

Regional Planning Commission Transmittal Checklist

Hearing Date
August 3, 2016
Agenda Item No.
8

Project Number: R2006-03422-(5)
Case(s): Conditional Use Permit Case No. 200600272
Environmental Assessment Case No. 200600205
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Findings and conditions of Previous permit

Reviewed By:  _____



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2006-03422-(5)

HEARING DATE

August 3, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 200600272

Environmental Assessment No. 200600205

PROJECT SUMMARY

OWNER / APPLICANT

California University Llano et al / Llano Christian Center

MAP/EXHIBIT DATE

July 20, 2015

PROJECT OVERVIEW

The applicant requests a conditional use permit to authorize the construction and operation of a church facility containing worship and appurtenant structures in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. A 1,577-square-foot single-family residence (SFR) has been previously approved as a by-right use, and this SFR will be used by the church pastor.

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. A 32-space parking lot, with two disabled-accessible spaces, will be provided. The church operator has agreed to limit occupancy to 160 persons.

Water will be provided by an existing well, and water use is estimated at 100,000 gallons per year for both the church facility and the SFR. A 10-acre Joshua tree mitigation area will be preserved on-site to mitigate for unpermitted grading.

LOCATION

29501 Largo Vista Road, Llano

ACCESS

Largo Vista Road and Panorama Mountainway

ASSESSORS PARCEL NUMBER

3064-017-049

SITE AREA

318 Acres

GENERAL PLAN / LOCAL PLAN

The Project is being processed under the former 1980 Los Angeles County ("County") General Plan and the 1986 Antelope Valley Areawide General Plan ("Area Plan") as a complete application was submitted before the adoption of the current land use plans for the area.

ZONED DISTRICT

Antelope Valley East

LAND USE DESIGNATION

N1 (Non-Urban 1 [Area Plan])

ZONE

A-2-2

PROPOSED UNITS

One SFR

MAX DENSITY/UNITS

One dwelling unit per two acres

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) with impacts to biological resources reduced to less than significant levels with mitigation measures.

KEY ISSUES

- Consistency with the County General and Area Plans
- Satisfaction of the following Sections of Title 22 of the County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.24.170 (A-2 Zone Development Standards)

CASE PLANNER:

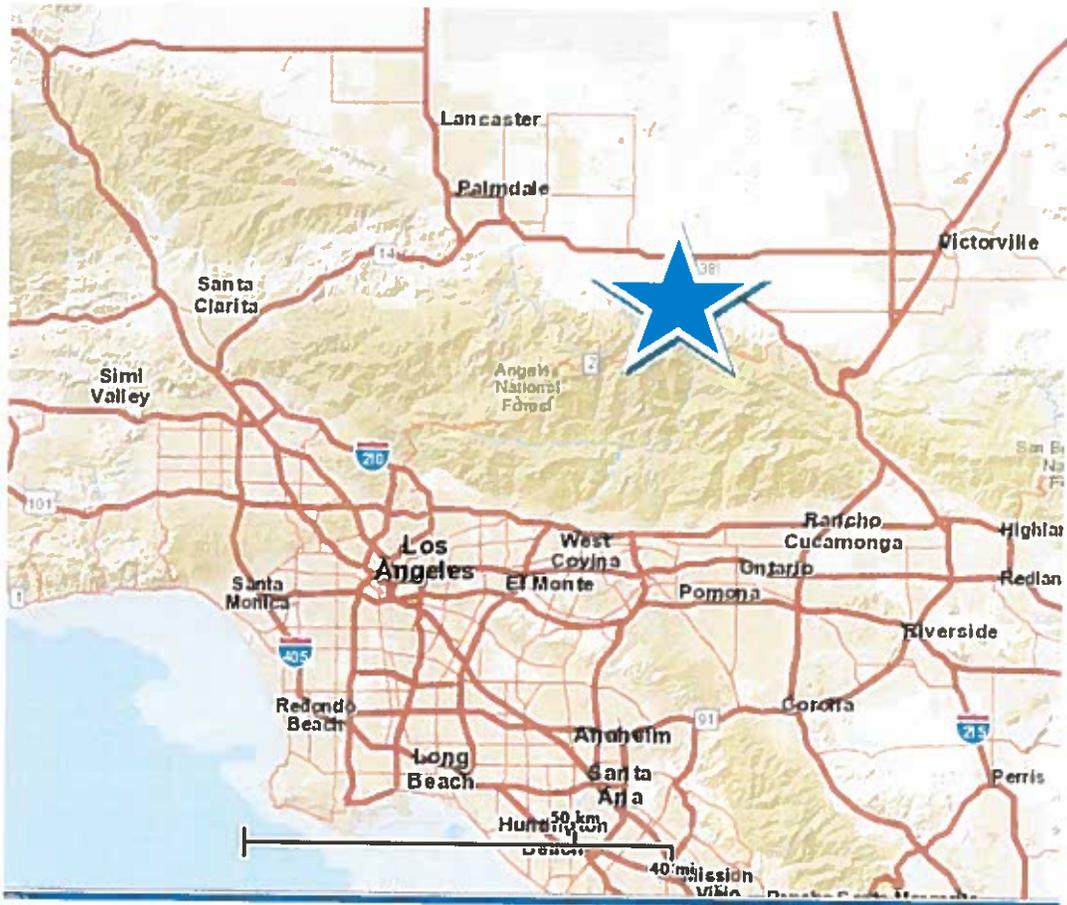
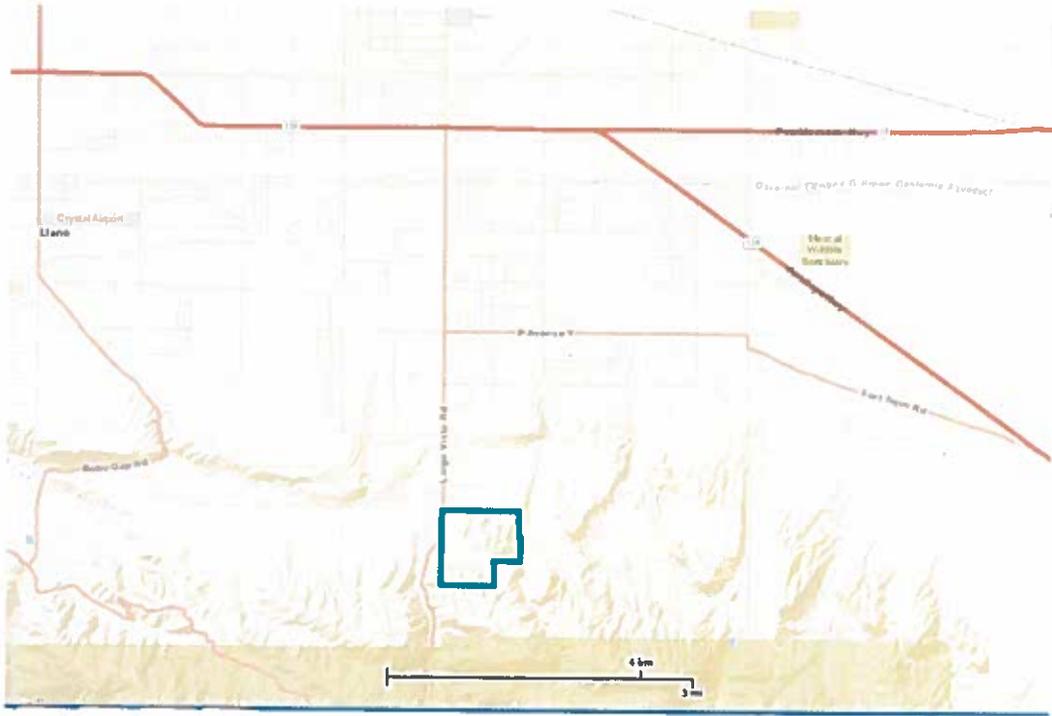
Anthony Curzi

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the construction and operation of a church facility containing educational, recreational, and incidental uses in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to the Los Angeles County ("County") Code Section 22.24.150

PROJECT DESCRIPTION

The applicant requests a CUP to authorize the construction and operation of a new church facility containing worship and accessory structures.

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. In addition to regular Sunday services, Wednesday bible study is also proposed.

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.

SITE PLAN DESCRIPTION

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 100 feet by 50 feet. A water line is depicted running from an existing well to the east to two 15,000-gallon water tanks.

EXISTING ZONING

The subject property is zoned A-2-2.

Surrounding properties are zoned as follows:

North: A-2-2
South: A-2-2
East: A-2-2
West: A-2-2

EXISTING LAND USES

The subject property is currently vacant.

Surrounding properties are developed as follows:

North: Single-family residence
South: Vacant
East: Vacant
West: Single-family residences

PREVIOUS CASES/ZONING HISTORY

- 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.

