

# Regional Planning Commission Transmittal Checklist

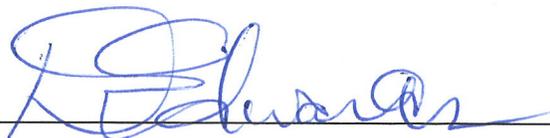
**Hearing Date**  
October 15, 2008

**Agenda Item Number**  
8

**Project Number:** R2005-02587-(5)  
**Case(s):** RCUP200500220  
**Contact Person:** Adam Thurtell

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

**Reviewed By:** \_\_\_\_\_





# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon, FAICP  
Director of Planning

DATE: October 2, 2008

TO: Harold V. Helsley, Chair  
Leslie G. Bellamy, Vice-Chair  
Esther Valadez, Commissioner  
Wayne Rew, Commissioner  
Pat Modugno, Commissioner

FROM: Mark Child   
Section Head, Zoning Permits I

**SUBJECT: Project No. R2005-02587-(5)  
Conditional Use Permit No. RCUP200500220  
September 3, 2008 Regional Planning Commission Meeting  
Agenda Item No. 8**

Regional Planning staff has consulted with the County Department of Public Works and the Fire Department regarding Project No. R2005-2587-(5), Conditional Use Permit 200500220. Reviews are pending, and will be provided to the Commission prior to the hearing.

MC:AT



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

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

<b>PUBLIC HEARING DATE</b> October 15, 2008	<b>AGENDA ITEM</b> 8
<b>RPC CONSENT DATE</b>	<b>CONTINUE TO</b>

<b>APPLICANT</b> All Nations International	<b>OWNER</b> All Nations International	<b>REPRESENTATIVE</b> Teresa Skinner
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**ENTITLEMENT REQUEST**  
 A 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.

**PROJECT DESCRIPTION**  
 Applicant proposes a private retreat center consisting of a single-family residence, barn, Quonset hut, and two hobby shops. Proposed buildings: eight (8) camp cabins [kitchen and bath details], 2nd barn, staff quarters to include kitchen and bath facilities, multi-purpose building (to include kitchen facilities), and a guest house

**LOCATION/ADDRESS**  
 44505 90th Street West

**SITE DESCRIPTION**  
 Site consists of level agricultural land, sparsely vegetated. Surrounded by A-2 zoned land.

<b>ACCESS</b> 90 <sup>th</sup> Street	<b>ZONED DISTRICT</b> Antelope Valley West
<b>ASSESSORS PARCEL NUMBER</b> 3218002004, 013, 026	<b>COMMUNITY</b> Antelope Valley
<b>SIZE</b> 12.6 Acres	<b>COMMUNITY STANDARDS DISTRICT</b> N/A

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Heavy Agriculture, vacant	A-2-2
North	Heavy Agriculture, vacant	A-2-2
East	Heavy Agriculture, vacant	A-2-2
South	Heavy Agriculture, vacant	A-2-2
West	Heavy Agriculture, vacant	A-2-2

<b>GENERAL PLAN</b> R	<b>DESIGNATION</b> Non-Urban	<b>MAXIMUM DENSITY</b> N/A
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**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING/ABSENT</b>

