



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 4, 2016

David Wada
Llano Christina Center
29501 Largo Vista Road
Llano, CA 93544

**REGARDING: PROJECT NO. R2006-03422-(5)
CONDITIONAL USE PERMIT NO. 2006000272
29501 LARGO VISTA ROAD (APN: 3064-017-049)**

The Regional Planning Commission, by its action of **August 3, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **August 17, 2016**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance

DAVID WADA
AUGUST 4, 2016
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For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

RG:AMC

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2006-03422-(5)
CONDITIONAL USE PERMIT NO. 200600272**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200600272 ("CUP") on August 3, 2016.
2. The permittee, Llano Christian Center ("permittee"), requests the CUP to authorize construction and operation of a church facility containing worship and accessory uses ("Project") on a property located at 29501 Largo Vista Road in the unincorporated community of Llano ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.150.
3. The church and church activity-related structures comprise five buildings: (1) sanctuary, (2) gymnasium, (3) multi-purpose room (for bible study, fellowship, and other uses), (4) dining room, and (5) restrooms. Of the five buildings, four measure 3,000 square feet, and one (the gym) measures 7,200 square feet, and all buildings together total 19,200 square feet. All these structures have a height of 19 feet. A 32-space vehicle parking lot, with two disabled-accessible spaces, will be provided. The church operator will limit occupancy to 160 persons.

Water will be provided by an existing well, capable of providing 34 gallons per minute, and water use is estimated at 100,000 gallons (0.31 acre-feet) per year for both the church facility and a previously approved (by-right) single-family residence (SFR), which will be used as the pastor's residence. This number assumes, for the church facility, five gallons per 160 church members per Sunday for 52 Sundays (41,600 gallons) and, for the SFR, 75 gallons per two persons per day (54,750 gallons).

A 3,000-gallon on-site septic tank, located north of the restroom building, will serve the facility. Four water tanks will provide water for the Project: two 15,000-gallon tanks for the church facility and one 5,000- and one 3,000-gallon tank for the SFR.

The facility will be accessible by a 20-foot-wide private driveway, which will take access from Panorama Mountainway, an unpaved private road, connecting to Largo Vista Road. The applicant has also agreed to dedicate 10 acres of high-quality Joshua tree habitat on the subject property through a habitat conservation covenant as mitigation for past unpermitted ground disturbance.

3. The Project Site is 318 acres in size and consists of eight legal lots. The Project Site is irregular in shape with gentle-sloping to steep topography and is currently vacant.
4. The Project Site is located in the Antelope Valley East Zoned District and is currently zoned A-2-2.

5. The Project Site is located within the N1 (Non-Urban) land use category of the 1986 Antelope Valley Areawide General Plan ("Area Plan") Land Use Policy Map (a component of the 1980 General Plan ["General Plan"]) as a complete application was submitted before adoption of the current land use plan for the area (the 2015 "Antelope Valley Area Plan: Town & Country") as well as a new County General Plan: "Los Angeles County 2035 General Plan" (adopted in 2015).
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2
 - South: A-2-2
 - East: A-2-2
 - West: A-2-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residence
 - South: Vacant
 - East: Single-family residences
 - West: Vacant
8. Plot Plan No. 201300093 authorized the 1,577-square-foot SFR without garage on July 3, 2014. Ordinance No. 20150021Z established the A-2-2 Zone on the subject property on June 16, 2015. Ordinance No. 7497 established the A-1-2 (Light Agricultural) Zone on the subject property on March 31, 1959. Ordinance No. 7093 established the M-3 (Unclassified) Zone on the subject property on January 2, 1957.
9. The overall site plan for the Project (Sheet 1) depicts irregular-shaped property with Panorama Mountainway accessing Largo Vista Road. An additional 20-foot-wide access road connecting from Panorama Mountainway to the church facility site is also depicted. Another dirt road is depicted from the church site south, again connecting with Panorama Mountainway. A 10-acre Joshua tree habitat mitigation area is superimposed on the plan. This rectangular-shaped area is at the western property line, approximately 2,550 feet from the northern property line. A close-up of the church facility area (Sheet 3) depicts the 32-space parking lot with three buildings south of it, all measuring 50 feet by 60 feet. These three buildings are, from left to right: (1) restroom, (2) dining room, and (3) multi-purpose room. Lastly, the sanctuary, similarly sized, is south of these three buildings. Continuing to the south, the largest building (gymnasium) is depicted measuring 144 feet by 50 feet. A water line is depicted running from an existing well to the east to two 15,000-gallon water tanks.
10. The Project Site is accessible via Largo Vista Road to the west.
11. The Project will provide a total of 32 parking spaces, two of which will be disabled-accessible.
12. The County Department of Public Works ("Public Works") recommended approval of this Project on March 26, 2015 and has recommended conditions of approval, which

