

COMMUNITY DEVELOPMENT AGENCY
BUILDING AND SAFETY DIVISION

Marin County Architectural Commission
(Ord No. 3619, 2014; 19.04.028 MCC)

Application for Local Registration of Architectural Significance

This completed Application Form constitutes a request before the Marin County Architectural Commission for determination of architectural significance pursuant to the following guidelines. Determinations of architectural significance are limited to the unincorporated jurisdictional area of Marin County, and impose the application of California Historical Building Code provisions for related building permit applications for the purpose of preserving features deemed to have architectural significance and facilitating the use of alternative materials and methods of construction.

Architecturally significant structure is any existing or future structure or property, collection of structures, and their related sites deemed by the COMMISSION to have present or future local importance to the history, architecture, well-being or culture of an area, and inventoried along with its significant features within the Marin County Register of Architecturally Significant Structures.

Architecturally significant feature is a specific character-defining feature of a structure that is determined by the COMMISSION to have local importance, and is expressly inventoried with the structure within the Marin County Register of Architecturally Significant Structures.

The above qualitative descriptions of both *architecturally significant structure* and *architecturally significant feature* are exemplary only and are not intended to exclude other possibilities. Eligible structures, designs and features which the COMMISSION may deem architecturally significant are not limited to these descriptions. It is the intent of the COMMISSION to exercise sensitivity and latitude in the application of what is considered to have local importance to the history, architecture, well-being or culture of Marin County and its communities.

Applicant information:

Name David Lee Hoffman

Application date Feb 1, 2016

Address PO Box 10, Lagunitas, CA 94938

Telephone 415 488-9017

Email thelastresortlagunitas@gmail.com

Website: thelastresortlagunitas.org

Property information:

Property description 2-acre residential compound with 36 buildings

Property owner's name David Lee Hoffman

APN 168-093-17 & 168-093-20

Property address 2 Alta Ave. & 230 East Cintura Ave., Lagunitas, CA 94938

List the total number of structures and/or features included in this application

TYPE	QUANTITY	DESCRIPTION *
Structure(s)	<u>36</u>	_____
Feature(s)	_____	_____
Total:	<u>36</u>	

- See also Attachment 1 for a description of structures and features

Other national, state or local historic or architectural certifications or registrations awarded this property or project
Site is the subject of a current nomination to the California Historic Register

Summary paragraph of project description
See continuation page at end of application- EXHIBIT 1

NOTE: Attach project description narrative, along with supporting documentation to this application, as needed.
See attached

Summary paragraph describing why the listed structures and/or features merit a determination of architectural significance

EXHIBIT 2- See continuation pages immediately following EXHIBIT 1

EXHIBIT 3- Amendment #1 to Application (follows EXHIBIT 2)

NOTE: Attach architectural significance narrative, along with supporting documentation to this application, as needed.

See attached EXHIBITS 1 and 2.

CONFIRMATIONS BY APPLICANT AND PROPERTY OWNER IN ACCEPTANCE OF THE TERMS AND RESPONSIBILITIES ASSUMED UNDER THIS VOLUNTARY APPLICATION FOR LOCAL REGISTRATION OF ARCHITECTURAL SIGNIFICANCE:

I hereby affirm under penalty of perjury by my/our initials below, I/we certify to each of the following:

- 1. DA I understand and agree, as the applicant, that my application to this voluntary registry is elective and deliberate, and that I have the option to terminate my application or registration upon notification to the Marin County Architectural Commission at the address provided in this form.
- 2. DA I understand and agree that any benefits anticipated in association with this application, or any or all benefits accrued to me as a result of this application, may be denied, voided or revoked by the County of Marin on the basis of incomplete or inaccurate information or my failure to demonstrate compliance with any of the specific requirements of any permits subsequently issued on the basis of this application. I further understand and agree that approvals necessary to determine a finding of architectural significance for this application are not guaranteed and are subject to review of information provided to the Commissioners.
- 3. DA I agree to save, indemnify and keep harmless the County of Marin against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of the approval of this application for local determination and/or registration of architectural significance.

I hereby affirm under penalty of perjury by my signature below, I have read, understood and agree to the terms and limitations described in this voluntary Application for Local Registration of Architectural Significance; and the information I have provided herein is correct.

Applicant signature David Hoffner Date Feb 1, 2016

Property owner signature David Hoffner Date Feb 1, 2016

EXHIBIT 1- Summary Paragraph of Project Description

David Hoffman's The Last Resort Lagunitas constructions at 2 Alta Avenue and 230 East Cintura Avenue in Lagunitas represent one of the few existing art environments in northern California. Consisting of 36 hand-crafted structures and artistic creations and embellishments, the 2-acre folk art environment is situated in a hilly, wooded area of San Geronimo Valley in Marin County.

The main building groups are:

- Teahouse and residence**
- A group of structures consisting of a solar power shower tower, le grand pissoir, stone spa, and outdoor fire pit and communal dining area**
- Godown**
- Boat, well and lake**
- Guest house**

A complete list of structures is provided in Attachment 1. A map can be found in Attachment 2. Mr. Hoffman has put together his creation over a period of 43 years. Most of the structures have a distinctly oriental theme. Sim Van der Ryn, former California state architect writes "I first visited the site in 2004 after three summer's work restoring sacred sites in Tibet under the sponsorship of the Mountain Institute in Washington, D.C. I was amazed and delighted to see a bit of the Himalaya so artfully and lovingly built in west Marin (see Attachment 3)." From Mark Hulbert Preservation Architect "Thus, in my professional opinion there is sound evidence that this is a property- an integrated collection of structures and spaces-of potential cultural importance (see Attachment 4)."

In addition to the foregoing, Hoffman has created a sustainability model for the site's graywater and blackwater systems as described in the ENGEO Hydrology Report (Attachment 5). The vegetable gardens are irrigated from rainwater and recycled domestic water and the closed loop blackwater system filters toilet water through a manmade wetland. Solids are bio degraded using a vermiculture system.

While the site is less than the normal 50 year threshold for historic sites, the California State Historic Preservation Office recognizes historic sites of exceptional value and importance less than 50 years old. Based on the testimony of historic experts (see Statement of Significance in EXHIBIT 2), the site meets the California Register criteria for significance.

EXHIBIT 2- Summary paragraph describing why the listed structures and/or features merit a determination of architectural significance

Site is the subject of a current nomination to the California State Historic Register (see attached supporting documentation). In addition, the site also has substantial community support (see Attachment 6 Online Petitions).

Excerpts from a Nov 12, 2015 letter written by the Director of SPACES Jo Farb Hernandez to Marin County officials (Attachment 7) best exemplifies why The Last Resort Lagunitas is a site of cultural importance worthy of preservation and acceptance as a place of architectural significance by the Marin County Architectural Commission. See also Attachment 8 SPACES brochure. "As I noted in my January 12, 2015 letter to the Marin Board of Supervisors, David Hoffman's The Last Resort Lagunitas constructions at 2 Alta Avenue and 230 East Cintura Avenue in Lagunitas represent one of the few existing art environments in northern California. It is my professional opinion that the Hoffman property is eligible for listing on the California Register of Historic Places (CRHP), so for this reason I am currently assisting a team of planners and researchers to nominate the property to the State Historic Register."

"There is a decades-long history in California of honoring art environments through their listings on the CRHP. Some forty years ago, SPACES spearheaded a campaign that by 1985 had placed ten 20th century art environments on the register as #939. Included were Art Beal's Nitt Witt Ridge in Cambria, Litto Damonte's Hubcap Ranch in Napa, and Tressa "Grandma" Prsbrey's Bottle Village in Simi Valley. Other sites followed later, of course, including one of the most recent, Rubel Castle in Glendora, which received its Historic Register listing in 2013. Some of California's art environments, including Rubel Castle complex and the Watts Towers in Los Angeles, have received such widespread support that they are also listed on the National Register of Historic Places, esteemed at the same level as monuments such as the Mount Rushmore sculptures and the White House."

"We will nominate David Hoffman's property as eligible under CRHP Criteria 1 and 3.

Criterion 1 recognizes properties that are associated with events that have made a significant contribution to the broad patterns of local or regional history or to the cultural heritage of California or the United States. Hoffman's property meets this criterion based on two separate associations: the early environmental sustainability movement of the 1970s and California's connection to Pacific Rim cultures. While nascent experiments with sustainability set the stage for the environmental consciousness that has now become mainstream, most of these sites are no longer extant, having been either abandoned or destroyed. Not only did the early sustainability movement influence a national discourse, but California and Marin County, in particular, are recognized as groundbreakers in that effort. The Hoffman property, therefore, stands as a unique example of a successful residential alternative water/sewage/food production system that has and is continuing to pave the way for other innovations in this field. The California State Historic Preservation Office has expressed a particular interest in preserving the dwindling physical evidence of this sea change in America's understanding of its environmental responsibilities, an interest that is complemented by Governor Brown's current Water Action Plan, which highlights the importance of sustainable water policies. Preservation of Hoffman's practical water recycling methods aptly fits into and promotes the current discourse on water preservation and recycling."

Early examples of Marin County's contributions to the now nationwide environmental movement include: stopping the 1961 development plan for San Geronimo Valley that would have quadrupled the Valley's population; converting the massive Marincello development plan for the Marin Headlands into open space; creation of organic farming at Marin's Zen

center/Green Gulch Ranch in the 1960s; and the creation of the Marin Agricultural Land Trust in 1980. Hoffman's water recycling projects are a continuation of these earlier Marin County sustainability projects.