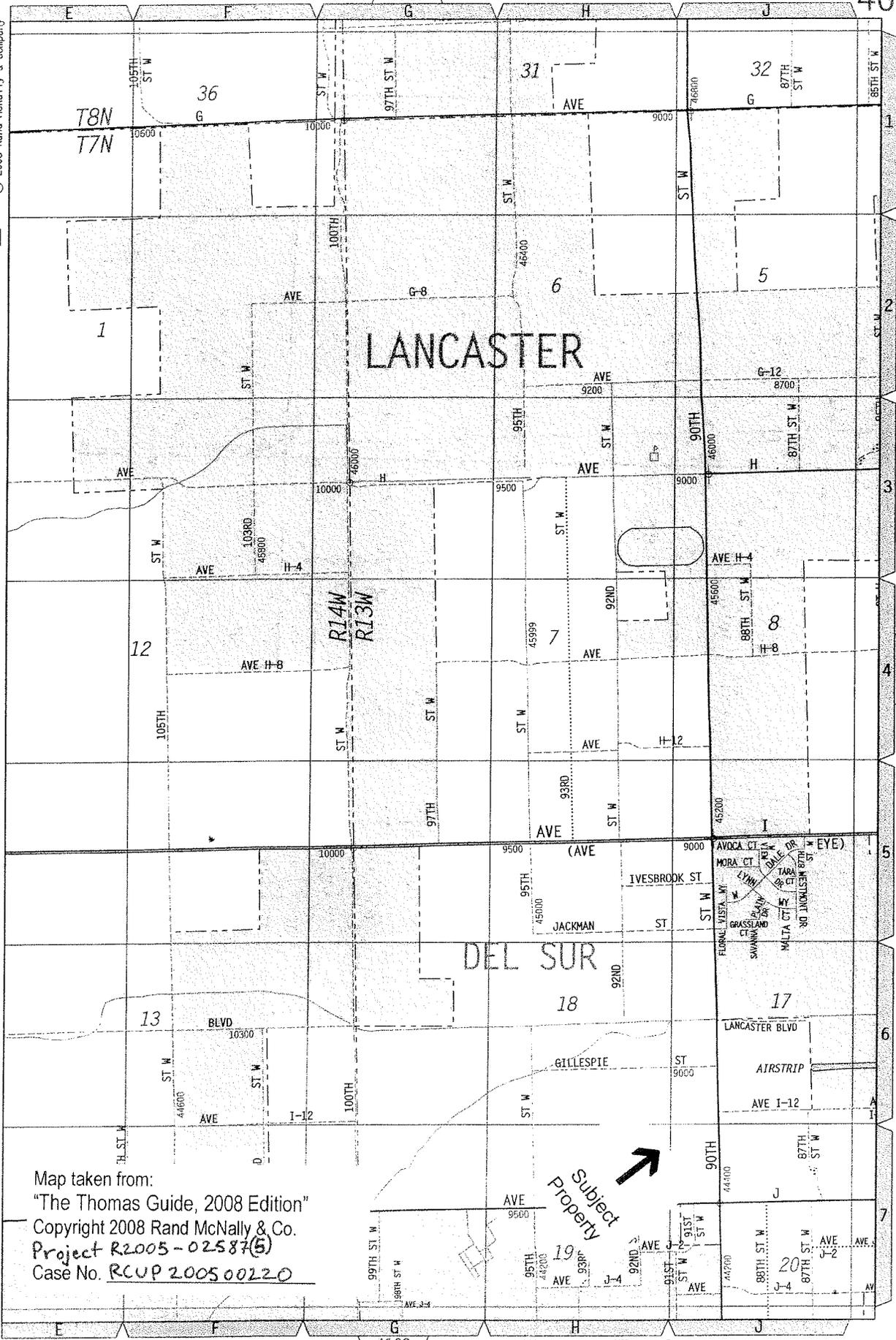
**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b>		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
<b>MEMBERS VOTING AYE</b>	<b>MEMBERS VOTING NO</b>	<b>MEMBERS ABSTAINING</b>
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

\*(O) = Opponents (F) = In Favor

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LOS ANGELES CO.



SEE 4014 MAP

Map taken from:  
 "The Thomas Guide, 2008 Edition"  
 Copyright 2008 Rand McNally & Co.  
 Project R2005-02587(5)  
 Case No. RCUP 200500220

Subject Property  
 ↑

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

**ENTITLEMENT REQUEST**

Conditional use permit to establish, operate and maintain a private retreat center to include a single-family residence, residential facilities and an all-purpose meeting center.

**PROJECT DESCRIPTION**

The applicant proposes a private retreat center consisting of a single-family residence, barn, Quonset hut, and two hobby shops. Proposed buildings: eight (8) camp cabins with separate kitchen and bath facilities, 2nd 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 guests, the guest house and staff quarters will house up to twelve staff members, and a caretaker will reside in the single family residence.

**LOCATION**

44505 90th Street West, Antelope Valley West Zoned District.