ENVIRONMENTAL DETERMINATION

The County Department of Regional Planning ("Regional Planning") recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Biota. Mitigation measures include the dedication of 10 acres of on-site Joshua tree habitat to mitigate for the previous loss of 7.5 acres of Joshua tree habitat.

STAFF EVALUATION

General Plan/Community Plan Consistency

The Project site is subject to the 1986 Antelope Valley Areawide General Plan ("Area Plan"), a component of the 1980 County General Plan ("General Plan"). As the Project was filed in 2006, it is subject to the plan that was in effect at the time although a new land use plan ("Antelope Valley Area Plan: Town & Country" [2015]) has recently been adopted for the area, as well as a new County General Plan: "Los Angeles County 2035 General Plan" (adopted in 2015).

The project site is located 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, 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, such as major highway, rail, or sewer infrastructure, will not be expanded to serve the project, as this is and will remain a rural area, and existing roads are sufficient to handle anticipated traffic from the church. Water will be supplied by existing wells on the property and power lines are, 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 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 through a habitat conservation covenant.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:

- Front, side, and rear yards to be provided as required in the R-1 (Single-Family Residential) Zone, which are respectively: (1) 20 feet, (2) 5 feet, and (3) 15 feet.
- Single-family residential uses shall be subject to all development standards applying to R-1 Zone, except as otherwise specified.
- Required area as specified in the County Code (Part 2 of Section 22.52).

All structures on the property are outside of the required yard setbacks. An SFR has been previously approved through a Plot Plan and conforms to all required R-1 Zone development standards. The subject property is over 300 acres, above the minimum two required in the A-2-2 Zone.

Site Visit

The project planner visited the subject property on December 17, 2015 and on July 14, 2016 and observed that the property is in a rural area and that the site of the proposed church facility is well buffered from surrounding land uses. The Regional Planning staff biologist also visited the project site on May 12, 2016 and observed that the proposed 10-acre mitigation area was sufficient to mitigate for past unpermitted habitat removal.

Burden of Proof

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

The church facility is compatible with the area and in keeping with the vision of the Area and General Plan ("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, and is, therefore, consistent with the adopted General Plan for the area.

The church facility is compatible with the area and is adequately buffered from surrounding land uses. Occupancy will be limited to 160 persons and a 32-space parking lot will serve the facility, and, therefore, 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.

The 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 are observed. Therefore, 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.

The church facility will contain a 32-vehicle parking lot. The use is not anticipated to generate pedestrian or bicycle trips, nor will it conflict with pedestrian or bicycle use, and there are no sidewalks or bikeways present in the area, and, therefore, 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.

Neighborhood Impact/Land Use Compatibility

The proposed church facility is compatible with the neighborhood and surrounding area. The 318-acre property can easily accommodate the proposed uses without

overburdening local services and roads. The previous loss of Joshua tree habitat will be mitigated by the dedication of 10 acres of high-quality Joshua tree habitat. The project will serve a need in the community without detracting from the rural lifestyle of the area.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Department of Public Works submitted a letter, dated March 26, 2015, recommending approval of the CUP with recommended conditions. The County Fire Department has submitted a letter, dated August 12, 2015, recommending approval of the CUP with recommended conditions. The County Department of Public Health has submitted a letter, dated February 13, 2015, recommending approval of the CUP with recommended conditions.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2006-03422-(5), Conditional Use Permit Number 200600272, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE
CONDITIONAL USE PERMIT NUMBER 2006 00272 SUBJECT TO THE ATTACHED
FINDINGS AND CONDITIONS.**

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North
Section

Reviewed by Robert Glaser, Supervising Regional Planner, Zoning Permits North
Section

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Environmental Document

Site Photographs, Aerial Image

Site Plan, Land Use Map

RG:AMC

July 20, 2016

**DRAFT 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 100 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. *To be inserted after the public hearing to reflect hearing proceedings.*
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.
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 25 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 Board 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:

Dissenting:

Abstaining:

Absent:

RG:AMC
July 21, 2016

c: Zoning Enforcement, Building and Safety

**DRAFT 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, 2041.** 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 **\$2,400.00**. 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 **12 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 **\$6,000.00** 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, community meetings, and similar events.
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 containing worship and accessory structures, including a sign. The permittee shall obtain approval for any additional signs, if necessary.
28. 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.
29. 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.