The Last Resort Lagunitas also has a strong association with California's relationship with Pacific Rim cultures, especially China. This association is represented in the site's architecture, its numerous tea caves, and its position in the education into and marketing of traditional Chinese tea and tea culture to a diverse public.

While the residences of 19th century merchants and politicians have been well represented in the CRHP, evidence of our more recent history – and particularly that history linked to the Pacific Rim, given the growing Asian presence in California – has much less representation, so it is now being targeted by the State as a priority to ensure preservation for future generations.

The State's Criterion 3 recognizes properties that embody the distinctive characteristics of a type, period, region, or method of construction; which represent the work of a master; or which possess significant artistic value. The Hoffman property is an art environment that expresses a unique East-meets-West theme that can be appreciated under all of these measures. This is manifested through the implementation of the aesthetic representation of Hoffman's long association with Tibetan Buddhist monks, embodied through the site's thoughtful design and its construction realized by dedicated masons. Most of the structures, their design elements, and their siting incorporate traditional materials and methods that have been rarely explored in this country.

Jean Berensmeier sent an email to Judge Haakanson who presided over the hearing October 2, 2015 to decide whether to appoint a receiver for Hoffman's property ([Attachment 9](#)). Jean wrote for the residents of west Marin when she stated "But I don't have the vision, the genius, foresight, fortitude or courage to do what David Hoffman has done and so he represents me. His ongoing efforts over the past 40 years have been to show how we must work in harmony with the earth to meet our needs – sustainably – now, and in the future. He has broken the law in order to explore how best to use the "tools" (old, new and invented) needed to meet the challenges of these perilous times. We need to make room in our lives and laws for this kind of creativity and caring. And so, I hope that you, in your wisdom, can see your way to support these unique efforts and urge the county to find a resolution that will preserve as much of the property as possible as an historical landmark and allow David to live on the land."

In addition to SPACES' letter of Nov 12, 2015, they sent an earlier letter on January 12, 2015 to County officials urging them to protect and conserve the Hoffman property as a cultural resource ([Attachment 10](#)). A 2012 article in the New York Times ([Attachment 11](#)) highlights the issues surrounding the Hoffman property. It should be noted that the Hoffman property has also been the subject of numerous articles in the Point Reyes Light and the Marin Independent Journal. Mr. Hoffman has also been twice interviewed by NBC News.

In conclusion, because the site meets one or more of the criteria of the California Historic Register it is according to legal experts considered to be historically significant. Because of its historic status the site is thus afforded protection from the California Environmental Quality Act (CEQA). Any action that would adversely affect the site's historic structures would be prohibited. Preservation of the site also has the backing of over 2000 petitioners and those who wrote letters of support to the County (see [Attachment 6](#)). Lastly, the County has very recently (January 2016) expressed willingness to settle all outstanding legal issues with respect to the Hoffman property. David Hoffman and his representatives look forward to a fair and just settlement of these issues in order to seek and secure non-profit foundation support for the property, an activity in which they are currently actively engaged.

A Photo Survey of the property can also be found in Attachment 12. See also supporting documentation as follows:

Attachments:

1. Description of Structures
2. Aerial Photo Map
3. Sim Van der Ryn, California State Architect (former) support letter 8.20, 2012
4. Mark Hulbert, Preservation Architect, support letter 12.1.2012
5. ENGEO Hydrology report 8.14.2015
6. Online Petitions (2) (Note: see attached CD)
7. SPACES Nov 12, 2015 Letter to County
8. SPACES brochure
9. Jean Berensmeier email to Judge Haakanson 10.1.2015
10. SPACES letter 1.12.2015
11. New York Times Article 4.23.2012
12. Photo survey

EXHIBIT 3- AMENDMENT #1 to APPLICATION

All 36 structures within the property boundaries of the 2-acre site (APN 168-093-17 and APN 168-093-20) located at 2 Alta Ave. and 230 East Cintura Ave., Lagunitas, California are considered architecturally significant.

The reasons why the site in its totality including all 36 structures is considered architecturally significant are as follows:

-The site has received letters of support describing the architectural significance of the site's structures from noted historic experts including SPACES, a non-profit organization seeking to preserve folk art environments worldwide; Mark Hulbert, Preservation Architect; and Sim Van der Ryn, former California State Architect. Jo Hernandez, Director of SPACES, identifies the Hoffman property as one of the few existing folk art environments in northern California and that "such environments are intended to be viewed as a whole, and not as a group of discrete pieces."

-The site has local importance to the history and culture of unincorporated Marin County. West Marin has been in the forefront of the environmental sustainability movement since the 1960s. Early examples of west Marin's contributions to the now nationwide environmental movement include: stopping the 1961 development plan for San Geronimo Valley that would have quadrupled the Valley's population; creation of organic farming at Marin's Zen center/Green Gulch Ranch in Muir Beach; and the creation of the Marin Agricultural Land Trust in 1980. Hoffman's graywater system which sustains his organic vegetable gardens and his blackwater recycling system are a continuation of these earlier west Marin sustainability projects.

-The Hoffman property is an art environment of high artistic value that expresses a unique East-meets-West theme. This is manifested through Hoffman's long association with Tibetan Buddhist monks, embodied through the site's thoughtful design and its construction realized by dedicated masons. Most of the structures, their design elements, and their siting incorporate traditional materials and methods.

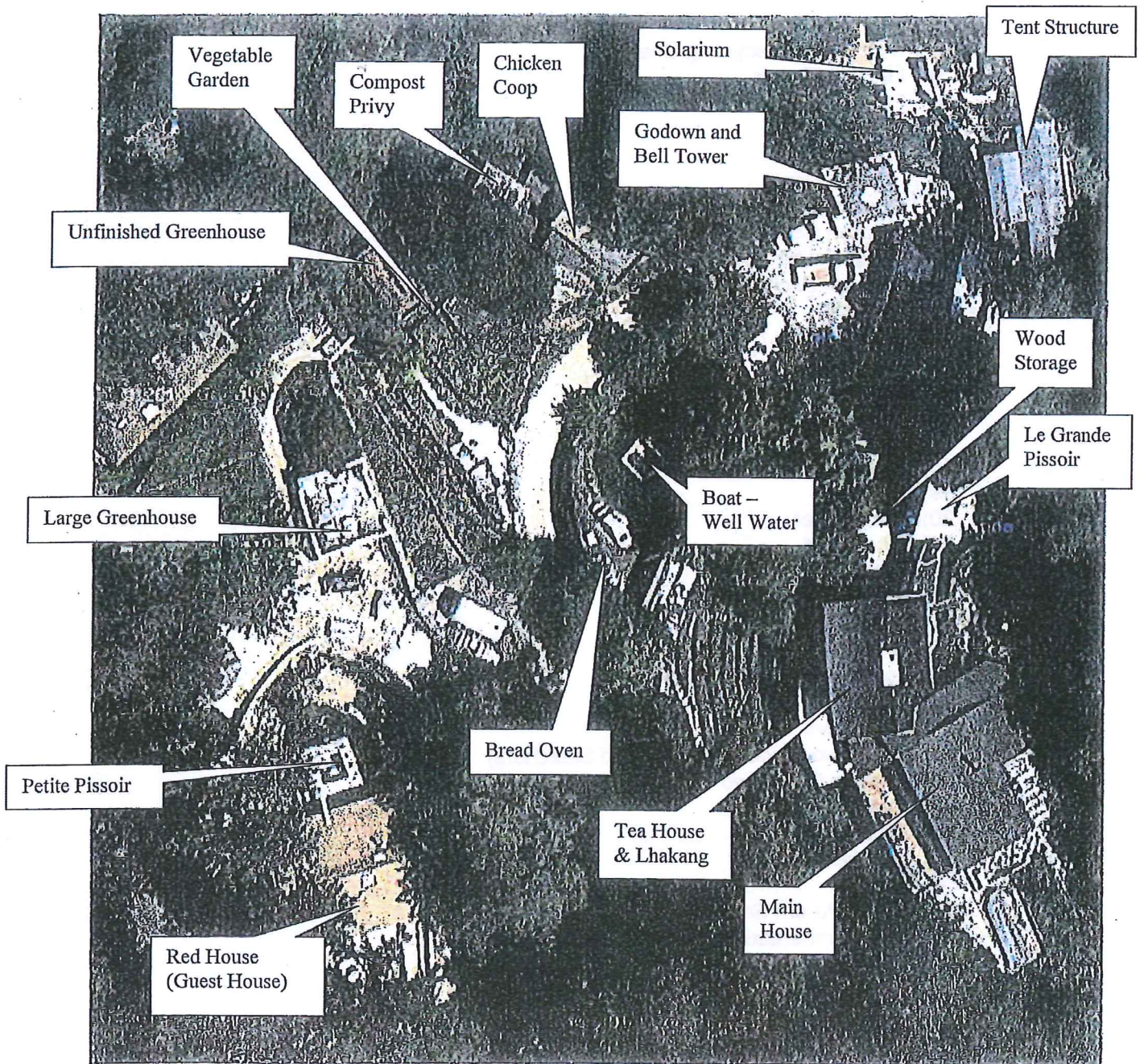
We, therefore, ask the Commission to:

Approve a designation of architectural significance for the site in its totality, including all 36 structures, to preserve its intrinsic artistic value as a site of local importance to the history and culture of unincorporated Marin County.


