Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

DATE: March 18, 2009

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

FROM: Mark Child
Section Head, Zoning Permits I

SUBJECT: Project No. R2005-02587-(5)
Conditional Use Permit No. RCUP200500220
April 1, 2009 Regional Planning Commission Meeting
Agenda Item No. 6

This item was originally heard on September 3, 2008, and was continued to October 15, 2008, December 10, 2008, February 18, 2009, and to April 1, 2009 in order to give the applicant time to meet requirements set forth by the Department of Public Health (DPH). The applicant testified at the December 10, 2008 and February 18, 2009 public hearings. A number of proponents filled out speaker cards at the December and February meeting but most deferred testimony to a date when action could be taken. All commissioners were present at the last meeting. There are no opponents to this project.

The staff analysis was originally sent to the Regional Planning Commission on October 2, 2008; this transmittal package will replace all previous transmittals. The applicant has worked closely with DPH and has now met all requirements from that department.

If you need further information, please call Adam Thurtell or me at (213) 974-6443 or email athurtell@planning.lacounty.gov.

MC:AT

Regional Planning Commission Transmittal Checklist	Hearing Date April 1, 2009
	Agenda Item Number 6

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

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☒	☐	Draft Conditions
☒	☐	DPW Letter
☒	☐	FD Letter
☒	☐	Other Department's Letter(s)
☒	☐	Burden Of Proof Statement(s)
☒	☐	Environmental Documentation (IS, MMP, EIR)
☐	☒	Opponent And Proponent Letters
☒	☐	Photographs
☐	☒	Resolution (ZC Or PA)
☐	☒	Ordinance with 8.5 X 11 Map (ZC Or PA)
☒	☐	Aerial (Ortho/Oblique) Image(s)
☒	☐	Land Use Radius Map
☒	☐	Site Plan
☐	☐	

Reviewed By: _____

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**	PUBLIC HEARING DATE April 1, 2009	AGENDA ITEM 6.
	RPC CONSENT DATE	CONTINUE TO

APPLICANT All Nations International	**OWNER** All Nations International	**REPRESENTATIVE** Teresa Skinner

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, 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.

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

	EXISTING LAND USE	EXISTING ZONING
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

GENERAL PLAN Antelope Valley Area Plan	**DESIGNATION** Non-Urban, 0.5 du/ac	**MAXIMUM DENSITY** N/A