are included in the Project's conditions. The County Fire Department recommended approval of this Project on February 13, 2015 and has recommended conditions of approval, which are included in the Project's conditions. The County Department of Public Health ("Public Health") recommended approval of the Project on August 12, 2015 and recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions.

13. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. No correspondence was received from the public regarding the Project.
16. A duly-noticed public hearing was held before the Commission. Staff presented the case and recommended approval with some minor changes to the Findings and Conditions, including reducing the amount of the deposit for the MMRP from \$6,000 to \$3,000 in Condition No. 14 and some minor editorial changes to two Findings. The applicant, Mrs. Miki Wada, testified in favor of the Project and requested that the Commission grant a longer grant term. The Commission agreed that a longer grant term was appropriate given the nature of the use, provided that additional inspection fees would be collected. The Commission then closed the public hearing, adopted the MND, and approved the CUP for a 40-year grant term subject to the Findings and Conditions as modified by Staff's recommendations.
17. The Project site is subject to the Area Plan, a component of the 1980 County General Plan ("General Plan").
18. The Commission finds that the Project is consistent with within the N1 (Non-Urban 1) land use category of the Area Plan. This rural designation is intended for rural land uses such as scattered residences/ranches on large lots (with a maximum density of one dwelling unit per two acres).

Furthermore, the Area Plan also allows for non-residential uses in non-urban areas provided measures are taken to protect the residential and rural nature of the community they are proposed in and that certain procedures are followed. These procedures include a public hearing and an environmental review process for the Project, which this Project will follow. While the church facility is not a publically or government-owned facility, it will be open to the general public and will serve members

of the community, and it therefore qualifies as a use that would be allowed in the subject land use designation and is consistent with the permitted uses of the underlying land use category.

The following other policies of the Area Plan are also applicable to the proposed project

- *Land Use Compatibility – Policy 26: Encourage an appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.*

The church use will be well integrated in to the community and will be appropriately buffered from surrounding residential land uses. The subject property is over 300 acres and the nearest residential land use is approximately 1,800 feet from the facility. A church use in this rural community will help meet the spiritual needs of residents in this part of the Antelope Valley.

- *Physical Appearance/Community Image – Policy 69: Protect significant vegetation such as the Joshua Tree.*

The applicant has agreed to dedicate 10 acres of high-quality Joshua tree habitat as mitigation for past unpermitted ground disturbance that resulted in the loss of some Joshua trees.

- *Water Supply and Distribution – Policy 101: Develop and use groundwater sources to their safe yield limits.*

The church facility and by-right SFR may use approximately 100,000 gallons of water per year, and on-site wells can serve these uses without overburdening the local aquifer.

The following policies of the General Plan (1980) are applicable to the proposed project:

- *Land Use and Urban Development Pattern – Policy 23: Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people or property to serious hazard.*

The proposed church facility is compatible with the rural lifestyle of the area. The property is over 300 acres and can easily accommodate the project while maintaining the rural nature of the area. Urban service systems will not be expanded to serve the project, as existing roads are sufficient to handle anticipated traffic from the church. Water will be supplied by existing wells on the property and power lines area, also, existing in the area. With mitigation measures, there are no significant environmental impacts, as Joshua tree woodland is being preserved on-site.

- *Conserve Resources and Enhance Environmental Quality – Policy 20: Establish land use controls that afford effective protection for significant ecological and habitat resources, and lands of major scenic value.*

The applicant will dedicate 10 acres of Joshua tree habitat through a habitat conservation covenant as mitigation for past unpermitted grading, which resulted in the loss of some Joshua trees. This dedication will ensure that the biological and scenic values of the property remain intact in perpetuity for the region.