Attachment 1 List of Structures

- 1) Red House
- 2) Red House Recycling Shed
- 3) Le Petit Pissoir
- 4) Pu-erh Godown
- 5) Catering Tent
- 6) Tractor Shed
- 7) Greenhouse
- 8) Garden Shed
- 9) Chicken Coop
- 10) Pump House
- 11) Summer Kitchen at Boat Harbor
- 12) Titanic II
- 13) Liu-an Room
- 14) Main Godown
- 15) Belltower
- 16) Tea Room
- 17) North Garage
- 18) South Garage
- 19) Yomami
- 20) The Tunnel
- 21) Woodshed
- 22) Metalshop
- 23) Woodshop
- 24) Tea House
- 25) Le Grand Pissoir
- 26) Solar Power Shower Tower
- 27) Stone Spa
- 28) Main Cave
- 29) Cave Two (under the Left Field Bleachers)
- 30) Foyer to Cave Two
- 31) Tool Shed
- 32) Cabin
- 33) Main House
- 34) Fire Pit
- 35) Secret Pu-erh Storage Room
- 36) Solar Fermentation Room

ATTACHMENT 2



The Last Resort- Location Aerial Photo

Scale: 1" = 50' 
Source: Google Map

ATTACHMENT 3



THE COUNTY OF MARIN
COLLEGE PARK
1000 SUTTER AVENUE
MARIETTA, GA 30060
770.426.1000

August 20, 2012

Steve Kinsey
Board of Supervisors
Marin County

Dear Supervisor Kinsey and Board of Supervisors:

An application to the County to declare David & Lucie Hoffmann's property in Lagunitas a County Historic Landmark is now in preparation by John Torrey, a relative of the Hoffmann's and I urge the Board to approve a Resolution giving County Historic Landmark status to the site. Upon doing so, the Application can be forwarded to the California State Historic Restoration Commission for State Historic Monument status.

I first visited the site in 2004 after three summer's work restoring sacred sites in Tibet under the sponsorship of The Mountain Institute in Washington, DC. I was amazed and delighted to see a bit of the Himalaya so carefully and lovingly built in West Marin. As California's State Architect during the first Brown administration, I worked to simplify building and related codes in rural California. As a member of the State Building Code Commission, I knew that many unnecessarily made requirements are added on the request of corporate interests who benefit from such actions. During my years in Sacramento, the only code reform that addressed real needs was ADA, which was opposed by real estate, private and business interests.

Today, I have read the many letters received by neighbors and residents of the West Marin community. It is ironic that the agency charged with enforcing the codes has over many years enabled Mr. Hoffman to create his magical place that incorporates so many features of advanced ecological design without moving through an alleged violation. It is ironic that if the County follows through on its threat to bulldoze Hoffman's lovingly crafted site, we will have to go through an RFP process, great expense and neighborhood will be outraged. The rules and the mess. A creative solution is to recognize the creative work of Mr. Hoffman and reward by designating it as County Historic Landmark. Anybody who would violate (or threaten) would be proud of you. I

Sincerely,

John Torrey
Professor Emeritus of Architecture UC Berkeley
California State Architect, 3, Pleasant Hills, 11000
1000 Sutter Avenue, Suite 100, Marin County, CA 94901
Chair, West Marin Community Conservations
Hoffmann Foundation Scholar in Residence 2011

December 1, 2012

Steve Kinsey, Supervisor
County of Marin Board of Supervisors
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Re: The Hoffman Property, Lagunitas

Dear Supervisor Kinsey and Board of Supervisors:

Evidently, the Hoffman property is not one that is easily understood. But it is relatively easy to see that many aspects of this property exhibit architectural and structural care and beauty.

The County of Marin has identified relatively few historic resources. In part, this is due to the County's patterns of development, with respect to which Marin is a young place. By way of example, the single most important County Landmark is the Civic Center – itself a property that was less than fifty years of age when designated – and that, of course, has only just turned fifty.

Marin's resources are young, i.e., often less than fifty years. Recent resources require an additional measure of historical consideration based on unique and individual contexts and characteristics.

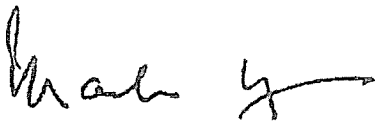
The history of the Hoffman property is that of East-meets-West. This historic theme is a valid one, especially so in its geographic context, West Marin. The subject property is not only an excellent but very possibly the best example of the fruition of that unique, cross-cultural inspiration and connection. While there is an aspect of the 1960s counterculture, it is one of East-to-West connection, reverence for place, self-sufficiency, land stewardship, and individual initiative and creativity.

Many of the primary structures, spaces and their design elements are of fine materials and careful design and construction. The physical characteristics of the primary structures and spaces are remarkable. The stories behind the gathering of the ideas and materials that compose this place are likely in-and-of-themselves remarkable. Plus, the property itself is aging to the extent that it is now worthy of cultural resource consideration.

This is a property with what appears to be a high degree of interest relative to its place and period of potential importance – Northern California and Marin County in the 1960s. While the Hoffman property may not have integrity in its entirety, the primary structures and spaces appear to have importance. Additionally important is the unlikelihood that another of its unique history and character exists.

Thus, in my professional opinion, there is sound evidence that this is a property – an integrated collection of structures and spaces – of potential cultural importance.

Signed:



Mark Hulbert
Preservation Architect



Project No.
12081.000.000

August 14, 2015

Mr. David Hoffman
Box 10
Lagunitas, CA 94938

Subject: The Last Resort
Lagunitas, California

RECONNAISSANCE OF ONSITE WATER SYSTEM

Reference: Questa Engineering Corporation, Hydraulic Load Test at 230 Cintura, Lagunitas, California, September 7, 2012.

Dear Mr. Hoffman:

As requested, ENGEO visited the subject project on April 24, 2015, to perform a reconnaissance of the water systems you have developed on your property. During the visit, we observed the systems you have constructed and have prepared this letter to summarize how they operate based on our field visit. The purpose of this letter is to describe the operations of the systems for further discussions with regulatory agencies that may review them.

PROJECT DESCRIPTION

The property is a single-family dwelling unit situated on a hillside in Lagunitas, California in a residential area. Based on aerial mapping, the main residence is located approximately 250 feet to the east of Cintura Creek, which is a tributary to San Geronimo Creek.

Based on our observations, you have developed several water systems on your property for collection and discharge of grey (sink) water, black (septic) water, and storm (rain) water. We have provided a schematic figure of these systems on Figure 1. A description of the systems is provided below:

1. Greywater System

Based on our reconnaissance, kitchen wastewater is discharged into a greywater system where treatment is provided before discharge into a terraced garden system located down gradient of the residence. The greywater leaving the kitchen area is first treated in a live vermiculture system, which you maintain. The vermiculture system is contained within a box structure, which appears to limit rainwater intrusion. After filtering through the vermiculture system, the greywater is then routed to a lined pond (constructed wetland) located on a patio adjacent to the residence. The wetland contains plants and functions as a landscape feature. We observed frogs and other species co-mingling with the greywater in the wetland, which is open to stormwater input from rainfall.

After treatment in the wetland feature, greywater is routed to a larger holding tank where water from a solar powered shower tower of the residence is discharged. The water from the shower is also treated in a small wetland feature prior to discharging in the same larger holding tank (approximately 1,000 gallons). The large holding tank outfalls via pipes to the gardens below.

After the treatment course described above, the greywater is routed into a terraced garden system. Each terrace is separated by a stone retaining wall and appears to be lined in order to limit infiltration. Based on our observations, greywater discharged to the gardens is ultimately evapotranspired in the garden by uptake from plant materials. Based on our observations at the time of our visit, it appeared that run-on water from the hillside above the terraced gardens would have only a limited ability to co-mingle with greywater routed to this area.

2. Blackwater System

Based on our site reconnaissance, one toilet in the residence is connected to a blackwater system. The toilet re-uses its own recycled water that passes through the mini wetland located on the roof of the structure. A holding tank (approx. 50 gal.) also located on the roof provides a reserve water supply to the toilet. Excess water from the tank flows down a living wall (rocks with plants) where the water flows through a series of three self-contained and isolated connecting ponds. From the third pond, the recycled water is solar pumped to the rooftop wetland where it follows a continuous cycle of filtration 24 hours a day. Aeration also assists in water purification. Blackwater solids are retained in the vermiculture bio-digestion chamber. Excess liquids are discharged into a secondary filter system that traps any small waste particles. Excess water is then recycled through the pond system as described above. According to you, food scraps are also occasionally added to provide a balanced diet in the vermiculture eco-system.

Based on discussions with you, there is no apparent discharge from the blackwater system into the environment. It appears to be an isolated and self-contained system. We understand that portions of the residence are also connected to a septic system that has been described in the above-referenced report from Questa Engineering Corporation including a functioning toilet.

3. Stormwater System

Based on our site reconnaissance, rainfall from the impervious areas of the house and driveway drain downstream to a lined stormwater pond for re-use in onsite gardening activities. The pond appears to potentially receive co-mingled greywater flows in high stormwater events as described above. The same stormwater pond then discharges into a lower, unlined stormwater pond in high flow events near Cintura Road. The lower pond also has a discharge, which ultimately can release high flows into the driveway.

