



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria, AICP  
Acting Director of Planning

April 1, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Teresa Skinner  
All Nations International  
44505 90<sup>th</sup> Street West  
Lancaster, CA 93536

**Regarding: Project Number R2005-02587-(5)  
Conditional Use Permit 200500220  
44505 90<sup>th</sup> Street West, Lancaster**

Dear Applicant:

The Regional Planning Commission, by its action of April 1, 2009, **APPROVED** the above described conditional use permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 7 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on April 15, 2009.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Adam Thurtell in the Zoning Permits Section I at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria, AICP  
Acting Director of Planning

Mark Child, Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement

MC:AT

# **FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2005-02587-(5)  
CONDITIONAL USE PERMIT NUMBER 200500220**

## **REQUEST:**

Conditional use permit to authorize the establishment, operation and maintenance of a private retreat center to include a single-family residence, residential facilities and an all-purpose meeting center.

**REGIONAL PLANNING COMMISSION HEARING DATE: September 3, 2008**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:** A duly noticed hearing was held before the Regional Planning Commission on September 3, 2008. The Commission moved to continue the public hearing to October 15, 2008 in order to give the applicant time to obtain clearance from Department of Public Works (DPW), the Fire Department (Fire), and the Department of Public Health (DPH).

**REGIONAL PLANNING COMMISSION HEARING DATE: October 15, 2008**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:** A duly noticed hearing was held before the Regional Planning Commission on October 15, 2008. Staff noted that clearance from Fire had been obtained, but clearances from DPW and DPH were still outstanding. The Commission moved to continue the public hearing to December 10, 2008 in order to give the applicant time to obtain clearance from Department of Public Works and the Department of Public Health.

**REGIONAL PLANNING COMMISSION HEARING DATE: December 10, 2008**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:** A duly noticed hearing was held before the Regional Planning Commission on December 10, 2008. Staff noted that clearance had been obtained from DPW, but clearance from DPH was still outstanding. The Commission moved to continue the public hearing to February 18, 2009 in order to give the applicant time to obtain clearance from the Department of Public Health.

**REGIONAL PLANNING COMMISSION HEARING DATE: February 18, 2009**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:** A duly noticed hearing was held before the Regional Planning Commission on February 18, 2009. Staff noted that clearance from DPH was still outstanding, and that DPH had given this Department indication that clearance would be granted within two months. The Commission moved to continue the public hearing to April 1, 2009 in order to give the applicant time to obtain clearance from the Department of Public Health.

**REGIONAL PLANNING COMMISSION HEARING DATE: April 1, 2009**

**PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:** A duly noticed hearing was held before the Regional Planning Commission on April 1, 2009. Staff noted that clearance from DPH had been obtained and the project was cleared for approval from the Commission. The Commission heard testimony from the applicant and testifiers in favor of the project. The Commission moved to approve the project.

Findings

1. The subject property is located at 44505 90th Street West, Antelope Valley West Zoned District
2. The applicant proposes a private retreat center consisting of a single-family residence, barn, Quonset hut, two hobby shops, and the construction of eight (8) camp cabins with separate kitchen and bath facilities, a second barn, staff quarters to include kitchen and bath facilities, multi-purpose building including kitchen facilities, and a guest house. The proposed site will be used as a retreat center in conjunction with agriculture-related training. The cabins will house up to twelve trainees, the guest house will house up to twelve staff members, and a caretaker will reside in the single family residence.
3. This project is consistent with the stated goals and policies of the Los Angeles County General Plan, in that the development in a non-urban area is compatible with rural lifestyles; does not necessitate the expansion of urban service systems; does not cause significant negative impacts or subject people and property to serious hazards; and it maintains and conserves sound existing development.
4. The largest assembly room on site holds 201 people according to the County Engineer.
5. The proposed project will not be served by public water and sewer utilities, and has provided documentation of a working well and a septic tank, which have been reviewed by DPH. The well and septic tank will be required to provide a capacity adequate for the largest number of persons on site at any one time to the satisfaction of DPH.
6. A well that serves more than one parcel requires a shared water well permit Pursuant to Section 22.56.1764 (Directors Review, Shared Water Wells). In this case no permit is required, as the parcels are held as one under a common owner and the permit conditioned to require that if the parcels are ever untied they will be subject to shared well permit requirements.
7. The private retreat as a use is not specifically identified in the Code. The property will be used as a place for religious worship and as an educational center for

agricultural techniques. The closest similar uses are churches, guest ranches, private recreation clubs and health retreats. These uses all require a conditional use permit in the A-2 zone. The subject property is in the A-2 Zone and therefore will be subject to all conditions and requirements of Section 22.24.120 of the County Code.