**SITE DESCRIPTION**

The proposed project is located on a 12.6-acre site on the northwest corner of 90<sup>th</sup> Street West and Avenue I-12 in the Antelope Valley. The surrounding parcels are vacant agricultural land. The project site currently occupied by a single-family residence, a barn, Quonset hut, and two hobby shops. The vegetation is typical of disturbed agricultural land.

**ENVIRONMENTAL DETERMINATION**

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.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

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, property posting, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

No open Zoning Enforcement cases exist on this property. Previous uses of the property have not required a conditional use permit.

## STAFF EVALUATION

### General Plan Consistency

This project is consistent with the stated goals and policies of the Los Angeles County General Plan.

The nature of this project will ensure that development in a non-urban area is compatible with rural lifestyles, does not necessitate the expansion of urban service systems, and does not cause significant negative impacts or subject people and property to serious hazards. (G-6, no. 23) The project will maintain and conserve sound existing development. (G-6, no. 29)

The stated goals of the proposed private retreat are to “help communities in times of disaster or crisis and to train leaders and indigenous people to more effectively meet spiritual and physical needs,” and to “demonstrate energy efficiency, agriculture, and self-sufficiency techniques.”

### Zoning Ordinance and Development Standards Compliance

The private retreat use is not identified in the Code. The closest similar uses are 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.

### Vehicle Parking: One parking space is required for each five persons based on the occupant load of the largest assembly area as determined by the county engineer.

The multi-purpose building houses the largest assembly room, which has an occupant load of 201 persons according to the County engineer. Assemblies in the multi-purpose building will include all persons on the property at a given time, and therefore is an accurate measure of the number of parking spaces needed. At a ratio of one parking space per five persons, 40 parking spaces are required for an occupant load of 201, one of which must be handicap accessible. 58 parking spaces are provided, including three (3) handicap spaces.

### Animals and Livestock: Animals are allowed in the A-2 Zone, subject to the conditions and requirements of Section 22.24.070.

### Outside Storage: All outside storage open to view from the exterior boundary of the lot or parcel of land shall be enclosed by a solid wall or fence Pursuant to Section 22.52.570.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Staff is awaiting responses to consultations with DPW, the Fire Department, and the Department of Health Services.

**PUBLIC COMMENTS**

Staff has received no public comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

**STAFF RECOMMENDATION**

Staff recommends that the public hearing be continued to provide time for the other County Departments to provide comments on this request.

**SUGGESTED APPROVAL MOTIONS**

I move that the public hearing be closed and that the Regional Planning Commission adopt the environmental determination associated with entitlement type and number.

I move that the Regional Planning Commission approve conditional use permit number 200500220 and project number R2005-02587 with findings & conditions.

Prepared by Adam Thurtell, Regional Planning Assistant II  
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits I Section

Attachments:  
Applicant's Burden of Proof statement  
Environmental Document  
Site Photographs  
Site Plan  
Land Use Map

# 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: October 15, 2008**

## **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

### Findings

1. 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, and two hobby shops. Proposed buildings: eight (8) camp cabins with separate kitchen and bath facilities, 2nd 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, including will ensuring that development in a non-urban area is compatible with rural lifestyles, does not necessitate the expansion of urban service systems, and does not cause significant negative impacts or subject people and property to serious hazards; and maintaining and conserving sound existing development.
4. The largest assembly room on site holds 174 people according to the manufacturer.
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. 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.
6. The required parking is 35 spaces, on of which is required to be handicap. The parking was calculated as one parking space for each five persons using the

occupant load, 174 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.

7. 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.
8. Animals are allowed on the A-2 Zone, subject to the conditions and requirements of Section 22.24.070.
9. 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.
10. 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.
11. 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;

**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:**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

AT  
10/2/2008

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. 8, and until all required monies have been paid pursuant to Condition No. 10 and Condition No. 19.
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.
1. **This grant will terminate on October 15, 2028.**

Upon written application of the permittee made no less than six (6) months prior to October 15, 2028, 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.

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.

8. 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.

9. 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.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department 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 said Department.
11. 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.
14. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
15. 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.