APPLICABLE REGULATIONS

We understand that the above described systems have not received permitting clearances through Marin County, which is the local jurisdiction in the area. We provide a brief summary of applicable regulations in terms of the three systems described above as follows:

1. Stormwater Systems – Marin County, through the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), is the local jurisdiction implementing and enforcing Phase II of the National Pollution Discharge Elimination System (NPDES) municipal general stormwater permit (Phase II Permit) issued by the California State Water Resources Control Board (SWRCB). In general, this permit encourages use of on-site detention facilities and harvesting of stormwater as an offset to development of impervious surfaces, even for small residential projects such as the Last Resort, in order to reduce downstream impacts related to increases in stormwater runoff volumes. The ability to harvest rainwater on site for toilets and garden re-use could be tied to this permit.
2. Greywater Systems – Chapter 16A of the California Plumbing Code “Non-Potable Water Re-use Systems” allows harvesting of greywater from showers, bathroom sinks and washing machines, but does not include water from kitchen sinks or dishwashers. The project may consider retrofitting the greywater system to meet the standards described therein.
3. Blackwater System – In general, siting, design and maintenance of an onsite wastewater treatment system (OWTS) is governed by Marin County local regulations in conformance with most current state guidelines, SWRCB Resolution No. 2012-0032. Our understanding of these requirements is that the project may apply for an alternative OWTS permit through the San Francisco Bay Regional Water Quality Control Board, if Marin County does not wish to grant a permit for the system. However, the system would still need to demonstrate compliance with Title 22 of the California Health and Safety Code.

We note that the above regulations are subject to change.

CONCLUSIONS

Based on our visit, it appears that the current system would pose no more than a very low risk to human health or beneficial uses to waters of the state of California based on the amount of treatment, dilution and diversion apparent in the greywater system, and the relative containment of the blackwater system. Because of the possibility of high flow events leading to a potential release of flows onto the driveway from the lower pond, it is recommended that a water filtration unit be installed in the lower pond as a redundant system in case co-mingled greywater flows exceed the ability of natural filtration of the terraced gardens.

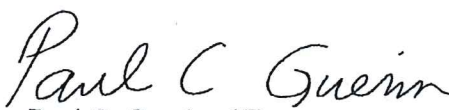
We appreciate the opportunity to serve you. If you have any questions, please feel free to contact us.

Sincerely,

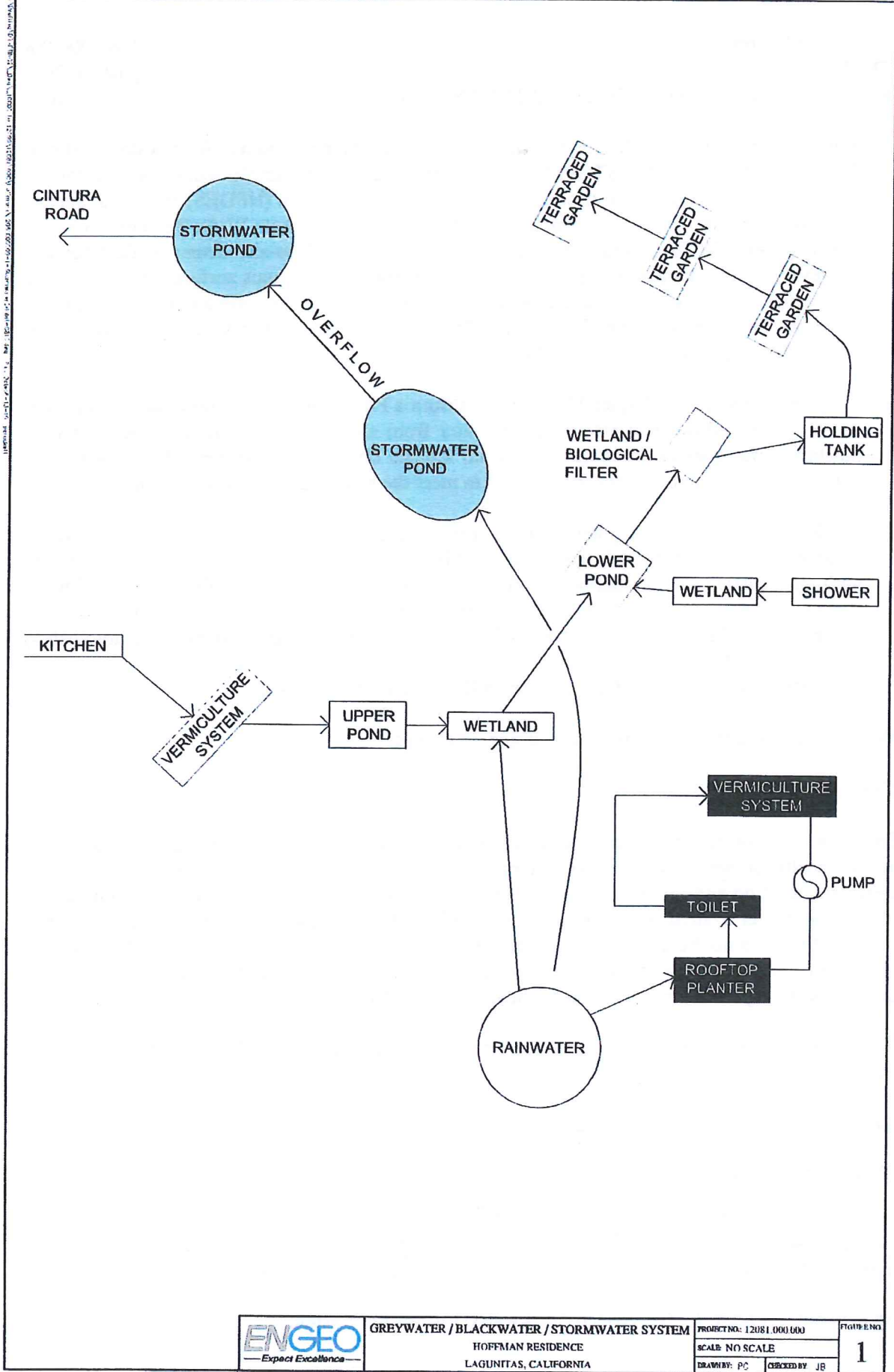
ENGEO Incorporated


Jonathan D. Buck, PE




Paul C. Guerin, GE

Attachment: Figure 1 - Greywater/Blackwater/Stormwater System



	GREYWATER / BLACKWATER / STORMWATER SYSTEM HOFFMAN RESIDENCE LAGUNITAS, CALIFORNIA		PROJECT NO: 12081.000.000 SCALE: NO SCALE DRAWN BY: PC CHECKED BY: JR	TITLE: NO 1
	ORIGINAL FIGURE FRAMED IN C253A			

ATTACHMENT 6

For online petitions refer to electronic file



November 12, 2015

Mr. Brian Crawford, Director
Community Development Department
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Historic and Cultural Value of the David Hoffman Property, Lagunitas, CA

Dear Mr. Crawford,

As you no doubt know, the State Historic Resources Commission has designed the California Register of Historic Places (CRHP) program to identify, evaluate, register, and protect California's historic resources. The program encourages public recognition and protection of these resources for state and local planning purposes and affords them certain protections under the California Environmental Quality Act (CEQA).

As I noted in my January 12, 2015 letter to the Marin Board of Supervisors, David Hoffman's *The Last Resort Lagunitas* constructions at 2 Alta Avenue and 230 East Cintura Avenue in Lagunitas represent one of the few existing art environments in northern California. It is my professional opinion that the Hoffman property is eligible for listing on the CRHP, so for this reason I am currently assisting a team of planners and researchers to nominate the property to the State Historic Register.

There is a decades-long history in California of honoring art environments through their listings on the CRHP. Some forty years ago, SPACES spearheaded a campaign that by 1985 had placed ten 20th century art environments on the register as #939. Included were Art Beal's *Nitt Witt Ridge* in Cambria, Litto Damonte's *Hubcap Ranch* in Napa, and Tressa "Grandma" Prsbrey's *Bottle Village* in Simi Valley. Other sites followed later, of course, including one of the most recent, Rubel Castle in Glendora, which received its Historic Register listing in 2013. Some of California's art environments, including Rubel Castle complex and the Watts Towers in Los Angeles, have received such widespread support that they are also listed on the National Register of Historic Places, esteemed at the same level as monuments such as the Mount Rushmore sculptures and the White House.

We will nominate David Hoffman's property as eligible under CRHP Criteria 1 and 3.

Criterion 1 recognizes properties that are associated with events that have made a significant contribution to the broad patterns of local or regional history or to the cultural heritage of California or the United States. Hoffman's property meets this criterion based on two separate associations: the early environmental sustainability movement of the 1970s and California's connection to Pacific Rim cultures. While nascent experiments with sustainability set the stage for the environmental consciousness that has now become mainstream, most of these sites are no longer extant, having been either abandoned or destroyed. Not only

did the early sustainability movement influence a national discourse, but California and Marin County, in particular, are recognized as groundbreakers in that effort. The Hoffman property, therefore, stands as a unique example of a successful residential alternative water/sewage/food production system that has and is continuing to pave the way for other innovations in this field. The California State Historic Preservation Office has expressed a particular interest in preserving the dwindling physical evidence of this sea change in America's understanding of its environmental responsibilities, an interest that is complemented by Governor Brown's current Water Action Plan, which highlights the importance of sustainable water policies. Preservation of Hoffman's practical water recycling methods aptly fits into and promotes the current discourse on water preservation and recycling.