ENVIRONMENTAL DETERMINATION
Negative Declaration

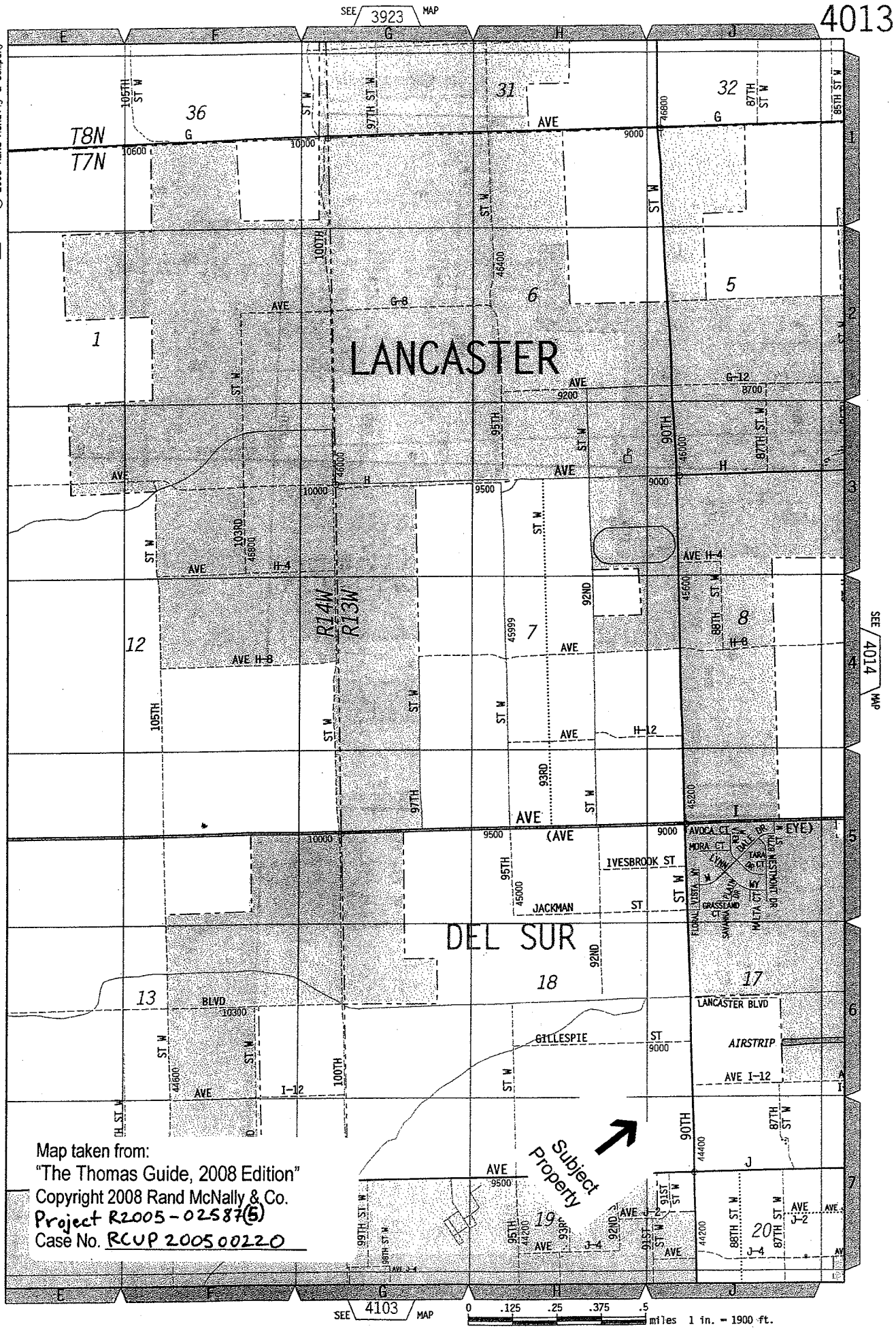
RPC LAST MEETING ACTION SUMMARY

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

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

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

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



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

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

PROJECT DESCRIPTION
The applicant proposes a private retreat center consisting of an existing single-family residence, barn, Quonset hut, two hobby shops, and construction of eight (8) camp cabins with separate kitchen and bath facilities, second barn, staff quarters including 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 religious services and 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 the single family residence will house the caretaker.

REQUIRED ENTITLEMENTS
Conditional use permit for a private retreat center and church in the A-2 Zone.

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

SITE PLAN DESCRIPTION
The site plan depicts a 12.6-acre site on the northwest corner of 90th Street West and Avenue I-12 in the Antelope Valley. The surrounding parcels are vacant agricultural land. The site plan depicts the existing single-family residence, barn, Quonset hut, and two hobby shops, as well as the proposed eight camp cabins, second barn, staff quarters, multi-purpose building, and guest house. Also depicted on the site plan are an existing agricultural field, four oak trees, and existing well house and water storage. 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 Antelope Valley Area Plan for the following reasons:

The subject property is designated as Non-Urban according to Antelope Valley Area Plan, with a maximum of 0.5 dwelling units per acre. The property consists of 12.6 acres, and to maintain consistency with the Area Plan the maximum number of dwelling units would be six. The eight proposed cabins are for temporary use by visitors and do not contain kitchen or bathing facilities, and therefore do not qualify as dwelling units. The subject property includes three dwelling units, and is therefore consistent with the Antelope Valley Area Plan.