19. The Commission finds that the church facility is consistent with the A-2-2 Zoning of the subject property as such land uses are permitted subject to approval of a CUP.
20. The Commission finds that proposed use with the attached conditions will be consistent with the adopted General Plan because the use will provide worship and fellowship-related services to members of the community without negatively impacting neighboring land uses or altering the overall rural character of the area—meeting the objectives and goals of both the Area and General Plans.
21. The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan because church facility is compatible with the area and in keeping with the goals and vision of the Area and General Plans (“Plans”). The use will provide worship and fellowship-related services to members of the community without negatively impacting neighboring land uses or altering the overall rural character of the area—meeting the objectives and goals of the Plans.
22. The Commission finds that the proposed use at the site 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 because the church facility is adequately buffered from surrounding land uses. Occupancy will be limited to 160 persons and a 32-space parking lot will serve the facility.
23. The Commission finds 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area because church facility does not require any variations or deviations from development standards. The subject property is very large relative to use proposed and all required standards and setbacks are observed and met.
24. The Commission finds 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 pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as the use is not anticipated to generate pedestrian or bicycle trips, nor will it conflict with pedestrian or bicycle use. There are no sidewalks or bikeways present in the area.

25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 40 years.
26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Llano community. On June 28, 2016, a total of 107 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the East Antelope Valley Zoned District and to any additional interested parties.
27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. The Commission finds that the MMRP, prepared in conjunction with the MND identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.

- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Conditional Use Permit No. 200600272, subject to the attached findings conditions.

ACTION DATE: August 3, 2016

VOTE: 3:0:0:2

Concurring: Louie, Pedersen, Modugno

Dissenting: None

Abstaining: None

Absent: Smith, Shell

RG:AMC
August 3, 2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2006-03422-(5)
CONDITIONAL USE PERMIT NO. 200600272**

PROJECT DESCRIPTION

The project is for the construction and operation of a church facility containing worship and accessory structures. The facility will be comprised of five buildings, including: (1) sanctuary, (2) gymnasium, (3) multi-purpose room (for bible study, fellowship, and other uses), (4) dining room, and (5) restrooms. Of the five buildings, four measure 3,000 square feet, and one (the gym) measures 7,200 square feet, and all buildings together total 19,200 square feet. All these structures have a height of 19 feet. A 32-space vehicle parking lot, with two disabled-accessible spaces, will be provided. The project is subject to all of the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning ("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 Conditions No. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit

with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on August 3, 2056.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 12 months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$4,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **20 biennial (one every other year)** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends (August 22, 2016), the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program (MMP), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of **\$3,000.00** with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the

MMP as well as to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with mitigation measures. The permittee shall replenish the mitigation monitoring account if necessary to ensure the permittee complies with mitigation measures as required by the MMP.

15. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization which shall comply with current regulations.

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.

21. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three copies of a modified Exhibit "A" shall be submitted to Regional Planning by October 3, 2016**

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (CHURCH)

23. Any exterior lighting shall be fully shielded and in compliance with the Rural Outdoor Lighting District, Chapter 22.44, Part 9, of the Zoning Code, directed away from neighboring lots and public rights-of-way to prevent direct illumination and glare.
24. This grant approves a multipurpose room, identified as Building "C" on the Exhibit "A", which may be used for special events such as weddings, retirement parties, birthday parties, and other smaller-scale events such as community meetings and similar occurrences.
25. Special events such as weddings, Quinceañeras, Sweet 16 parties, and retirement parties are permitted in the multipurpose room and shall be limited to 24 per year, with a maximum of two in one month. All events shall conclude by 10:00 pm. Upon request, the permittee or person(s) in charge shall submit a record of all special events to Regional Planning. Outside non-profit organizations, i.e. community groups, may use the multipurpose room to hold meetings. These community meetings shall not count toward the 24 special events.
26. Carnivals, fairs, short-term farmers' markets, festivals, and religious observances sponsored by a public agency or a religious, fraternal, educational, or service organization are permitted on the premises subject to the approval of a Temporary Use Permit and pursuant to requirements of Part 14, of Chapter 22.56. An application for a Temporary Use Permit shall be filed 30 days prior to the date of the event. The number of events shall be limited to 12 per year and shall conclude by 10:00 pm. These 12 events shall not count toward the 24 special events described in Condition No. 25.