8. The required parking is 40 spaces, one of which is required to be handicap. The parking requirement is calculated at one parking space for each five persons using the occupant load, 201 persons, of the largest assembly area on site. Gatherings in the largest assembly room would involve all persons on site, and therefore is an accurate calculation for total parking.
9. The project site is located in a rural area and surrounded by vacant parcels. The potential for further development on the surrounding parcels requires that lighting on the project site be directed only onto the facility premises.
10. Animals and livestock are allowed on the A-2 Zone, subject to the conditions and requirements of Section 22.24.070 (Permitted Uses).
11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
12. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
13. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

That the proposed use is consistent with the adopted general plan for the area;

A. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

B. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

C. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings of the conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200500220 is APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

**VOTE: 5-0**

Concurring: Bellamy, Rew, Valadez, Helsley, Modugno

Dissenting: none

Abstaining: none

Absent: none

Action Date: 4/1/2009

AT  
4/1/09

This grant authorizes the establishment, operation and maintenance of a private retreat center to include a single-family residence, residential facilities and an all-purpose meeting center subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on April 1, 2029.**

Upon written application of the permittee made no less than six (6) months prior to April 1, 2029, the term of this grant may be extended by the Director for a period not to exceed ten (10) years, as provided herein below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. If the subject property does not have any violations during the original twenty-year grant term, the Director may waive the biennial inspections for the extended ten-year grant term.

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the added term of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment. The inspections shall be unannounced.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (once every two years)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department (Fire) to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by Fire.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works (DPW).
14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
17. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Wherever feasible, sensor lighting shall be installed. Only minimal security lighting shall be used later than 10 p.m. nightly;
18. All signage shall comply with Part 10 of Section 22.52 of the County Code.
19. The permittee shall meet any and all requirements set forth by DPW in a letter dated December 17, 2008
20. The permittee shall meet any and all requirements set forth by Fire in a letter dated October, 14, 2008.
21. The permittee shall meet any and all requirements set forth by the Department of Public Health (DPH) set forth in letters dated February 12, 2009 and February 19, 2009.
22. The permittee shall maintain 40 parking spaces, one of which is required to be handicap. The parking requirement is calculated at one parking space for each five persons using the occupant load, 201 persons, of the largest assembly area on site.
23. The permittee shall maintain a well and a septic tank in working condition with the capacity to accommodate 201 persons, the occupancy of the largest assembly room.

24. Should parcels 3218002004, 3218002013, and 3218002026 ever be untied the permittee shall obtain a shared water well permit as required by Section 22.56.1764.

Attachment: DPW letter dated December 17, 2008; Fire letter dated October 14, 2008; DPH letters dated February 12, 2009 and February 19, 2009.

MC:AT

3/17/09



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 17, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention Adam Thurtell

FROM: Steve Burger *MLS*  
*for* Land Development Division  
Department of Public Works

DEC 24 2008

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**PROJECT NO. R2005-02587-(5)**  
**CUP NO. RCUP 200500220**  
**44505 90TH STREET WEST, LANCASTER**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP to construct several new structures (eight camp cabins, barn, staff quarters, multi-purpose room, and guest house) and the conversion of a single-family residence and ancillary structures into a monastery/private retreat center. The site is approximately 12.6 acres located on 90th Street in the unincorporated Lancaster area.

We recommend the following conditions:

1. CEQA
  - 1.1. Comply with all mitigation requirements from the approved CEQA documents.
2. Right of Way and Road Improvement Requirements
  - 2.1. Dedicate the right to restrict vehicular access on 90th Street West.

- 2.2. Make an offer of future right of way 54 feet from centerline on 90th Street West. Twenty-four feet of additional right of way is required beyond the existing right-of-way line. Include slope and/or drainage easements, as necessary, to the satisfaction of Public Works. Please submit a copy of the title report, legal description, plat map, and a \$3,000 deposit to start the review process for the dedication documents.
- 2.3. Make an offer of private and future right of way along the northerly 30 feet of the property. Include slope and/or drainage easements, as necessary, to the satisfaction of Public Works.
- 2.4. Prior to the issuance of building permits for the multipurpose building, submit a nonrefundable cash deposit that includes design, construction engineering, and construction costs in lieu of the improvements. The cash deposit should reflect the following work:  
  
To construct rural highway street section on 90th Street West consisting of variable width pavement (including pavement transitions) to the satisfaction of Public Works. Grade the remaining parkway and shoulder at 2 percent cross slope to the ultimate right-of-way line. Preliminary engineering plans or striping plans may be required to scope out the extent of paving. The applicant shall submit an engineer's estimate for approval by Public Works.
- 2.5. Execute an Agreement to Improve for the street improvements or submittal of the cash deposit prior to issuance of a building permit.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

### 3. Drainage

- 3.1 Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action and comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements.