17. 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.
19. 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.
20. 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;
21. All signage shall comply with Part 10 of Section 22.52 of the County Code.
22. The permittee shall meet any and all requirements set forth by the Department of Public Works and the Fire Department.
23. The permittee shall maintain 35 parking spaces on site, including one (1) handicap parking space.
24. The permittee shall maintain a well and a septic tank in working condition with the capacity to accommodate 174 persons, the occupancy of the largest assembly room.

MC:AT

10/2/2008

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The requested use at the location proposed will not adversely affect persons residing or working in the surrounding area. The grounds will be kept safe, orderly, and aesthetically pleasing. The center will have a relaxing and serene environment. We will not manufacture chemicals, use unusually heavy machines dispose of hazardous waste products, or generate unreasonable noise at the location proposed. Waste products on the property will be properly disposed of utilizing the resources of the local Waste Management.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

After careful study, and in depth consultations with building professionals, we have drawn a site plan to scale showing where the buildings are going to be placed, as well as parking agriculture, and other planned use. Structures have also been plotted and staked on the property to ensure that each structure/yard will be adequately accommodated.

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

The property is located on 90th Street West and is very close to J. 90th Street West is continually used by the public to drive all the way to Tehachapi and is frequented by semi trucks, concrete trucks and many vehicles. It is very clear that both 90th Street West and Ave J will provide adequate ingress and egress to said property by persons and vehicles.



**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: June 19, 2008 Staff Member: Adam Thurtell

Thomas Guide: 4013 USGS Quad: Del Sur

Location: 44505 90<sup>th</sup> Street West

Description of Project: Monastery/Private retreat center, residential facilities in conjunction with retreats and training for energy efficiency, agriculture, and self-sufficiency techniques. Buildings existing on site: single-family residence, barn, Quonset hut, and two hobby shops. Proposed buildings: eight (8) camp cabins [kitchen and bath details], 2<sup>nd</sup> barn, staff quarters to include kitchen and bath facilities, multi-purpose building (to include kitchen facilities), and a guest house.

Gross Acres: 12.6

Environmental Setting: The project site is located on 90<sup>th</sup> Street, just south of Avenue I-12, on level agricultural land that is sparsely vegetated. All surrounding parcels are vacant and zoned A-2.

Zoning: A-2-2 (Heavy Agricultural)

Community Standards District: N/A

General Plan: Non-Urban

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
<u>RPP200700237</u>	<u>Plot plan to approve a hobby shop on the subject property.</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> None   | <input type="checkbox"/> Coastal Commission      |
| <input checked="" type="checkbox"/> LA Regional Water Quality Control Board                                 | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board<br>(Check if septic system proposed) | <input type="checkbox"/>                         |

Trustee Agencies

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> None                | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/>             |

Special Reviewing Agencies

- |   |   |
|---|---|
| <input type="checkbox"/> None                               | <input type="checkbox"/> High School District                 |
| <input type="checkbox"/> National Parks                     | <input type="checkbox"/> Elementary School District           |
| <input type="checkbox"/> National Forest                    | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base             | <input type="checkbox"/> Town Council                         |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District                       |
| <input type="checkbox"/>                                    |   |

Regional Significance

- |   |  |
|---|--|
| <input type="checkbox"/> None                   | <input type="checkbox"/> Water Resources             |
| <input type="checkbox"/> SCAG Criteria          | <input type="checkbox"/> Santa Monica Mountains Area |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/>                             |

County Reviewing Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> Subdivision Committee                          | <input type="checkbox"/> Sheriff Department  |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> DHS: Drop-down List |
| <input checked="" type="checkbox"/> DPW: Land Development Division      |  |
| Geotechnical and Materials Engineering Division                         |  |
| <input checked="" type="checkbox"/> Fire Dept.: Planning Division       |  |
| Forestry, Environmental Review Unit                                     |  |

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: As R Date: 7/30/2008

Approved by: Mark Amund Date: 7/28/08

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: The California Geological Survey.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Source: The California Geological Survey.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Sources: General Plan Plate 3 &amp; California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><i>Source: Federal Emergency Management Agency.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., dam failure)?  |