PROJECT SITE-SPECIFIC CONDITIONS

27. This grant shall authorize the construction and operation of a church facility, totaling 19,200 square feet, containing worship and accessory structures, including a sign. The permittee shall obtain approval for any additional signs, if necessary. Any expansion of the facility exceeding 3,000 square feet of new structures shall require the filing of a new CUP.
28. The on-site single-family residence shall be used exclusively as a caretaker's residence during the grant term.
29. In the event dust suppression becomes necessary during construction of the project, the applicant shall make use of dust palliatives as an alternative to water.

30. The permittee shall record a habitat conservation covenant for the on-site 10-acre Joshua tree habitat mitigation area and submit a record of this easement to Regional Planning by August 3, 2017.
31. The permittee shall have the 10-acre Joshua tree habitat mitigation area professionally surveyed and shall have this area depicted on the Exhibit "A" by October 3, 2016.
32. The permittee shall comply with all conditions set forth in the attached County Public Works letter dated March 26, 2015.
33. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated February 13, 2015.
34. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated August 12, 2015.

Attachments:

Mitigation Monitoring Program (pages 1- 9)
Public Works, Fire, and Public Health Department Letters dated March 26, 2015, February 13, 2015, and August 12, 2015 respectively

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2006-03422-(5) / CONDITIONAL USE PERMIT NO. 200600272 / ENV NO. 200600205**

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency of Party
4.1	Biological Resources	<p>As mitigation for presently proposed and prior unpermitted impacts to sensitive vegetation and plant species, 10 acres shall be deed restricted as open space prior to the issuance of a grading or building permit for the project. Mitigation lands shall consist primarily of Joshua tree woodland and shall support habitat values similar to those impacted by the proposed project and previous unpermitted grading activities. The deed-restricted area shall be depicted on the project site plan (Exhibit "A").</p>	After Project approval	Prior to the issuance of a building or grading permit	Applicant	DRP
4.2	Biological Resources	<p>Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the LACDRP and CDFW. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g. avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to DRP and CDFW at their request.</p> <p>During grading, earthmoving activities, and other construction activities the biological monitor shall</p>		Prior to the issuance of a building or grading permit	Applicant	DRP

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4.3	Biological Resources	<p>be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with LACDRP and CDFW. If ongoing biological monitoring of construction activities reveals the presence of any special-status reptiles within an active work area, then work shall be temporarily halted until the animals can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to areas outside of the designated work zones.</p>	Erect protective fencing	Prior to issuance of building or grading permit	Applicant	DRP
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		occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.			Prior to issuance of a grading or building permit, the applicant shall obtain a take permit from CDFW for Mohave ground squirrel.	Obtain Take Permit from CDFW	Prior to issuance of building or grading permit	Applicant	DRP and CDFW
4.4	Biological Resources								
4.5	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Avoid construction activities during the bird nesting season, or else have preconstruction surveys conducted and implement protective action.				Prior to grading	Applicant	DRP
		If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found, the project proponent may delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the							

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4.6	Biological Resources	<p>buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests</p> <p>A pre-construction burrowing owl survey shall be conducted on site prior to grading. Pre-construction surveys for burrowing owl shall be conducted weekly, beginning no later than 30 days and ending no earlier than three days prior to the commencement of disturbance. The surveys shall follow guidelines set forth in the Staff Report on Burrowing Owl Mitigation (CDFG, 2012).</p> <p>If burrowing owls are found during the pre-construction survey, then replacement burrows and habitat must be provided prior to the commencement of construction. The Applicant shall be prepared to provide artificial replacement burrows in the event that owls are detected, either as wintering or breeding individuals.</p> <p>Wintering individuals may be evicted with the use of exclusion devices followed by a period of seven days to ensure that animals have left their burrows. When it can be assured that owls are no longer using the burrows, the burrows can be hand excavated and collapsed under the supervision of the avian biologist.</p> <p>Breeding owls must not be disturbed and must be allowed to complete the raising of young until the fledglings can forage independently of adults and it can be confirmed that further attempts at</p>	<p>Avoid construction activities during the maternity season, or else have preconstruction surveys conducted and implement protective action.</p>	<p>Prior to and during construction</p>	<p>Applicant</p>	<p>DRP</p>
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4.7	Biological Resources	<p>nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.</p> <p>To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <ul style="list-style-type: none"> a. To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season. b. If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. c. Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than seven days prior to tree disturbance or precisely determine the presence or absence of roosting bats. d. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats 	Avoid construction activities during the maternity roosting season, or else have preconstruction surveys conducted and implement protective action.	Prior to and during construction	Applicant	DRP
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that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.

e. Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.