The Last Resort Lagunitas also has a strong association with California's relationship with Pacific Rim cultures, especially China. This association is represented in the site's architecture, its numerous tea caves, and its position in the education into and marketing of traditional Chinese tea and tea culture to a diverse public. While the residences of 19th century merchants and politicians have been well represented in the CRHP, evidence of our more recent history – and particularly that history linked to the Pacific Rim, given the growing Asian presence in California – has much less representation, so it is now being targeted by the State as a priority to ensure preservation for future generations.

The State's Criterion 3 recognizes properties that embody the distinctive characteristics of a type, period, region, or method of construction; which represent the work of a master; or which possess significant artistic value. The Hoffman property is an art environment that expresses a unique East-meets-West theme that can be appreciated under all of these measures. This is manifested through the implementation of the aesthetic representation of Hoffman's long association with Tibetan Buddhist monks, embodied through the site's thoughtful design and its construction realized by dedicated masons. Most of the structures, their design elements, and their siting incorporate traditional materials and methods that have been rarely explored in this country.

Happily, Marin County has already foreseen situations where a builder may choose an alternative to conventional construction, as codified in Ordinance #3619 – Alternative Construction. Section 19.20.065 of the Ordinance notes,

It is the purpose and intent of this chapter to permit the use of ingenuity and preferences of the builder, and to show and facilitate the use of alternatives to the specifications prescribed by the California Building Standards (Title 24, California Code of Regulations), to the extent that a reasonable degree of health and safety is provided by such alternatives, and that the materials, methods of construction, and structural integrity of the structure shall perform in application for the purposes intended. To provide for the application of this chapter, it is necessary for the enforcement agency to exercise reasonable judgment in determining the compliance of appropriate structures with the general and specific requirements of this chapter.

The Ordinance also describes the formation of an Architectural Commission to preserve the integrity of architecturally significant structures. Clearly there could be no better example of a site worthy of preservation, on so many levels, than Marin County's *The Last Resort Lagunitas*.

As we proceed with this nomination process, it is important to point out that the California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts. It is noteworthy that this covers not only natural elements but also requires protection of what are deemed "historic resources." The statute requires that a structure *must* be treated as a historic resource if it is listed in, or determined to be eligible for listing in,

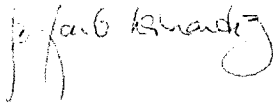
the California Register of Historic Resources. In addition, if the structure is listed on a local register of historical resources, or if it is not listed but nevertheless meets the criteria specified in California Public Resources Code section 5024.1 (defining eligibility for listing in the California Register of Historical Resources), then it is presumed to be "historically or culturally significant." As demonstrated above, because Hoffman's property meets two of the four criteria for listing on the state register, it *must* be protected and preserved in order to comply with California law.

We understand that there have been concerns expressed by the County about the condition of some of the constructions that are part of *The Last Resort Lagunitas*. We will be working with building professionals to determine which, if any, of the structures need conservation and/or health or safety upgrades. We will also work with professional conservators and preservation specialists to come up with a plan to effect any necessary modifications. It is important to remember that art environments are intended to be viewed as a whole, not as a grouping of discrete pieces, so removing or demolishing any part of the art environment would not only be unlawful under the CEQA statute, but it would change and destroy the artist's intent, moral rights that are protected under the Visual Artists Rights Act of 1990 (17 U.S.C. § 106A).

In closing, I reiterate my professional opinion that David Hoffman's *The Last Resort Lagunitas* is not only eligible for the honor of being listed on the California Register of Historic Places but, indeed, I expect our nomination of this important art environment to be accepted. I will look forward to working with my team to complete the nomination process, and with professional preservation analysts and conservators to upgrade the site as necessary in order to ensure its long future, providing aesthetic and educational experiences for the citizens of Marin County, the state of California, and beyond.

Thank you in advance for your thoughtful consideration of this letter. Should you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jo Farb Hernandez".

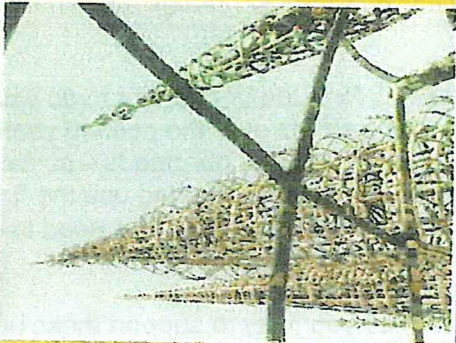
Jo Farb Hernandez
Director

cc: Steve Kinsey, Supervisor
Paul Smith, Attorney
Eric Beatty, Attorney & Receiver

While the need for an organization to document and mobilize support for art environments was identified as early as the late 1950s when a group of concerned citizens fought to save Sam Rodia's Towers in the Watts section of Los Angeles, SPACES was not formally organized until 1969 and not incorporated as a non-profit organization until 1978.

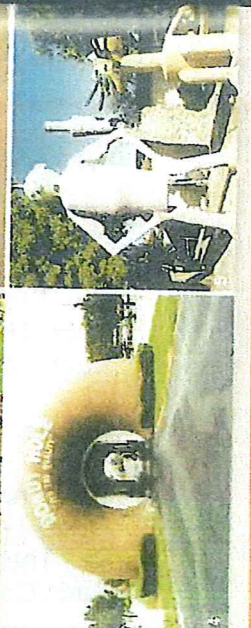
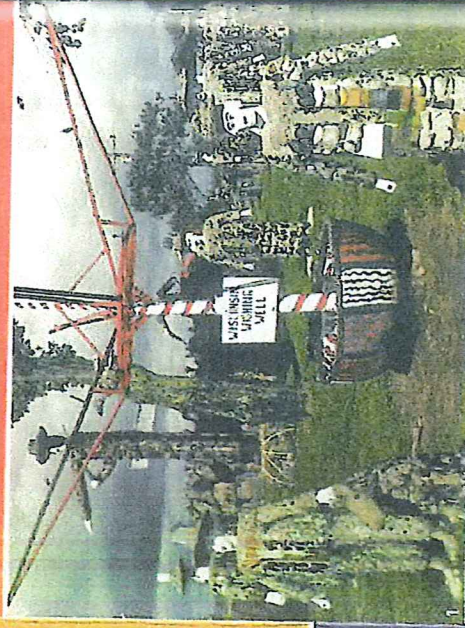
Founding Director Seymour Rosen (1935-2006), noted photographer and community activist, realized that the "extemporaneous individual acts of people claiming their existence" were universal, but, as so many of them were ephemeral, they were also almost universally unrecorded in a consistent manner. SPACES was formed to fill that gap: his tens of thousands of photographs of such artwork became the basis for the archives. Although not alone, Seymour Rosen truly can be credited as one of the very few people who defined and clarified an entire genre of art, and through this he has indubitably—and perpetually—changed our cultural landscape.

Under the current leadership of Jo Farb Hernandez, widely known curator and author in the fields of self-taught and contemporary arts, SPACES' offices have moved to northern California. Re-organizing and re-energizing the organizational infrastructure, Hernandez is overseeing the continuation and expansion of SPACES's regular programming as well as developing ambitious new plans for the future.



SPACES

SAVING AND PRESERVING ARTS
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CONTACT INFO

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and Cultural Environments

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Jo Farb Hernandez, Director

ATTACHMENT 9

From: jeanberens@comcast.net
To: "Last Resort" <thelastresortlagunitas@gmail.com>
Cc: "Steve Kinsey" <skinsey@marincounty.org>
Sent: Thursday, October 1, 2015 9:19:13 AM
Subject: Re: David Lee Hoffman and The Last Resort Lagunitas

October 1, 2015

To: Honorable Judge Paul M. Haakenson
From: Jean Berensmeier, Lagunitas, California
Re: The People of the State of California, et al. V. David Hoffman, et al
Marin County Superior Court case # DIV1502647

Dear Honorable Judge Haakenson,

This case is not about me but in many ways it is all about me and you. I am 83 years old and have lived in Lagunitas, 4 houses away from my good friend David Hoffman, for over 40 years.

I am proud that my 53 years of community activism resulted in acquiring from zero to 2600 acres of public open space; saved an old school building from being demolished that now serves as a thriving Community Center for the entire San Geronimo Valley and founded the SGV Planning Group which helped foil a plan, adopted in 1961, that would have created a Valley of 25, 000 people and 5000 homes rather than the modest population of 4000 people that we have today. I believe and abide by the law and work to change it when needed to help my community or the environment.

But I don't have the vision, the genius, foresight, fortitude or courage to do what David Hoffman has done and so he represents me. His ongoing efforts over the past 40 years have been to show how we must work in harmony with the earth to meet our needs – sustainably – now, and in the future. He has broken the law in order to explore how best to use the "tools" (old, new and invented) needed to meet the challenges of these perilous times. We need to make room in our lives and laws for this kind of creativity and caring.

And so, I hope that you, in your wisdom, can see your way to support these unique efforts and urge the county to find a resolution that will preserve as much of the property as possible as an historical landmark and allow David to live on the land.