30. 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.
31. The permittee shall comply with all conditions set forth in the attached County Public Works letter dated March 26, 2015.
32. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated February 13, 2015.
33. 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 or 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

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

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
		<p>Prior to the issuance of a grading or building permit, drift fencing or a similar barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps and coverboards on the ground prior to the commencement of construction. Pit-fall traps shall be installed no less than one week prior to construction and checked daily. Coverboards shall be installed no less than four weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities)</p>				

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

4.4	Biological Resources	<p>occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.</p> <p>Prior to issuance of a grading or building permit, the applicant shall obtain a take permit from CDFW for Mohave ground squirrel.</p>	Obtain Take Permit from CDFW	Prior to issuance of building or grading permit	Applicant	DRP and CDFW
4.5	Biological Resources	<p>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.</p> <p>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</p>	Avoid construction activities during the bird nesting season, or else have preconstruction surveys conducted and implement protective action.	Prior to grading	Applicant	DRP

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

				<p>qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2006-03422-(5) / CONDITIONAL USE PERMIT NO. 200600272 / ENV NO. 200600205**

		<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>				
4.6	Biological Resources	<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>	Avoid construction activities during the maternity season, or else have preconstruction surveys conducted and implement protective action.	Prior to and during construction	Applicant	DRP

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

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

		<p>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 excusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.</p> <p>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.</p> <p>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.</p>				
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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2006-03422-(5) / CONDITIONAL USE PERMIT NO. 200600272 / ENV NO. 200600205**

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		<p>Submittal and approval of compliance report and replenishing mitigation monitoring account</p>	<p>Yearly and as required until all measures are completed.</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>



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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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

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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.



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

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

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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.

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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 site is unpopulated area and there is no neighborhood within a mile. The use of the property will not interfere with other persons' welfare in the surrounding area, nor encroach on the property of others in the vicinity of the site, nor jeopardize and endanger the public health, safety or general welfare.

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.

The site is vacant land of over 300 acres. It is more than adequate in size to accommodate the yards, parking, other development features.

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 proposed site is far distance from the public road.

It has private road with sufficient width.

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: Llano Christian Center / Project No. R2006-03422-(5) / Conditional Use Permit No. 200600272 / Environmental Assessment No. 200600205

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Anthony Curzi / 213-974-6443

Project sponsor's name and address: David Wada / 29501 Largo Vista Road, Llano

Project location: 29501 Largo Vista Road, Llano
APN: 3064-017-049 *USGS Quad:* Valyermo

Gross Acreage: 318 acres

General plan designation: NA

Community/Area wide Plan designation: N – Non-Urban 1 (0.5 du/ac) / Antelope Valley Area Plan (1986)

Zoning: A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)

Description of project: The applicant requests a Conditional Use Permit (CUP) for the construction and operation of a church and a church-related educational facility on an undeveloped parcel in the eastern Antelope Valley. The church facility would consist of five buildings, four of which measure 3,000 square feet, and one (the gym) measuring 7,200 square feet and all buildings together total 19,200 square feet. All these structures have a height of 19 feet. The uses of the buildings are as follows: (1) gymnasium, (2) sanctuary, (3) multi-purpose room (for bible study, fellowship and other uses), (4) dining room, and (5) restrooms. Additionally, a 14-foot, 7-inch-tall, 1,577-square-foot single-family residence (SFR) without garage has been previously approved with a site plan review (RPP2013000093) as a permitted use in the A-2 (Heavy Agricultural) Zone. Water will be provided by an existing water well, capable of providing 34 gallons per minute. Water use is estimated at 100,000 gallons per year for both the church facility and SFR. 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 facilities and one 5,000- and one 3,000-gallon tank for the SFR.

A 32-space parking lot, with two disabled accessible spaces, will be provided. The church operator has agreed to limit occupancy to a maximum of 160 persons.

The facilities 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.

Surrounding land uses and setting: The northwestern portion of the property is relatively level and the development of the church and single family residence will be located there. The eastern and southern

portions of the property are steeply sloping with several ridgelines. The property is composed of undeveloped desert terrain with vegetation consisting of scrub and Joshua trees. Some unpermitted grading occurred on the southern portion of the property and an attempt at stabilizing the resulting surfaces has been made through remedial grading, as permitted by the Los Angeles County ("County") Department of Public Works ("Public Works").

