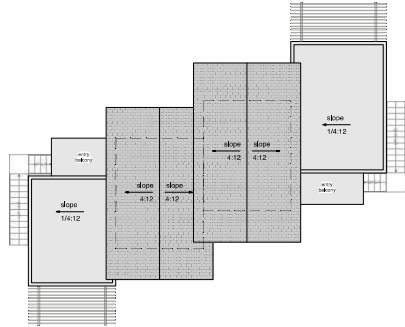
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Proposed Bdg. Plans

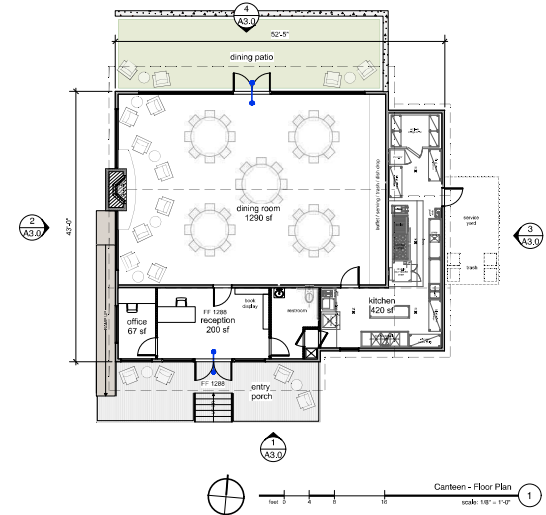
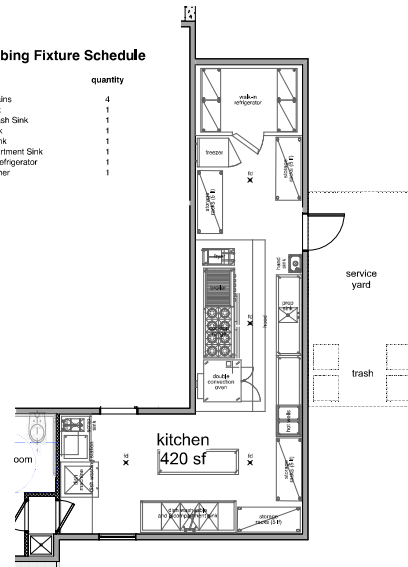
Canteen + Kitchen
Reception + Book Store
TYP. Cottage
Restrooms @ Pine Cottage

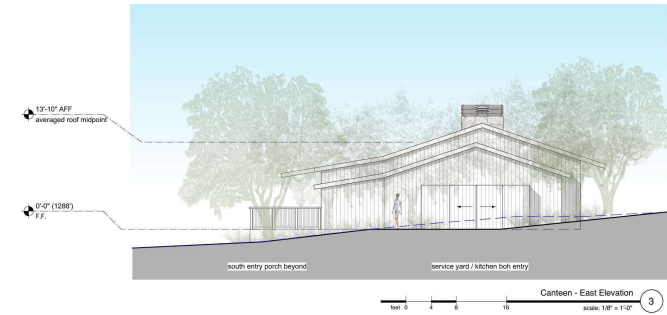
A2.0
CUP Update 06/26/18



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





LEGEND: EXTERIOR ELEVATIONS
 - - - - - existing grade
 ————— proposed grade

LEGEND: EXTERIOR FINISHES
 walls: light colored board and batten or metal siding
 roofs: grey asphalt shingle
 gabled walls: PTD, wood point, PTD, wood cap
 doors and windows: metal clad wood, light colored stone, Ojai sandstone

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Krishnamurti Education Center

CUP Masterplan Update

Property Owner:
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Proposed Bdg. Elev.

Canteen + Kitchen
 Reception + Bookstore
 TYP. Cottage

A3.0
 CUP Update 08.26.19

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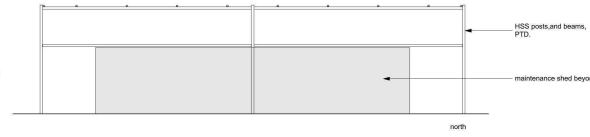
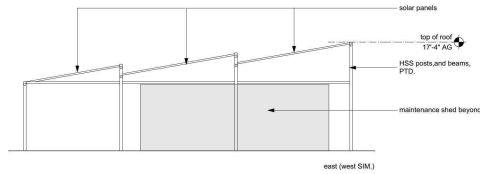
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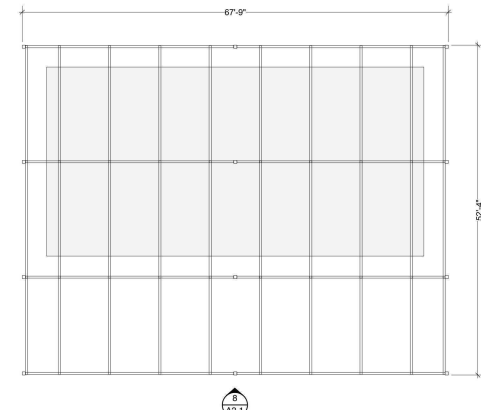
Misc. Proposed Bdg.