Sincerely,
Jean Berensmeier
Lagunitas, California

cc: Supervisor Steve Kinsey and The Last Resort

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12 January 2015

Supervisors Connolly, Rice, Sears, Kinsey, and Arnold
Marin County Board of Supervisors
3501 Civic Center Dr., Suite 329
San Rafael, CA 94903

To Honorable Supervisors Connolly, Rice, Sears, Kinsey, and Arnold,

As the Director of a nonprofit organization recognized internationally as the largest and most complete archives on art environments, I document and advocate for these sites all over the world. To that end, I wish to bring your attention to David Hoffman's *The Last Resort Lagunitas* constructions, located at 2 Alta Avenue and 230 East Cintura Avenue in Lagunitas, Marin County, one of the few extant art environments in northern California.

Hoffman's personal, individual spaces, replete with innovative architecture and creative sculptures, have significant and positive public ramifications on a variety of levels and, despite their edge of audacity, have much to teach us. Yet although the work of nonacademic artists such as Hoffman are beginning to be included in an expanded definition of art, these kinds of works still often remain in a more tenuous and often precarious position, subject to a variety of risks. Although casual vandalism is always a potential problem, the most severe and irreparable risks are those resulting from misguided governmental officials who are concerned that the constructions do not conform to local building codes or urban plans.

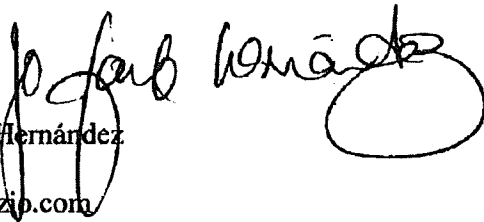
Art environments often challenge aesthetic and conceptual community values at the same time that they are beset by environmental degradations; this combination can be fatal for their ongoing preservation. Because art works of this nature cannot be hermetically stored and protected, they need continued vigilance and a concerted, long-term effort from a broad base of local community members—backed up by art and preservation professionals internationally—to ensure their survival. And while history is full of unfortunate narratives in which art environments were razed as a result of ill-advised municipal or regional attempts to legislate conformity, there are also significant numbers of success stories in which preserved art environments have come to unite their communities, enhancing local identity while bringing widespread recognition from far beyond local borders.

Surely in Marin County, renowned for the creativity of its citizens, the beauty of its environs, and the considered responses of its public officials, efforts will be made to support, maintain, and preserve Mr. Hoffman's creations, rather than let them be destroyed as a result of noncompliance with building codes. We understand that over one thousand local residents have signed a petition urging the County to preserve the property as an historic asset and landmark; this is in concert with the articulated intent of the Marin County General Plan, which clearly calls for the identification, documentation, and preservation of historic and cultural assets. Mr. Hoffman's creations clearly would fit within that rubric. I have no doubt that Hoffman would be willing to work with the County to address any concerns that officials might have, in order to enable movement toward designation of *The Last Resort Lagunitas* as a Marin County Historical Landmark, the application for which has been in the County's possession for over two years.

It is unlikely that *The Last Resort Lagunitas* constitutes any kind of public threat. I therefore urge you to choose to concentrate on the distinction Mr. Hoffman's works are bringing to your communities, and to celebrate, rather than recoil from, the challenges they provoke to our aesthetic and social norms. In so doing, you will not only bring positive acclaim to your communities as we move toward a greater inclusivity in art historical definition, but you will enable future generations to share in the insouciance and the freedom of expression these works of art and architecture extol, and the lessons and joy they impart.

You can find further information about SPACES and about art environments in general on our website, www.spacesarchives.org. Thank you in advance for your thoughtful response to this urgent request for consideration; should you require further information, please do not hesitate to contact me.

Jo Farb Hernández
Director
jfh@cruzio.com

A handwritten signature in black ink, appearing to read "Jo Farb Hernández", written over a circular stamp or mark.

ATTACHMENT 11

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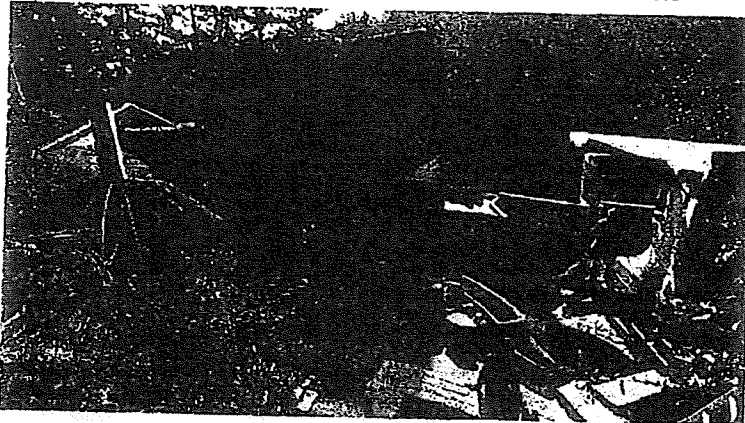
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LAGUNITAS JOURNAL

In Hippie Holdout, a Fight Over Worms and Moats



Jim Wozon/The New York Times

For 40 years, David Lee Hoffman, standing, has been building without permits in Marin County. He faces fines for running his tea business at his compound. [More Photos](#)

By PATRICIA LEIGH BROWN
Published April 22, 2012

LAGUNITAS, Calif. — To find David Lee Hoffman's front door, take a right at the bell tower and proceed past the moat with a boat named Titanic II. Step — gingerly — through the stone tunnel, then follow the brick steps up to the Worm Palace and the breathtaking view of the [Solar Power Shower Tower](#).

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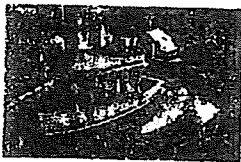
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One Man's 'Last Resort'

For the last 40 years, Mr. Hoffman, 67, an entrepreneur who specializes in rare aged tea leaves, has been building a Chinese- and Tibetan-inspired compound on a steep hill in this unincorporated hippie holdover in western Marin County where the general store has a community piano and sells clothing "made with peace and love."



The village has long prided itself on its pristine beauty and live-and-let-live attitude. But that was before the bitter dispute that pitted Mr. Hoffman, with his unconventional techniques for living in what he calls a sustainable way, against county code enforcers whose demands for permits he has repeatedly ignored.

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The case, which is now in the hands of a state administrative judge, has riven his neighbors in the wooded glen they share. Until recently, the loudest voices to be heard had been only the native frogs, whose cacophony Mr. Hoffman can rouse at will by yelling "Ribet!" into the papyrus plants of his upper moat.

Mr. Hoffman, who has been called the Indiana Jones of tea, may be the ultimate do-it-yourselfer. But the county has issues with the 30 or so structures he has built over the years.

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Chief among its concerns is his method of disposing and recycling waste. It is called vermicomposting, in which colonies of worms, micro-organisms and carbon-rich leaves turn waste into humus. Water from the shower and kitchen sink flow into the upper moat, along with food scraps digested in Mr. Hoffman's copper-shingled Taj Mahal for worms. The resulting "gray water" passes through filters before being piped into the garden to nurture Peruvian potatoes, French sorrel and other vegetables.

Mr. Hoffman and his wife, Ratchanee Chaikamwung, who is known as Bee and is from Thailand, forgo soap, washing dishes with a mix of wood ash and oyster shells. In place of a conventional toilet, they use self-contained chambers with a worm-composting system. Compost privies are not allowed in Marin County.

The possibility of the moats overflowing into a nearby salmon creek is yet another concern. "We have given David notice many times about requiring construction permits," said Debbi Poiani, the county's senior code-enforcement specialist.

"But even through red tags, he's just continued on his merry way," she added, referring to the code violation stickers.

Mr. Hoffman's pursuit of handmade teas and artisanal growers in China was the subject of a 2007 documentary, "All in This Tea," by Les Blank and Gina Leibrecht, filmmakers who are documenting the rise of his compound, which he calls the Last Resort.

Complete with a cave for aging Pu-erh leaves in long bamboo containers and a tea house, it is part Himalayan kingdom, part Dogpatch rife with construction debris.

"I wanted to show that there are distinctive nonpolluting ways to live on the planet," Mr. Hoffman explained over tea and chapatis made from his heirloom wheat. "In my mind, I thought I could demonstrate to the county that these systems work."

The county remains unconvinced: it gave the couple notice to "cease occupancy" until an approved septic system is installed and the buildings, walls and moats are brought up to code. Mr. Hoffman also faces roughly \$200,000 in fines for building without permits and for running the Phoenix Collection, his latest tea business, on the premises.

To his supporters, Mr. Hoffman's improvisational architecture is a woodsy Watts Towers, the mosaic-encrusted concrete and steel cultural landmark in Los Angeles.

Like George Lucas and the Grateful Dead, Mr. Hoffman "helps to put Marin on the map as a place of unique creativity and originality," a neighbor, Vernon Castle, argued in a letter to the county (although Mr. Lucas is not without his own issue, having just scratched a plan to build a digital technology complex in West Marin after intense opposition).

The son of a wallpaper manufacturer, Mr. Hoffman grew up in Oakland, Calif., and was a conscientious objector during the Vietnam War. He spent a decade backpacking through Tibet, Nepal and elsewhere in Asia before settling in Marin in 1973. He started a business based on a process he invented for cleaning ancient textiles using sound vibrations. "I was cleaning pieces that were worth more than my house," he said. "Tea was easy and quiet."