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
_____	_____
_____	_____

Major projects in the area: None

<i>Project/Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: NONE

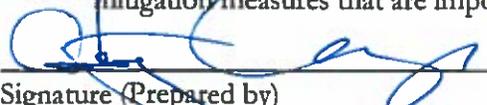
The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

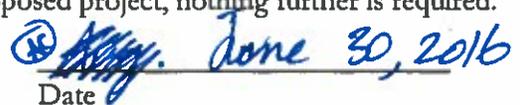
DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Signature (Prepared by)



 Date



 Signature (Approved by)

7/21/16

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**

The project is not sited near any designated scenic highways, significant ridgelines, or other identified scenic resources. It will not result in any impacts related to having a substantial adverse effect on a scenic vista. Access to the project is through Largo Vista Road. Largo Vista Road is not a designated scenic highway and will not be visible from any established scenic highway. There are no designated significant ridgelines on the property.

- b) **Be visible from or obstruct views from a regional riding or hiking trail?**

The project is not sited near any designated riding or hiking trails. It will not result in any impacts related to having a substantial adverse effect on any regional riding or hiking trails.

- c) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

There are no national, state or local designated historic sites or resources near the project site. A total of 389 Joshua trees were estimated to have been removed during the unpermitted grading activity.

Parts of Hillside Management (HM) areas, slopes of 25 percent or greater, were impacted by the unpermitted grading and proposed grading. The permittee is exempt from a Hillside Management Conditional Use Permit (CUP) since the unpermitted grading was not for residential use. The SFR does not require a HM CUP since only one SFR will be developed on a single lot. A covenant will be required from the permittee for the preservation of the remaining HM areas.

- d) **Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

The project is proposing six buildings, clustered in the northern portion of the property. The maximum height for the buildings will be 19 feet. Five building are clustered together for the church and a SFR adjacent to the church. Since these buildings are all single-story, not within a scenic resource area and on private property, the height, bulk, pattern, scale, character or other features will not have a significant impact or substantially degrade the existing visual character or quality of the site and its surroundings.

- e) **Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**

The project will have a less than significant impact on day or nighttime views in the area. Although the

project will be a new source of light, it will not be a substantial source so that it creates a significant impact to nighttime views. The project will have to comply with the County's Dark Skies Ordinance. The project will not cast a substantial amount of shadows since the height of the building is only 19 feet. The project site is approximately 1,600 feet from the main public road, Largo Vista Road. Since there are no nearby sensitive uses, therefore no shade or shadow impacts.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There is no impact since the project will not be converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance into non-agricultural use.

<p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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This project is not within a designated Agricultural Opportunity Area and does not have a Williamson Act contract. There is no impact in regards to conflicts within existing zoning for agricultural use.

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not conflict with existing zoning for forest land since it is not located in a National Forest area or within a Watershed Zone. There will be no impact in regards to conflict with existing zoning for forest land.

<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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This project is not in the National Forest area and will not have an impact on the loss of forest land or conversion of forest land to non-forest use.

<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is in close proximity to the Angeles National Forest. The scope of the project will not have an impact on existing agricultural land, existing agricultural uses, forest and timberland since the project will

be contain within the parcel.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This project will have a less than significant impact on the implementation of applicable air quality plans of the Antelope Valley AQMD. The project complies with the Antelope Valley Area Plan since it is consistent with the land use designation. The land use designation for this project is N1 – Non-Urban 1 and is allowed 0.5 dwelling unit per acre. The project proposes one dwelling unit on a 318-acre parcel. For non-residential uses in non-urban areas, the Antelope Valley Area Plan requires the project to go through a public hearing process and implement conditions of the design of the project so that negative impacts on adjacent land uses are minimized. This project will have a public hearing and conditions of approval for the specific project design. Since this project will conform to the General Plan, it is determined that it is within SCAG's population and vehicle miles traveled (VMT) projections.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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In Los Angeles County, the levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards and the County is considered in "Non-Attainment" for ozone, particulate matter and carbon monoxide. However, since the project is in conformance with the General Plan and is not a large scale project, it will have a less than significant impact on air quality standards and existing or project air quality violations.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This project is located in an area that already exceeds the Federal and California Ambient Air Quality Standards since it is located in Los Angeles County. The project is not considered to be a significant contributor to air quality nor is there nearby project that will be coming on-line that will be a significant contributor. The combination of projects in the area will have a less than significant impact on the cumulative effect on air quality standards.

d) Expose sensitive receptors to substantial pollutant concentrations?

There are no sensitive receptors near the project site. The area is mostly vacant parcels, single-family residences and the Angeles National Forest. The nearest residence to the project site is located approximately 1,800 feet. This project will not have an impact on the sensitive receptors and exposing the receptors to substantial amounts of pollutants.

e) Create objectionable odors affecting a substantial number of people?