Plans
Elevations

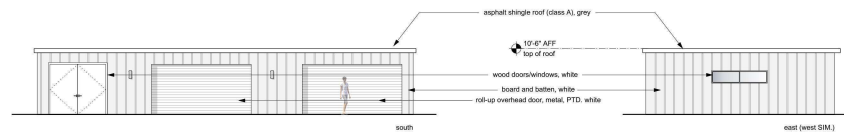
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CUP Update 08.26.19



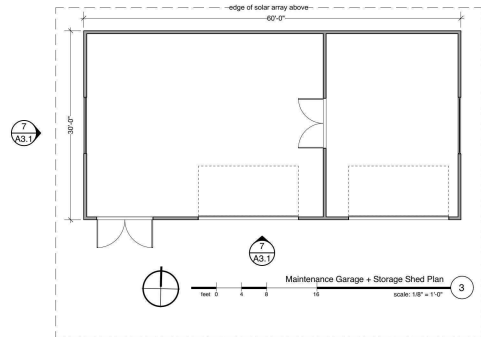
Solar Array Elevations 8
1" = 1'-0"



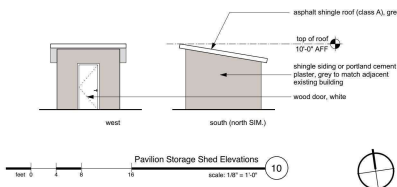
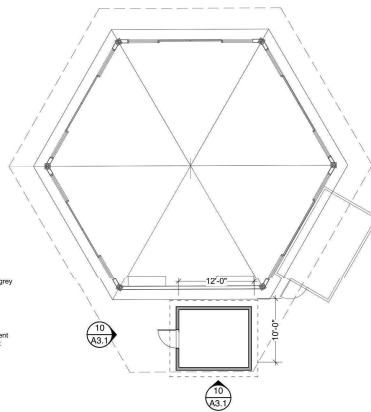
Solar Array Plan 4
1" = 1'-0"



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

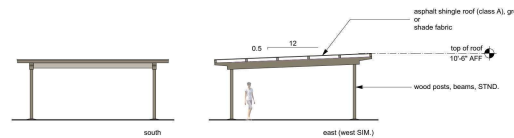


Maintenance Garage + Storage Shed Plan 3
1" = 1'-0"

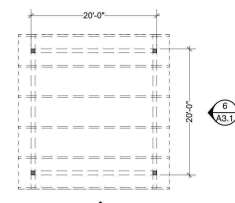


Pavilion Storage Shed Elevations 10
1" = 1'-0"

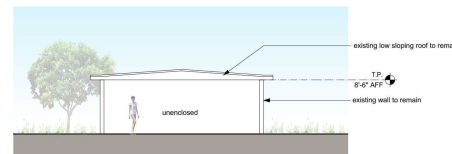
Pavilion Storage Shed Plan 9
1" = 1'-0"



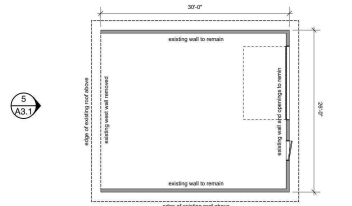
Shade Structure Elevations 6
1" = 1'-0"



Shade Structure Plan 2
1" = 1'-0"



Interpretive Structure - West Elevation 1
1" = 1'-0"



Interpretive Structure Plan 1
1" = 1'-0"

LANDSCAPE NOTES

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

permeable parking TYP. - material palette
stalls: decomposed granite

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Parking Fvhibit
Parking Diagrams