- 3.2 Prior to issuance of building permits, submit recorded covenants for the private maintenance of Standard Urban Stormwater Mitigation Plan devices.

For questions regarding the items above, please contact Nazem Said at (626) 458-5917.

#### 4. Grading

- 4.1 Provide a grading plan, if required under Appendix J of the County Building Code (Title 26) for any excavation in excess of 50 cubic yards or fill in excess of 20 cubic yards which is not covered as part of the Building Permit. If a grading plan is required, the plan must show and call out the following items, including but not limited to construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, Standard Urban Stormwater Mitigation Plan devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

For questions regarding the item above, please contact Andy Narag at (626) 458-5916

#### 5. Street Lighting Requirements

- 5.1. Prior to the issuance of the Certificate of Occupancy for the multipurpose building, install one street light on a wooden pole with overhead wiring at the primary driveway on 90th Street West to the satisfaction of Public Works. Submit street lighting plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section.
- 5.2. The proposed project or portions of the project are not within an existing Lighting District. Annexation is required. The Board of Supervisors must approve the annexation and levy of assessment prior to Public Works approving the street lighting plans. Applicant must:
  - 5.2.1. Request Street Lighting Section to commence annexation and levy of assessment balloting proceedings.

- 5.2.2. Provide business/property owners name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either MicroStation or AutoCAD format, of territory to be developed, to the Street Lighting Section.
- 5.2.3. Submit map of the proposed project including any roadways conditioned for street lights to the Street Lighting Section. Contact the Street Lighting Section for map requirements at (626) 300-4726.
- 5.2.4. The annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans. Information on the annexation and the assessment balloting process can be obtained by contacting the Street Lighting Section at (626) 300-4726.
- 5.3. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street light in the amount of \$5,000 (subject to revision at the time of street lighting plan approval). The street light shall be installed per approved plans prior to issuance of Certificate of Occupancy.
- 5.4. The area must be annexed into the Lighting District and all street lights in the project, or current project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more year if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.

For questions regarding the items above, please contact Jeff Chow at (626) 300-4752.

Mark Child  
December 17, 2008  
Page 5

If you have any other questions or require additional information, please contact Julian Garcia or Toan Duong at (626) 458-4910.

JG:ca

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**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040-3027

**DATE:** October 14, 2008

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2005-02587

**LOCATION:** 44505 90<sup>th</sup> Street West

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. \_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify \_\_ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED FOR PUBLIC HEARING BY THE FIRE DEPARTMENT.
- Location:** Water requirements shall be determined per NFPA 1142 prior to building permit issuance.
- Access:** 1. Fire apparatus roads shall extend to within 150 feet of all portions of the exterior walls of proposed structures. This requirement shall be met prior to building permit issuance.  
2. All on-site fire apparatus roads shall be paved and provide a minimum width of 26 feet clear to sky.
- Special Requirements:** \_\_\_\_\_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES  
**Public Health**

JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JONATHAN E. FREEDMAN  
Chief Deputy

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

Water Quality Program  
5050 Comarca Drive  
Baldwin Park, California 91706  
TEL (626) 430-5420 • FAX (626) 913-3016

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

February 12, 2009

Teresa Skinner  
44505 90<sup>th</sup> St. W  
Lancaster CA, 93543  
All Nations International

**Approved Conditions for a Private Water System / Proposed Future Expansion**  
Los Angeles County Public Health Plan Review No. #12-10-08-22  
Los Angeles County Regional Planning; Project No. R2005-02587-(5)/CUP 200500220

Dear Ms. Skinner,

This letter is to confirm a preliminary review of the existing water system and the proposed expansion of the development and use of an existing ground water well and private water system. The following lists of conditions are applicable to the current facilities and to provide the maximum protection of a domestic potable water supply with the Best Available Technology for filtration, chlorination, and treatment as per the Safe Drinking Water Act. Additionally, upon approval of the water system's future expansion and change in classification all applicable laws, statutes, regulations; as per the California Health and Safety Code, CCR Title 22, CEQA and CCR, Title 17 would be applicable.

1. The existing facility consists of one facility that require a potable water supply.
2. Any changes to the following existing water system as indicated in the letter dated November 08, 2008 by Ms. Teresa Skinner (Manager), exceeding 4 service connections, and or exceeding 24 persons served for a minimum of 60 days or more will require a plan review by the LA County Public Health Water Quality Program as a Public Water System as per Title 22, California Code of Regulations, California Safe Drinking Water Act & Related Laws and Regulations. (§64400.10., §64400.80., §64401.85.).
3. Water Quality Analysis; Self monitoring Quarterly monitoring of Nitrates as Nitrogen and No3 as per CCR, Title 22, primary drinking water standards and Maximum Contaminant Levels (MCL's) for the treatment of the existing elevated Nitrate (NO3) levels ( 42 mg/L) for the active ground water well. The average of two nitrate samples should be evaluated within 24 hours to apart.