But his fanatical construction project reflects a soft-spoken intensity. To build the tea house roof, for instance, Mr. Hoffman, who is afraid of heights, recruited former Cirque du Soleil performers to teach him how to suspend safely in midair.

He insists that he thought he had the county's unofficial blessing. "I did what I felt was right," he said. He added, "My love of the planet is greater than my fear of the law."

The travails of Hoffman began when Chuck Ford, a neighbor, accused him of building over the property line. Mr. Ford said he agreed to sell the land to Mr. Hoffman for \$4,000 — money he says he has yet to receive. A legal dispute played out over 17 years. "I think he honestly felt that because he wanted our property, it was rightfully his," Mr. Ford said by e-mail.

Sim Van der Ryn, a specialist in sustainable architecture who is consulting with Mr.

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Hoffman, said the only way to bring the buildings into compliance would be to tear everything down.

Steve Kinsey, a Marin County supervisor, said the affair may require some alternative thinking. "It's an expression of complete and blatant disregard for collaborating with authorities," he said. "But it is also the life work of a creative individual." He added, "Marin has a history of nonconformity. We want to keep it that way."

A version of this article appeared in print on April 23, 2012, on page A9 of the New York edition with the headline: In Hippie Hobbit, a Fight Over Worms and Moats.

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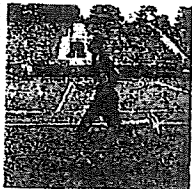
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OPINION

Beyond 'Category 1'

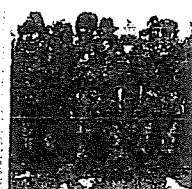
Room for Debate asks: How could we improve the rating systems for natural disasters like hurricanes, tornadoes and earthquakes?

STYLE



Let the Parties and the Games Begin

SUNDAY REVIEW



What Happens When the Two Israels Meet

ATTACHMENT 12

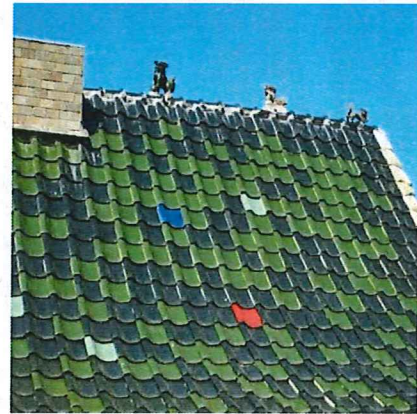
For Photo Survey refer to electronic file

EXHIBIT 12- PHOTO SURVEY

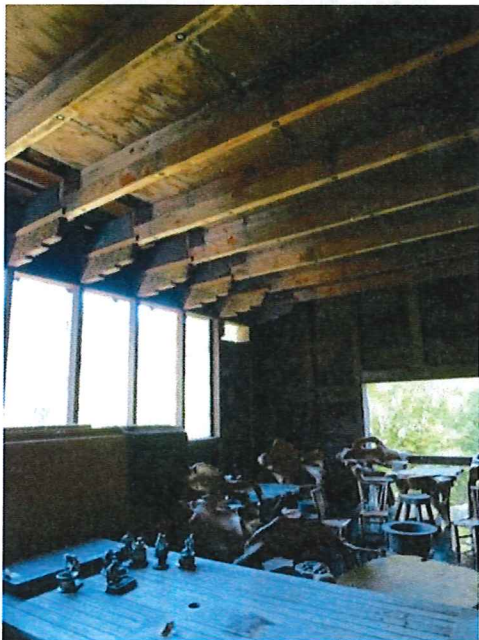
MAJOR BUILDING GROUP: Teahouse & Residence



3 story Teahouse (wood and masonry construction); residence on left (wood frame construction)



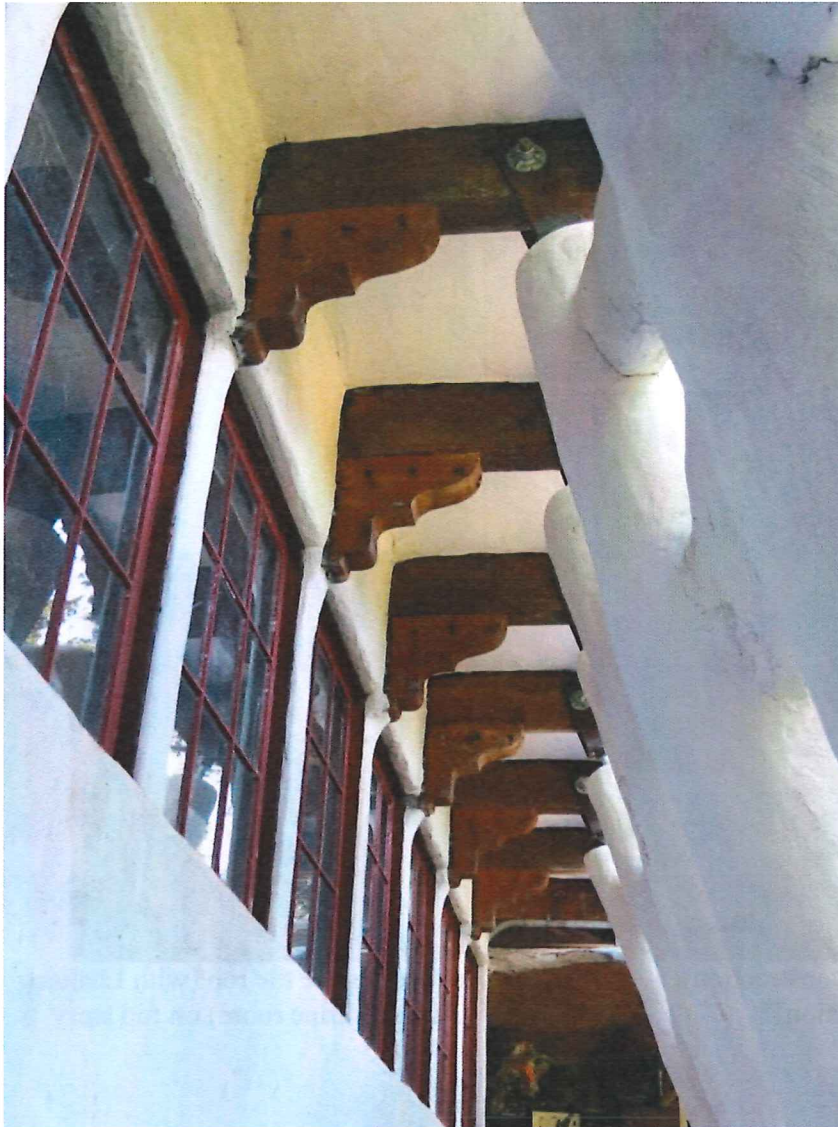
Japanese style tile roof with Lhakang (Tibetan shrine room) on top story



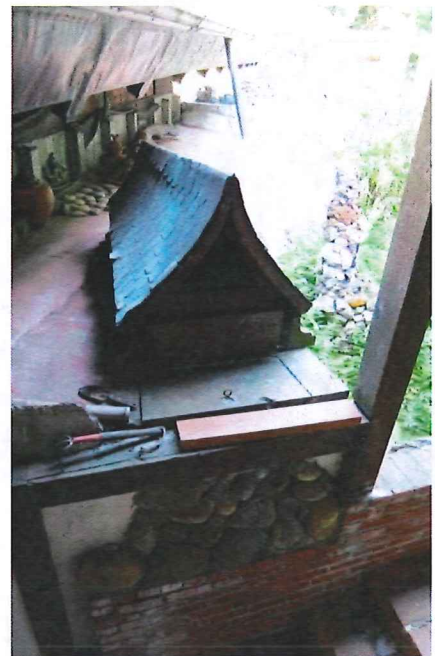
Ceremonial tea room on 2nd story



Exposed beams with decorative brackets



Flying buttresses support south side of tea house



Worm palace (miniature temple design) adjacent to Teahouse creates fertilizer from kitchen scraps for vegetable garden

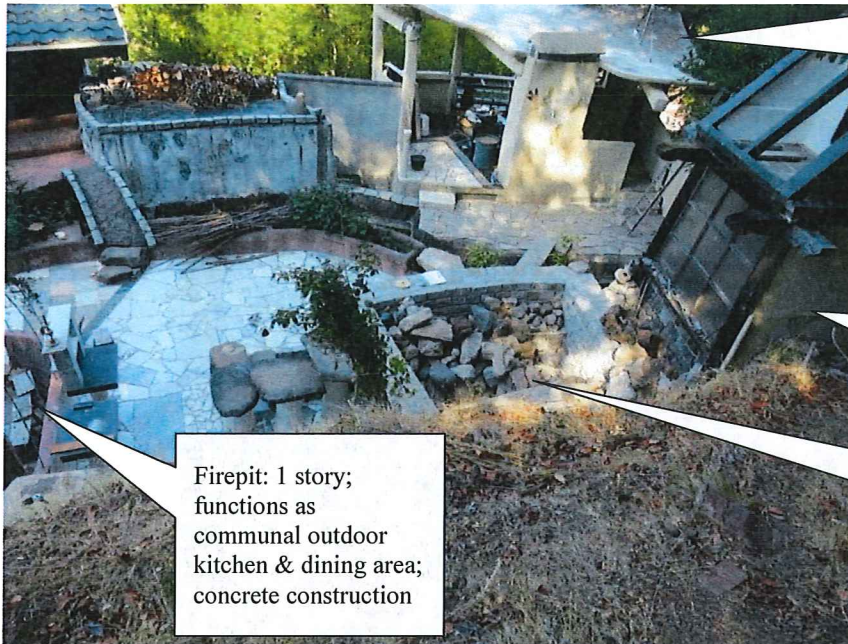


Teahouse (looking from west)