There will be no potential on-site activity from the proposed project that would create objectionable odors. The proposed use is a church and a SFR. There will be no odors created through these uses. Since there are no sensitive receptors nearby, this project will not have any impact regarding odor production affecting nearby sensitive receptors.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project is for the construction, operation and maintenance of a church, its accessory uses and a single-family residence. The project is not near any sensitive receptors. There are few single-family residences near the project site. The nearest residence is located approximately 1,800 feet away from the proposed church buildings. The project is located in Los Angeles County, which is considered a Non-attainment area for ozone, particulate matter and carbon monoxide since levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards. The project will have a less than significant impact on air quality.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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One hundred four special-status species are reported from the 9-USGS quadrangle region containing the project site. The majority of these are not expected to occur on site due to a lack of appropriate habitat on site or because the site lies outside of the geographic range of the species. Short-joint beavertail (*Opuntia basilaris* var. *brachyclada*) and coast horned lizard (*Phrynosoma blainvillii*) have been observed on site (Biological Constraints Analysis prepared by Phoenix Ecological Consulting, January 2009; site visit by County Staff, July 2015).

Additional species that may utilize the site for all or a portion of their life histories include Parish's oxytheca (*Acanthoscyphus parishii* var. *parishii*), white pygmy-poppy (*Canbya candida*), Mojave paintbrush (*Castilleja plagiotoma*), Kern Canyon clarkia (*Clarkia xantiana* ssp. *parviflora*), Clokey's cryptantha (*Cryptantha clokeyi*), Peirson's lupine (*Lupinus peirsonii*), Rock Creek broomrape (*Orobanche valida* ssp. *valida*), San Bernardino mountain kingsnake (*Lampropeltis zonata parvirubra*), coast horned lizard (*Phrynosoma blainvillii*), golden eagle (*Aquila chrysaetos*), burrowing owl (*Athene cunicularia*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*B. swainsonii*), prairie falcon (*Falco mexicanus*), Scott's oriole (*Icterus parisorum*), loggerhead shrike (*Lanius ludovicianus*), pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*), western mastiff bat (*Eumops perotis californicus*), western small-footed myotis (*Myotis ciliolabrum*), long-eared myotis (*M. evotis*), fringed myotis (*M. thysanodes*), long-legged myotis (*M. volans*), southern grasshopper mouse (*Onychomys torridus ramona*), American badger (*Taxidea taxus*), and Mohave ground squirrel (*Xerospermophilus mohavensis*).

The proposed project would allow for development of a church and associated educational and recreational facilities on a small portion of a 318-acre parcel. Proposed project activities would be sited on intact and previously disturbed Joshua tree woodland. Previous disturbances include dirt roads, and unpermitted grading and trenching on approximately 7.5 acres of Joshua tree woodland, affecting an estimated 389 Joshua trees and 11 short-joint beavertail cactuses. As mitigation for presently proposed and prior unpermitted impacts to sensitive vegetation and plant species, 10 acres would be deed restricted as open space, resulting in a mitigation ratio of approximately 1.3:1 (See Figure 1). Mitigation lands would consist primarily of Joshua tree woodland and would support habitat values equal to or greater than those impacted by the proposed project and previous unpermitted grading activities.

Potential impacts to additional rare plant species with potential to be present on site (Parish's oxytheca, white pygmy-poppy, Mojave paintbrush, Kern Canyon clarkia, Clokey's cryptantha, Peirson's lupine, and Rock Creek broomrape), are not mitigable through salvage or transplantation, since these are annual or

hemiparasitic species and therefore not amenable to such practices. Nevertheless, it is presumed that since these species were not detected during surveys conducted at the appropriate time for their detection, they are either absent or present in such numbers that impacts would be less than significant. Furthermore, the deed restriction requirement will further reduce potentially adverse impacts to these species, since habitats are similar and adjacent to the project site and therefore are presumed to support a largely similar flora. It is noted that the Regional Planning biologist has visited the mitigation site and verified the presence of short-joint beavertail.

Potential direct impacts to special-status animals of low mobility with potential to utilize the site (San Bernardino mountain kingsnake, coast horned lizard, pallid San Diego pocket mouse, southern grasshopper mouse, American badger, and Mohave ground squirrel), can be mitigated by construction monitoring and pre-construction surveys and exclusion.