The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.

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4.8	Biological Resources	<p>if jurisdictional waters cannot be avoided, the Project Applicant shall apply for a Section 401 permit from the Regional Water Quality Control Board (RWQCB) and a 1602 Streambed Alteration Agreement from CDFW. These permits shall be obtained prior to approval of improvement plans; issuance of grading permits; or any clearing, grading, or excavation work on the Project site. The Project Applicant shall ensure that the Project would result in no net loss of Waters of the State by providing mitigation through impact avoidance; impact minimization; or compensatory mitigation for the impact, as determined in the Streambed Alteration Agreement. Compensatory mitigation may consist of</p> <ol style="list-style-type: none"> a. obtaining credits from a mitigation bank; b. making a payment to an in-lieu fee program that would conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities (these programs are generally administered by government agencies or nonprofit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit Applicants); or c. providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement, or preservation activity. This last type of compensatory mitigation may be provided at or adjacent to the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). <p>The Project Applicant retains responsibility for the implementation and success of the mitigation project. Evidence of secured</p>	Ensure no impacts to streambeds	Prior to issuance of building or grading permit	Applicant	DRP and CDFW
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2006-03422-(5) / CONDITIONAL USE PERMIT NO. 200600272 / ENV NO. 200600205**

			<p>permits shall be provided prior to approval of improvement plans; issuance of grading permits; or any clearing, grading, or excavation work on the Project site.</p> <p>Temporary construction staking or fencing shall be erected under the supervision of a qualified Biologist at or outside the edge of the impact areas where they interface with jurisdictional features. This fencing shall be erected prior to commencement of grading activities and shall demarcate areas where human and equipment access and disturbance from grading are prohibited. A qualified Biologist shall monitor all site preparation and grading activities near these interfaces during construction. Staging areas shall be restricted to approved impact areas only.</p> <p>Implementation of the above mitigation measures will reduce project-related impacts to biological resources to a less than significant level.</p> <p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>							
19	Mitigation Compliance							Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP



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

March 26, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Paul McCarthy
Zoning Permits North Section
Department of Regional Planning

Attention Iris Chi

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200600272
PROJECT NO. R2006-03422
29500 LARGO VISTA ROAD
ASSESSOR'S MAP BOOK NO. 3064, PAGE 7, PARCEL NOS. 4, 5, AND 6
ASSESSOR'S MAP BOOK NO. 3064, PAGE 17, PARCEL NOS. 8, 9, 10, 11, AND 19
UNINCORPORATED COUNTY COMMUNITY OF LLANO

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

We reviewed CUP No. 200600272 in the unincorporated County area of Llano located at 29500 Largo Vista Road. The project is for the construction of a new sanctuary building, accessory buildings, and three modular buildings for caretaker and overnight guests. The applicant is proposing a residential house near the existing well with a new dirt roadway. The CUP is also for the unpermitted grading on the south side of Panorama Mountain Way.

The following are recommended Public Works conditions:

1. Road

- 1.1 Construct adequate paved access to the most westerly access point within the public right of way from Panorama Mountain Way to the edge of pavement on Largo Vista Road, to the satisfaction of Public Works, Fire, and Regional Planning. If an aggregate driveway is proposed, adequate paving must be placed near the connection point to Panorama Mountain Way to prevent tracking of dirt onto the public

right of way of Largo Vista Road, to the satisfaction of Public Works. Should the proposed access require encroachment into private property, it shall be the sole responsibility of the owner to obtain all necessary off-site easements. Relocate any affected utilities.

- 1.2 Provide a non-exclusive easement to the general public for ingress and egress on Panorama Mountain Way.
- 1.3 Acquire street plan approval before obtaining a grading or drainage permit.
- 1.4 Execute an Agreement to Improve for the street improvements prior to the issuance of a building or grading permit.

For questions regarding the road conditions, please contact Sam Richards of Public Works' Land Development Division at (626) 458-4921 or srich@dpw.lacounty.gov.