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)  
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Drainage Concept by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Source: Los Angeles County Fire Department.</i>                |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?           |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)  
 Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)  
 Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

#### MITIGATION MEASURES

Project Design

#### OTHER CONSIDERATIONS

Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

#### MITIGATION MEASURES

#### OTHER CONSIDERATIONS

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Lot Size                | <input type="checkbox"/> Project Design   | <input type="checkbox"/> Compatible Use | <input checked="" type="checkbox"/> Septic Feasibility Study |
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> National Pollutant Discharge Elimination System (NPDES) Permit |   |  |

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

**MITIGATION MEASURES**

Project Design

**OTHER CONSIDERATIONS**

Air Quality Report

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  <i>Sources: General Plan &amp; Malibu Land Use Plan.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review

Biological Constraints Analysis

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><i>Source: California Historical Resources Inventory.</i>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Visual Simulation

Compatible Use

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact



**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>The nearest Fire Station, Station No. 130 of Batallion 11, is 6.2 miles distant, and the nearest Sheriff Station, Lancaster Station, is 10 miles distant.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

**MITIGATION MEASURES**

- Lot Size
- Project Design

**OTHER CONSIDERATIONS**

- Water Purveyor Will-serve Letter

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact



**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Freon tanks for refrigeration; propane tanks.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
<hr/>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
<hr/>				
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
<hr/>				
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No Impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant       Less than significant with project mitigation       Less than significant/No Impact



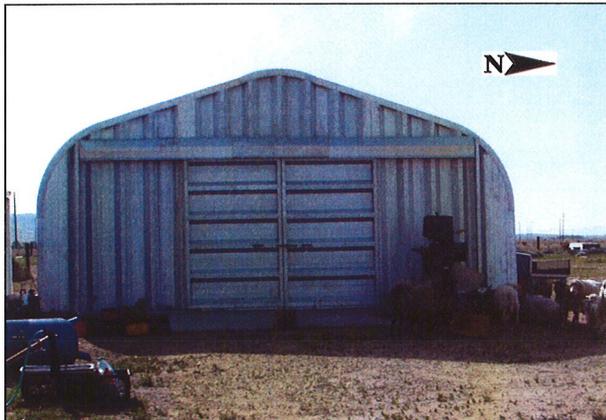
#1 Main Dwelling



#2 Barn 36 x 60



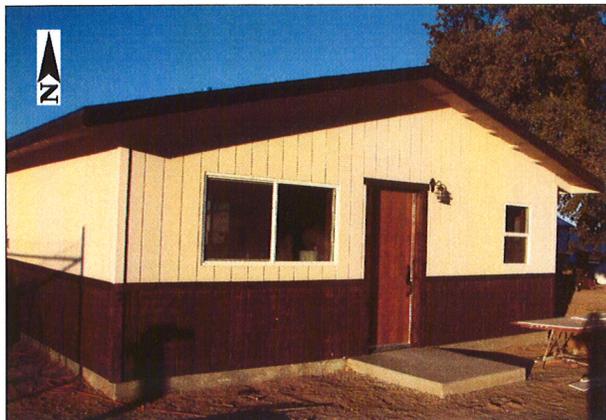
#Hobby Shop Recreation Room



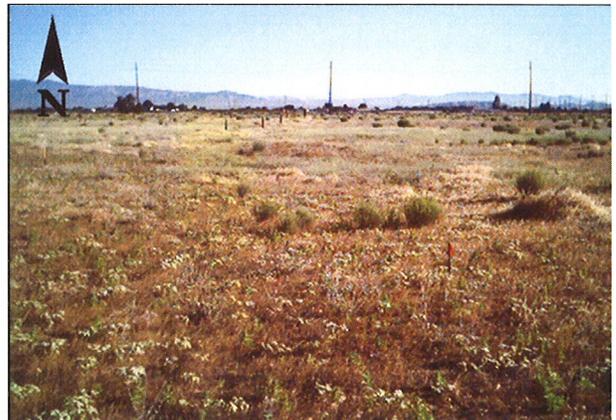
#3 Quonset Hut



#11 Camp Cabins



#9 Hobby Shop



#12 Barn