Mohave ground squirrel has not been detected on site, but due to the suitability of habitat, and the expense of surveys, the applicant has chosen to assume presence of the species and mitigate accordingly. Preservation of the deed restricted open space will mitigate for habitat loss for the species, and pre-construction surveys and construction monitoring will mitigate against direct impacts, as described above. An incidental take permit from CDFW is required to authorize take of the species.

Potential direct impacts to special-status nesting bird (burrowing owl, Scott's oriole, and loggerhead shrike) and common nesting bird species will be mitigated by construction monitoring and pre-construction nesting bird surveys in the event that construction occurs during the bird nesting season. If burrowing owls are detected during the pre-construction surveys, artificial burrows will be installed in the dedicated open-space area, following confirmation of nest completion and independence of juveniles from the parents.

Potential direct impacts to roosting bat species (western mastiff bat, western small-footed myotis, long-eared myotis, fringed myotis, and long-legged Myotis) will be mitigated by pre-construction surveys and protection of bat roosts, in the event that construction occurs during the maternity or over-wintering season of bats.

Impacts related to project-related habitat loss for all of the special-status animals listed above will be mitigated by habitat preservation in the deed-restricted area.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

The proposed project would allow for development of a church and associated educational and recreational facilities on a small portion of a 318-acre parcel. Proposed project activities would be sited on intact and previously disturbed Joshua tree woodland. Previous disturbances include dirt roads, and unpermitted grading and trenching, affecting approximately 7.5 acres of Joshua tree woodland, affecting an estimated 389 Joshua trees and 11 short-joint beavertail cactuses. As mitigation for presently proposed and prior unpermitted impacts to sensitive vegetation and plant species, 10 acres would be deed restricted as open space, resulting in a mitigation ratio of approximately 1.3:1. Mitigation lands would consist primarily of Joshua tree woodland and would support habitat values similar to or greater than those impacted by the proposed project and previous unpermitted grading activities.

c) Have a substantial adverse effect on federally or

state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

Jurisdictional drainages were impacted by unauthorized grading. Proposed activities do not include any additional disturbances to jurisdictional areas, and the drainage course is expected to resume a more or less natural alignment barring any further disturbances. Because several years (approximately 10) have passed since the original violation and some degree of natural succession has already occurred, and because the statute of limitations for CDFW to enforce regulatory authority over the violation has passed, the County views any likely active restorative scenario for the stream to be potentially more impactful than the passive process which is already underway, and no mitigation is required..

Additional impacts to jurisdictional drainages are not anticipated; however, if any such impacts were to occur as a result of project development, a Section 401 permit from the Regional Water Quality Control Board (RWQCB) and a 1602 Streambed Alteration Agreement from CDFW would be required prior to commencement of the work.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The site is surrounded on all sides by undeveloped land and does not lie in any designated or recognized wildlife movement corridor, nor does it aggravate any potential pinch points or bottlenecks to movement. Additionally, preservation of the western portion of the site will allow for continued north-south movement through the property, and therefore no significant effect on wildlife movement is anticipated.

Wildlife nursery sites include active bird nests and bat maternity roosts. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

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.

Activities that will result in the removal of trees, buildings or other habitat for bats may result in adverse impacts to bats. Bats are considered non-game mammals and are afforded protection by state law from take or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Several

bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065).

Pre-construction nesting bird and bat roost surveys, followed by protective measures and monitoring during construction will mitigate potential impacts to nesting birds and roosting bats.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

Oaks on site are limited to scrub oaks which do not occur in densities greater than 10% absolute cover.

The proposed project would allow for development of a church and associated educational and recreational facilities on a small portion of a 318-acre parcel. Proposed project activities would be sited on intact and previously disturbed Joshua tree woodland. Previous disturbances include dirt roads, and unpermitted grading and trenching, affecting approximately 7.5 acres of Joshua tree woodland, affecting an estimated 389 Joshua trees and 11 short-joint beavertail cactuses. As mitigation for presently proposed and prior unpermitted impacts to sensitive vegetation and plant species, 10 acres would be deed restricted as open space, resulting in a mitigation ratio of approximately 1.3:1. Mitigation lands would consist primarily of Joshua tree woodland and would support habitat values similar to or greater than those impacted by the proposed project and previous unpermitted grading activities.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The project site is not located within an area designated as a Wildflower Reserve Area, Significant Ecological Area, or Sensitive Environmental Resource Area, nor does it contain oak trees subject to the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is not located within an area subject to the provisions of any adopted state, regional, or local habitat conservation plan.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Mitigation Measures

1. 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, as depicted in Figure 1. 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 Exhibit "A".
2. 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.