Teahouse entrance (from inside)

MAJOR BUILDING GROUP: Le Grand Pissoir, Solar Power Shower Tower, Firepit, Hot Tub

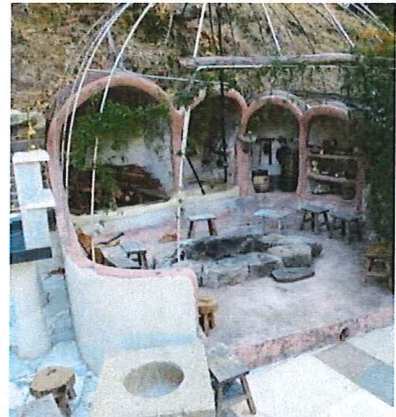


Le Grand Pissoir: 2 story; concrete construction; functions as toilet (recycles waste into fertilizer)

Solar Powered Shower Tower: 1 story; wood & concrete construction; solar powered

Firepit: 1 story; functions as communal outdoor kitchen & dining area; concrete construction

Solar Hot Tub: 1 story; masonry construction; solar powered; stone steps leading up to tub



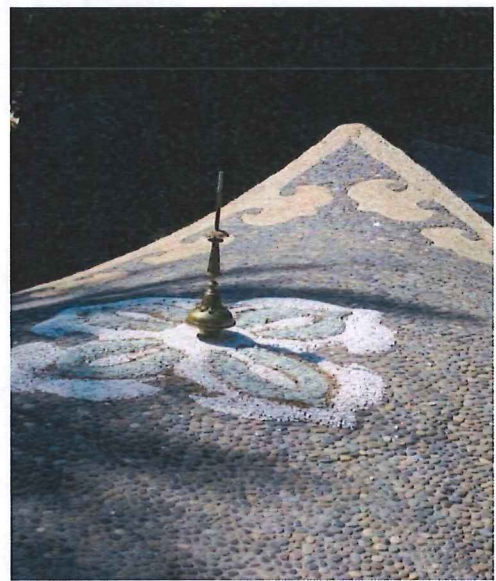
MAJOR BUILDING GROUP: Godown



2 stories; first floor is Godown (fortified storage room); concrete & masonry construction; ornamentation: Kathmandu style windows with bird motif on roof.



Godown on right looking east

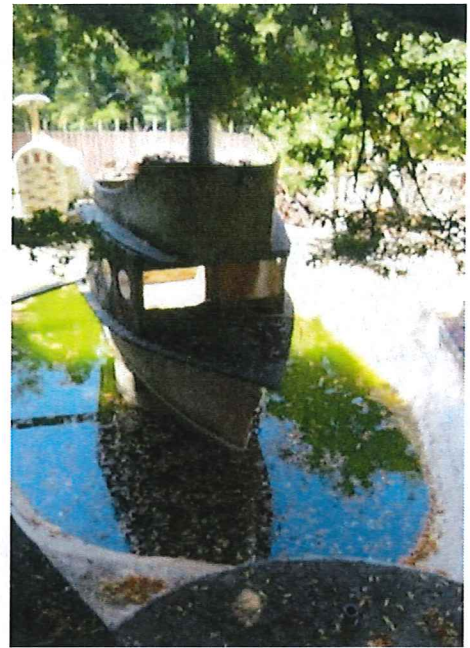


2nd story functions as bell tower

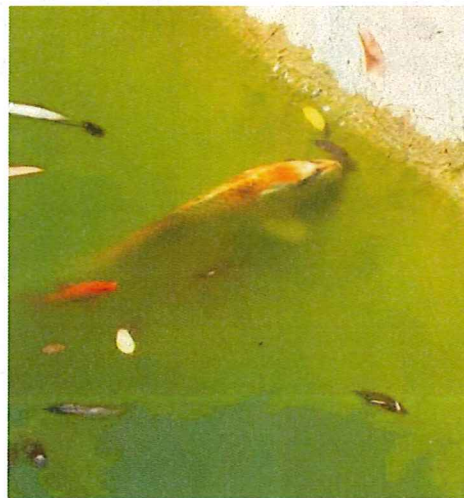
MAJOR BUILDING GROUP: Boat & Rain Catchment Area



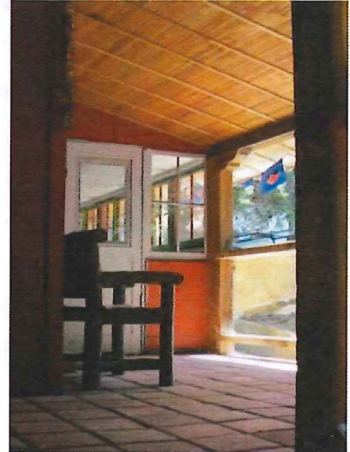
Full size Monterey fishing boat over cistern and well; outdoor dining area in background



Bread & Pizza Oven



MAJOR BUILDING GROUP: Red House (Guest House)

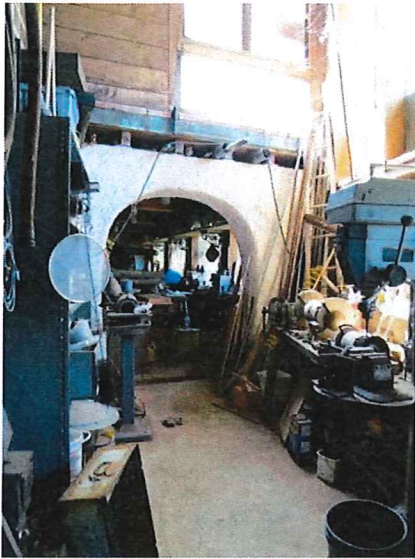


Guest house on left; le petit pissoir on right in above photo

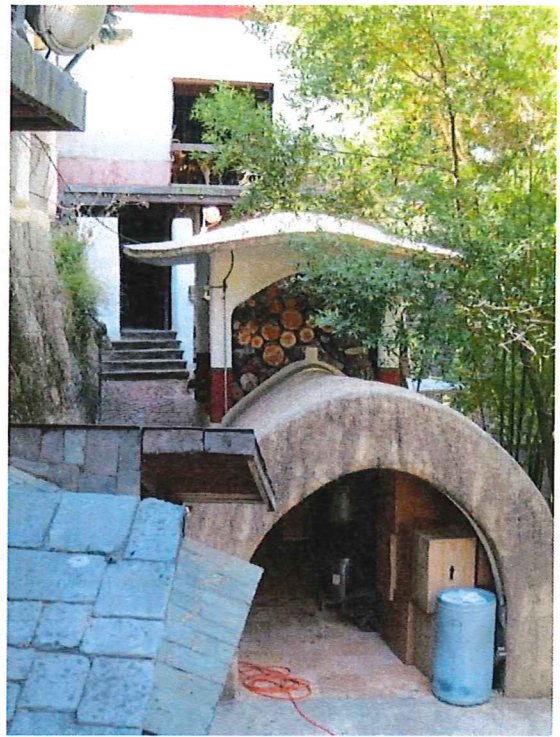


Recycle shed

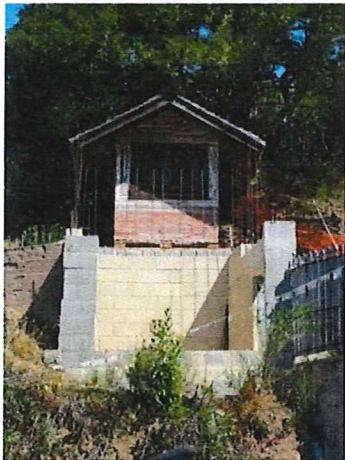
Other Buildings and Areas



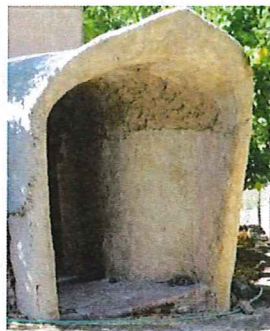
Grinder/Drill Room



Wood Shed & Tunnel Room



Dave's Cabin & Solarium (unfinished)



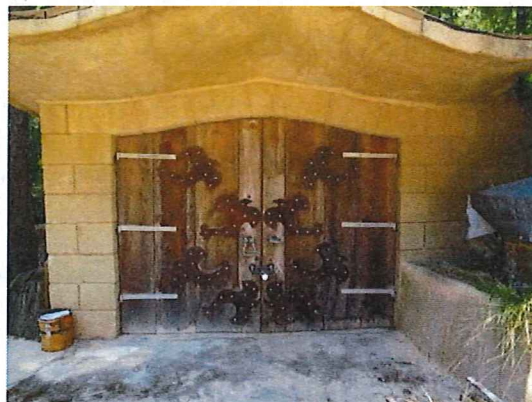
Liu-An Room (tea storage)



Chicken Coop (tasting room)



Yomami-welding equipment storage



Pu-erh Cave Room

DETAIL PHOTOS