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 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 22.24.150 and 22.24.170 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 as required for churches per Section 22.52.1095, 40 parking spaces are required for an occupant load of 201, one of which must be handicap accessible. 64 parking spaces are provided, including six (6) handicap spaces.

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

The applicant proposes to keep livestock in the future for educational demonstration of agricultural techniques, including animal husbandry. This is consistent with the Heavy Agriculture zone.

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.
Outside storage is not included in the current proposal; any future outdoor storage would be subject to the aforementioned requirements.

Water wells: A well that serves more than one parcel requires a shared water well permit Pursuant to Section 22.56.1764.
In this case no permit is required, as the parcels are held as one under a common owner and a condition has been added that if the parcels are ever untied they will be subject to shared well permit requirements.

Burden of Proof
The applicant is required to substantiate all facts identified by Section 22.56.040 (Conditional Use Burden of Proof) 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

The County of Los Angeles Fire Department, in the attached letter dated October 14, 2008, cleared the project for public hearing with comments and requirements.

The County of Los Angeles Department of Public Works, in the attached letter dated December 17, 2008, cleared the project for public hearing with comments and requirements.

The County of Los Angeles Department of Public Health, in the attached letter dated February 12, 2009, cleared the project for public hearing with comments and requirements.

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. The applicant will also be responsible for Fish and Game fees of $1993.00 plus a $75.00 processing fee.

STAFF RECOMMENDATION

Staff recommends **approval** of project number R2005-02587-(5), conditional use permit number 200500220, subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Conditional Use Permit 200500220.

I move that the Regional Planning Commission approve Conditional Use Permit Number 200500220 and Project Number R2005-02587-(5) 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: 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.

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, 13th 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 COMMISION 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:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

AT
3/17/09

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.

   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 permitee 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

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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. <u>Drainage</u>

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.

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

JG:ca
P:/LDPUB/SUBMGT/CUP /PROJECT R2005-02587_CUP 200500220_44505 9OTH STREET.DOC

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 90th 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 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5420 • FAX (626) 813-3016

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 12, 2009

Teresa Skinner
44505 90th 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.

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

James will take water samples during yield test

February 19, 2009

Teresa Skinner
All Nations International
44505 North 90th Street West
Lancaster, CA 93536

RE: Project No. R2005-02587/CUP200500220
Location: 44505 90th 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 X 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.

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

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF SEC. 22.56.040

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 Tehachipi and is frequented by semi trucks, concrete trucks and many vehicles. It is very clear that both both 90th Street West and Ave J will provide adequate ingress and egress to said property by persons and vehicles.

STAFF USE ONLY

PROJECT NUMBER: *R2005-02587-(5)*
CASES: *RCUP200500220*

* * * * 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 90th 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], 2nd 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 90th 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:

PROJECT NUMBER	DESCRIPTION & STATUS
RPP200700237	*Plot plan to approve a hobby shop on the subject property.*

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

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board (Check if septic system proposed)
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☐
- ☐ High School District
- ☐ Elementary School District
- ☐ Local Native American Tribal Council
- ☐ Town Council
- ☐ Water District

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☐ Subdivision Committee
- ☐ Sanitation District (Check if sewers proposed)
- ☒ DPW: Land Development Division
  Geotechnical and Materials Engineering Division
- ☒ Fire Dept.: Planning Division
  Forestry, Environmental Review Unit
- ☐ Sheriff Department
- ☐ DHS: Drop-down List

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				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

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: [signature] Date: 7/30/2008

Approved by: [signature] 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: The California Geological Survey.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *Source: The California Geological Survey.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	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.	☐	☐	☐	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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Source: Federal Emergency Management Agency.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: Los Angeles County Fire Department.*
b.	☐	☒	☐	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.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	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.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☐	☐	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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☒	☐	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	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 *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Health & Safety Code, Title11 – 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**