BOARD OF SUPERVISORS

Glenn Molina  
First District  
Yvonne B. Burke  
Second District  
Zev Yaroslavsky  
Third District  
Dan Knabe  
Fourth District  
Michael D. Antonovich  
Fifth District

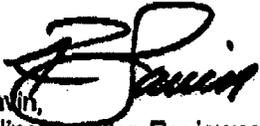
All Nations International Church  
LACo Public Health Plan Review No. 12-10-08-22  
Page 2 of 2

- a. Please review the water quality Certificate of Analysis conducted by BSK Analytical Laboratories dated 12/31/08, Sample ID: 1071476 for Nitrate (NO3) EPA 300.0.
4. Bacteriological Analysis; Self monitoring on a quarterly basis for the current water system; the Ground Water Well, Water Storage Tank, and the Water Distribution system. The samples shall be analyzed for the presence of total coliform bacteria by a laboratory certified by the Department for bacteriological analyses pursuant to Section 4025 11 of the Health and Safety Code. CCR, Title 22 64212.
5. Complete an approved 24 Hour Well Yield test within 30 days of an approved expansion (exceeding 4 service connections, and or exceeding 24 persons served for a minimum of 60 days) beyond the current number of facilities, service connections and or population.
6. Within 30 calendar days of an approved expansion (exceeding 4 service connections, and or exceeding 24 persons served for a minimum of 60 days) the (All Nations International Organization) will submit an application for a permit, and Technical Report to the local health officer shall inform the applicant in writing that the application is either complete or accepted for filing or that it is deficient and what specific information or documentation is required to complete the application. (CCR Title 22, 64211).
7. All Water Quality Treatment techniques (equipment); all equipment utilized for filtration, disinfection and or treatment shall meet NSF (National Sanitation Foundation), California Water Works Standards for drinking water.
8. Water Storage Capacity; (Water Storage Capacity); upon the approval and expansion of the current water system, the (All Nations International Organization) shall submit their proposed expansion for the evaluation of the current water system's storage capacity to meet the Maximum Day Demand (MDD) as applicable to a "State Small Water System". The "Maximum day demand (MDD)" means the amount of water utilized by consumers during the highest day of use (midnight to midnight), excluding fire flow, as determined pursuant to Section 64554, (64551.30). The current maximum water storage capacity is 10,000 gallons designated for potable water and fire suppression.

Because the All Nations International Organization's water system is not considered a "Public Water System" by statutory definition, it will remain exempt from additional regulatory requirements. The organization's current status was used to determine the conditions established by the Department of Public Health and will be self-monitored because of its defined population and limited number of service connections.

If you have any questions regarding this letter, please do not hesitate to contact me at (626) 430-5361.

Sincerely,

  
Richard Lavin,  
LPA Coordinator / Plan Reviewer  
Water Quality Program  
R.E.H.S III

Cc: Mihye Shur,  
Chief, LA County Water Quality Program



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**Land Use Program**  
Patrick Nejadian, REHS  
Chief Environmental Health Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5380 • FAX (626) 813-3016



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February 19, 2009

*James will  
take water  
samples during  
yield test*

Teresa Skinner  
All Nations International  
44505 North 90<sup>th</sup> Street West  
Lancaster, CA 93536

**RE: Project No. R2005-02587/CUP200500220**  
**Location: 44505 90<sup>th</sup> Street West, Lancaster**

The requested documents have been received and reviewed. However, the data received is not sufficient to secure CUP approval for the following reasons

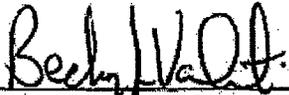
1. On February 18, 2009, a letter was received from Richard Lavin of the Water Quality Program which confirmed that the project would not be required to establish a small water system at this time. However, the proposed use of the existing well now meets the definition of a shared well according to the California Code of Regulations, Title 22. Therefore, **Prior to Approval of the CUP**, the Land Use Program requires a well yield test and water quality test to determine if the existing well can provide an adequate amount of potable water for this project. Contact James Culver at the Lancaster Health Center at (661) 723-4549 for assistance with requirements and fees.

*done 7/2*

The submitted preliminary feasibility reports do not establish a soil profile at least 5 feet below the percolation test pits as required by protocol. Provide a statement by Stephen Layne attesting to the soil characteristics of the test areas at proposed buildings 13 and 14.

**Project No. R2005-02587/CUP200500220**

If you have any questions or require further information, please contact me at (626)430 5380.

A handwritten signature in black ink that reads "Becky Valenti". The signature is written in a cursive style with a horizontal line underneath it.

Becky Valenti, E.H.S. IV  
Land Use Program