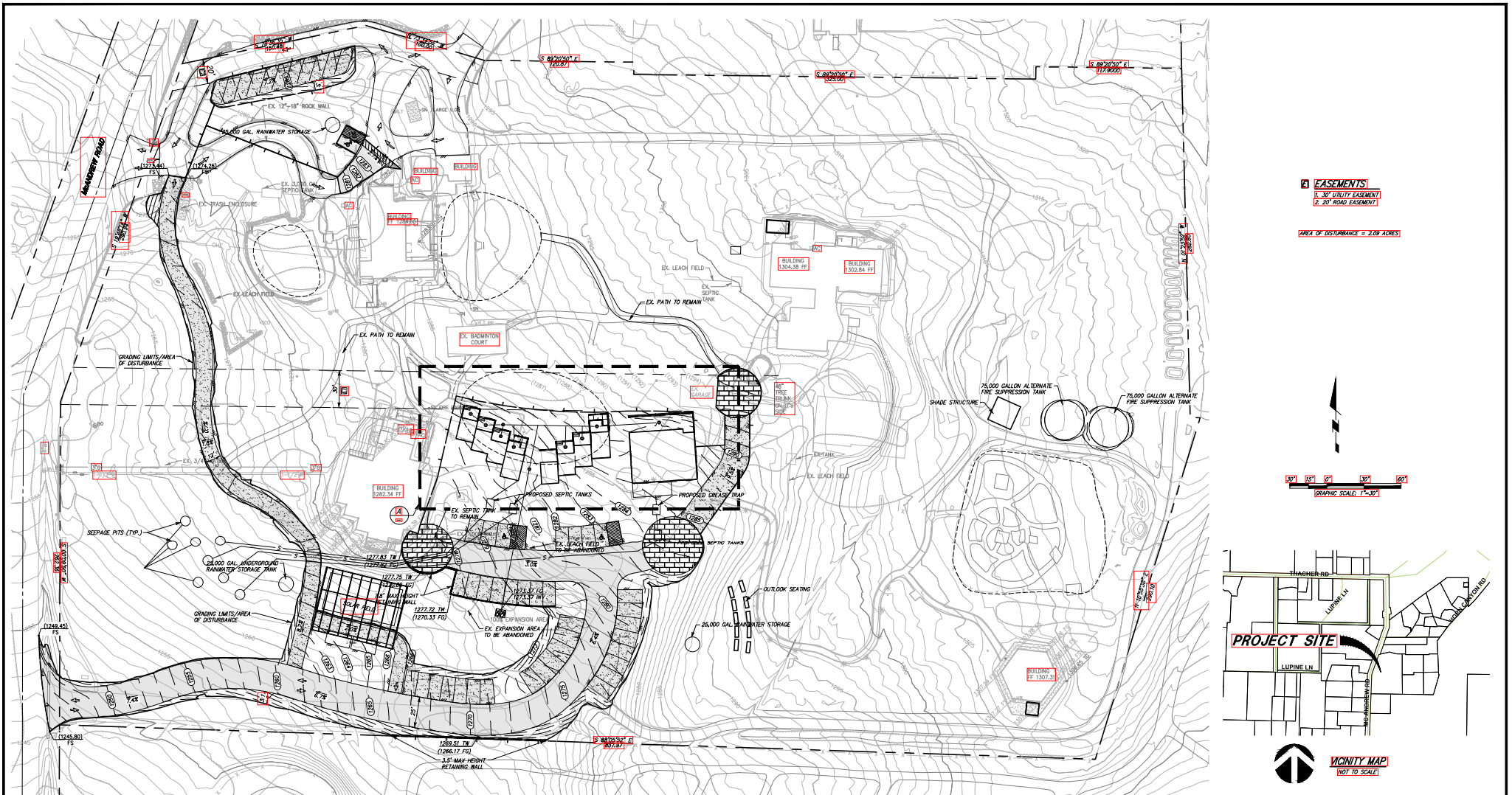
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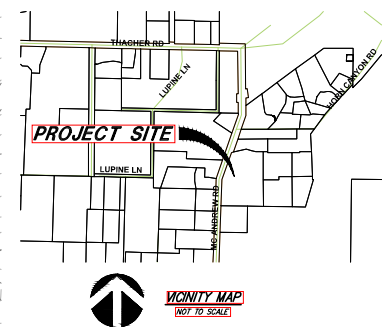
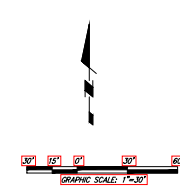
36 parking stalls (includes 2 HC)
South Entry Parking Area - Stall Diagram
scale: 1" = 20'-0"



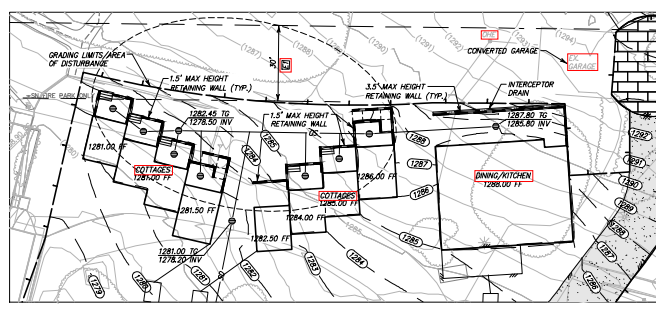
12 parking stalls (includes 1 HC)
North Entry Parking Area - Stall Diagram
scale: 1" = 20'-0"



EASEMENTS
 1. 30' UTILITY EASEMENT
 2. 20' ROAD EASEMENT
 AREA OF DISTURBANCE = 2.09 ACRES



PROPOSED	EXISTING	ABBREVIATIONS
STORM DRAIN	STORM DRAIN	FS FINISH SURFACE
SURFACE DRAIN	WATER	FS FINISH GRADE
WATER	SEWER	INV INVERT
SEWER	GAS	PG TOP OF GRADE
EASEMENT LINE	TELEPHONE	CSH CLOSURE
RETAINING WALL	WATER VALVE	EX EXISTING
FIRE HYDRANT	FIRE HYDRANT	FL FLOW LINE
AC PAVEMENT	STREET LIGHT	PVT PRIVATE
GRANITE OR GRAVEL PAVEMENT		
PERMEABLE PAVERS		



COTTAGE AREA
 1" = 20'

 JENSEN ENGINEERING 1672 DONLOW STREET VENTURA, CALIF. 93003 PHONE: 805/454-6977 FAX: 805/654-6976 www.jenseneng.com	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	DRA: PAPA/SLK FILE: NAME: 5452_PSP.dwg	

● = Location of Midweek Programs and Dialogues