☐ Lot Size ☐ Project Design ☐ Compatible Use ☒ Septic Feasibility Study
☐ Industrial Waste Permit ☐ 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.	☐	☒	☐	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.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	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.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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.	☐	☐	☐	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.	☐	☒	☐	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? *Sources: General Plan & Malibu Land Use Plan.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ ERB/SEATAC Review

☐ **OTHER CONSIDERATIONS**

☐ Oak Tree Permit

☐ 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.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *Source: California Historical Resources Inventory.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ 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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	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.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	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.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	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 - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *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.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	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.	☐	☒	☐	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.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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.	☐	☐	☐	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** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ 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 - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **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 the physical environment due to any of the above factors?

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☒	☐	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *Freon tanks for refrigeration; propane tanks.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	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.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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? *The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.*
h.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	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:

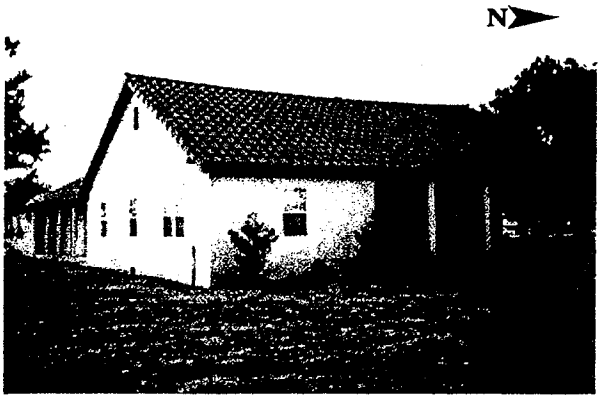
	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.	☐	☒	☐	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.	☐	☒	☐	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?

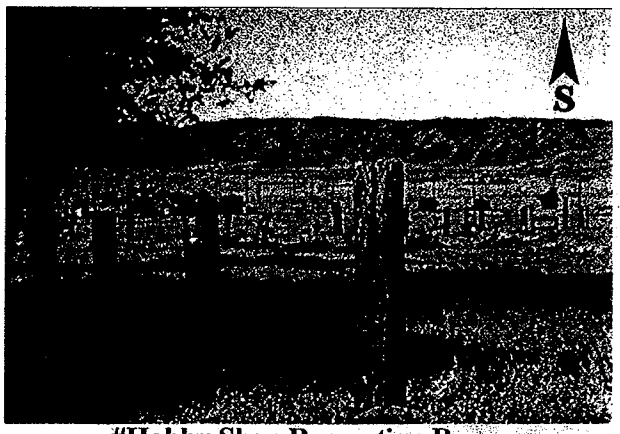
☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

ALL NATIONS INTERNATIONAL
VILLAGE FOR ALL NATIONS
44505 90th Street West
Lancaster, CA 93536
APN#3218-002-004, 026, 013