2. Grading

- 2.1. Submit a drainage and grading plan for review and approval. The grading plans must show and call-out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the Municipal Separate Storm Sewer System, if applicable.
- 2.2. Obtain approval of the drainage concept/hydrology/Municipal Separate Storm Sewer System/Low-Impact Development plan from Public Work's Building and Safety Division, Antelope Valley District office.
- 2.3. A maintenance agreement may be required for privately-maintained drainage devices.
- 2.4. Obtain soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.5. Obtain all applicable jurisdictional permits. These agencies may include, but are not limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and US Army Corps of Engineers.

Paul McCarthy
March 26, 2015
Page 3

For questions regarding the grading conditions, please contact Mr. Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CUP R2006-03422

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

PROJECT CONDITIONS OF APPROVAL

1. Access as noted on the site plan shall comply with Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. This property is located within the State Responsible Area and described by the Fire Department as "High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The on-site access road to be used for fire apparatus access from Largo Vista Road shall provide a minimum unobstructed width of 20 feet, clear to the sky, with an all-weather access surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The on-site access road or private driveway to be used for fire apparatus access to the Church Site shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. The private driveway shall be labeled and identified as a fire lane on future construction plans and prior to occupancy. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
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Land Development Unit
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PROJECT: CUP R2006-03422

6. The on-site access road or private driveway to be used for fire apparatus access to the proposed residential structure has been previously approved by the Fire Department. After approval of this permit and prior to construction, submit updated architectural plans to the Fire Department for re-approval since our building plan approvals are valid for a 1 year period.
7. The on-site access road or private driveway to be used for fire apparatus access shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. The gradient of the on-site access road or private driveway to be used for fire apparatus access shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
9. A precise grading plan shall be submitted to the Fire Department for review of the on-site access road or private driveway to be used for fire apparatus access to ensure compliance of our requirements. The grading plan shall be submitted prior to building permit issuance.
10. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
11. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CUP R2006-03422

12. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
13. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
14. The Church Site is required to install a private fire protection system in compliance with NFPA 1142. The fire suppression system will consist of a water tank, preliminary calculation determined a minimum tank size of 26,000 gallons will be required, at least 1 fire hydrant and a fire sprinkler system within each proposed building. Detailed requirements for the private fire protection system will be determined by the Fire Department during the review of the architectural plans prior to building permit issuance.
15. The private fire protection system for the proposed residential structure has been previously approved by the Fire Department. After approval of this permit and prior to construction, submit updated architectural plans to the Fire Department for re-approval since our building plan approvals are valid for a 1 year period.
16. Any existing vehicular gates shall be removed or ensure they comply with the Fire Department's Regulation 5. Compliance is required prior to occupancy.
17. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
18. All proposed private driveways within this development shall provide approved street names and signs. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Date: August 12, 2015



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

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

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February 13, 2015

TO: Iris Chi
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2006-03422/ RCUP200600272
Llano Church Center
29501 Largo Vista Road, Llano

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is for the construction and operation of a church/religious facility. The Department recommends approval of this CUP contingent upon the following conditions:

Land Use Program

1. Prior to the construction of the proposed building and installation of the OWTS, a feasibility report that has been completed in accordance with the requirements specified in the document titled, "The Professional Guide to Requirements and Procedures for OWTS" to include the present and 100% future expansion dispersal shall be submitted to the Program for a final review and wet-stamp approval. For further details, please refer to the letter dated June 12, 2013 from this Program to Mr. David Wada.
2. The applicant shall contact the Lahontan Regional Water Quality Control Board (RWQCB) and file the necessary documentation for a Waste Discharge Requirement (WDR) permit in order to obtain authorization before proceeding with this project. A letter of clearance or a copy of processed WDR application from the Lahontan RWQCB shall be required prior to issuance of final wet-stamp approval and construction of OWTS.

Notes

- a) If due to the development, unforeseen geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be deemed void.
- b) If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.

For questions regarding the above, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or at eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

**Program Development
(Los Angeles County Local Primacy Agency for small water systems)**

Staff of Program Development has reviewed the documentation on file for the project referenced above in relation to securing an approved source of potable water. The Program recommends approval of the CUP contingent upon the following conditions:

The Program is requiring that the project finalizes the process of securing a Domestic Water Supply Permit for a Non Transient Non Community (NTNC) public water system.

For questions regarding the above comment, please contact Program Development at (626) 430-5156.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.