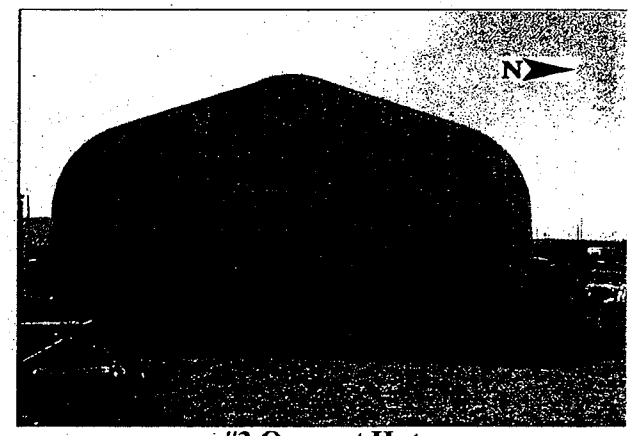


#1 Main Dwelling

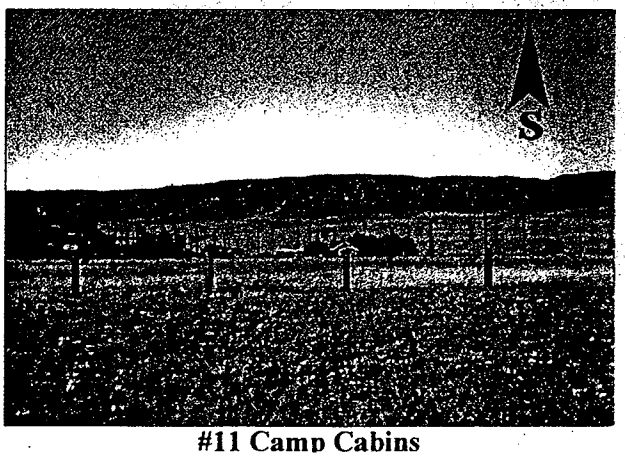
#2 Barn 36 x 60



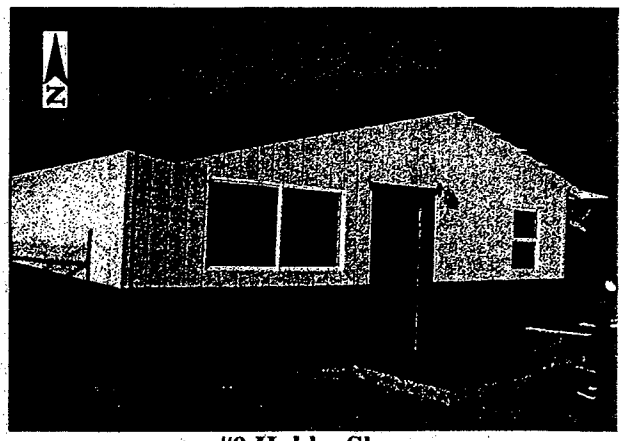
#Hobby Shop Recreation Room



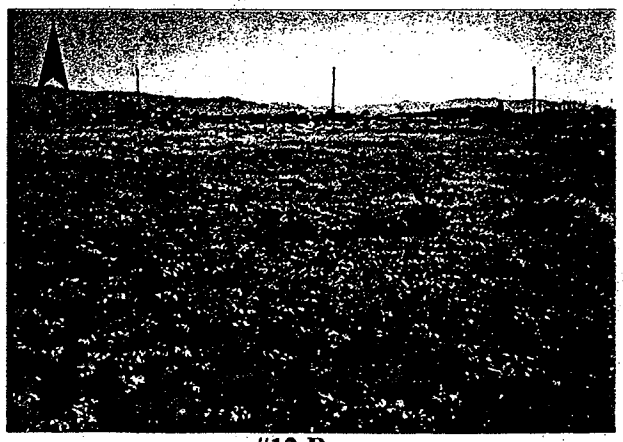
#3 Quonset Hut



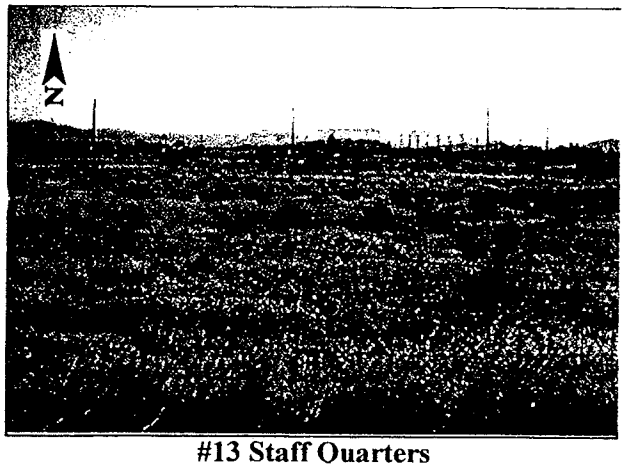
#11 Camp Cabins



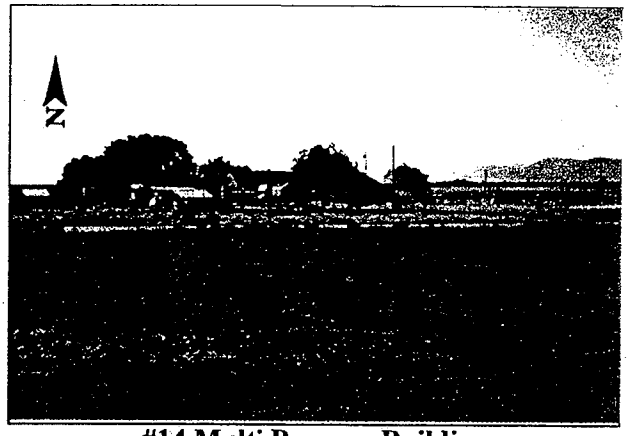
#9 Hobby Shop



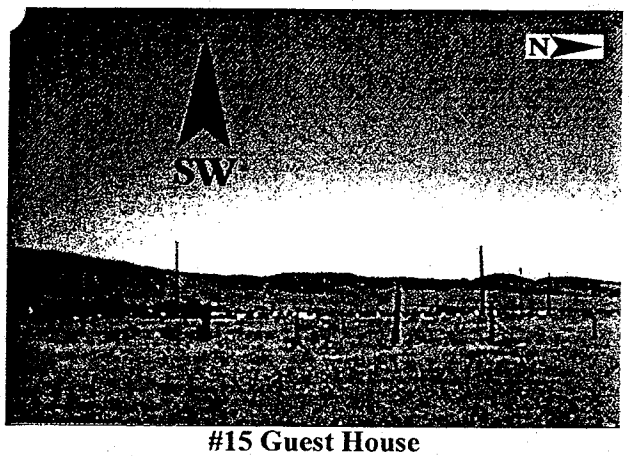
#12 Barn



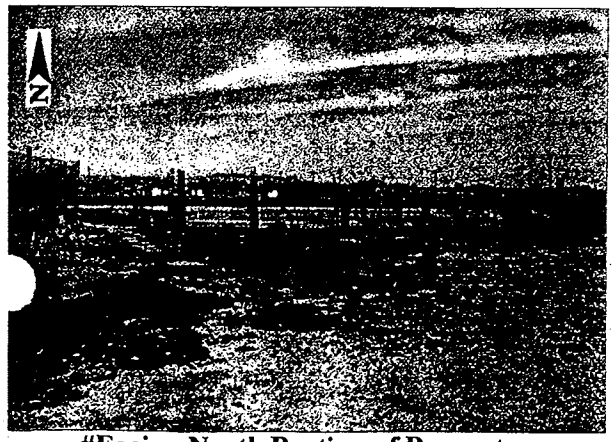
#13 Staff Quarters



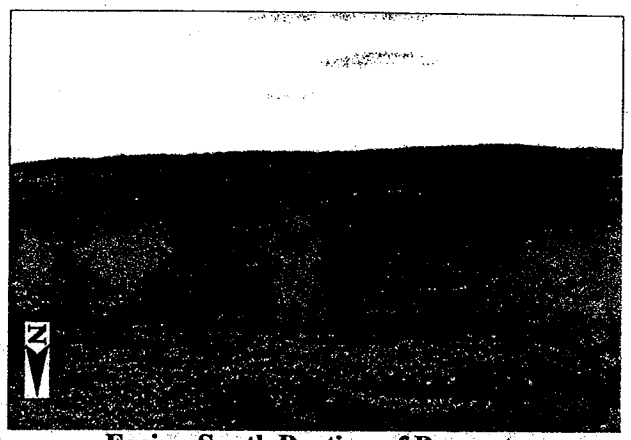
#14 Multi Purpose Building



#15 Guest House



#Facing North Portion of Property



Facing South Portion of Property

Facing East Portion of Property

Facing West Portion of Property