During grading, earthmoving activities, and other construction activities the biological monitor shall 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.

3. Prior to the issuance of a grading or building permit, drift fencing or a similar barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps and coverboards on the ground prior to the commencement of construction. Pit-fall traps shall be installed no less than one week prior to construction and checked daily. Coverboards shall be installed no less than four weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.
4. Prior to issuance of a grading or building permit, the applicant shall obtain a take permit from CDFW for Mohave ground squirrel.

5. 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.

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 30 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 qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated 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.

6. 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).

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.

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.

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 nesting shall not be undertaken. When this has been confirmed, the owls can be evicted as described above for wintering animals.

7. 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:
 - 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 to more 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 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.

8. 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
 - 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).

The Project Applicant retains responsibility for the implementation and success of the mitigation project. Evidence of secured 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.

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.

Implementation of the above mitigation measures will reduce project-related impacts to biological resources to a less than significant level.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Wildlife created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

Sensitive biological resources in the Coastal Zone are known as Environmentally Sensitive Habitat Areas (ESHAs). ESHAs are defined in the Coastal Act as areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. On Santa Catalina Island, there are both ESHAs and SEAs. In the Coastal Zone segment of the Santa Monica Mountains, sensitive biological resources are designated as Sensitive Environmental Resource Areas (SERAs) by the Malibu Land Use Plan, which contains terrestrial and marine resources that, because of their characteristics and/or vulnerability, require special protection. SERAs include the following sub-categories: ESHAs; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and Wildlife Migration Corridors.]

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no national- or state-designated historic resources on the project site. There are no national- or state-designated historic resources in the vicinity of the project site. Much of the area in the vicinity is undeveloped, or if there is development, it is usually recently built single-family residences. The project will not have an impact in the changes in a significant historical resource.

<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known archaeological resources in the vicinity of the project site. However, since the area is in a rural area and is currently undisturbed, the chances of encountering archaeological resources are possible.

In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known paleontological resources on site or unique geologic features or rock formations indicating potential paleontological resources. However, since the area is in a rural area and is currently undisturbed, the chances of encountering paleontological resources are possible.

In the event that paleontological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a certified paleontological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

<p>d) Disturb any human remains, including those</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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interred outside of formal cemeteries?

The proposed project will not require a plan amendment or the adoption or amendment of a specific plan. The project site is not presently a cemetery or located adjacent to or near a cemetery. The project is located in a rural area and is currently undisturbed. The possibility of finding human remains during construction or grading exists and will have a less than significant impact on disturbing human remains interred outside of formal cemeteries.

In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

Since the project is proposing new buildings, this project will be subject to the County Green Building Standards Code. The purpose of the County's Green Building Standards Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact and encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency and environmental air quality. Since this project will be consistent with the Los Angeles County Green Building Standards Code, the project will not have an impact.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

This project will need to comply with the County Green Building Ordinance as well as the State of California Green Code. Both require applicable projects to provide energy saving features. The CALGreen's mandatory measures establish a minimum for green construction practices. CALGreen has approximately 52 nonresidential mandatory measures and an additional 130 provisions that have been placed in the appendix for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20-percent reduction of potable water use within buildings, a 50-percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet. Since the project will have to comply with both regulations, the project will have a less than significant impact.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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This project is not located on an active fault trace or any nearby faults traces. However, since Southern California is seismically active in general, the project will have a less than significant impact since there is a slight possibility of seismic activity.

<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The development of the proposed project will not subject people or structures to strong seismic ground shaking since the project will not be located on an active fault trace or nearby fault traces. The impact of this project is less than significant since Southern California is seismically active.

<p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Soils subject to liquefaction are water saturated soils, frequently loosely packed and granular in nature, that when subjected to seismic activity lose their cohesion and act like a fluid. Liquefaction areas are usually found in areas with a water table near the surface. The project is not located within a liquefaction zone but is adjacent to it. The mapped liquefaction zone encompasses part of the parcel but the area where the project will be developed is outside of the zone. This project will not have impacts related to liquefaction.

<p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A landslide is the movement or flow of soil, rocks, earth, water, or debris down a slope. Seismic activity can trigger landslides, especially on steep slopes or those with slide plains that will move easily. The California Geologic Survey maps potential landslide areas throughout California. The parcel contains some landslide zones but the development will occur in an area that is not labeled as landslide zone. The project will not have an impact related to landslides.

b) Result in substantial soil erosion or the loss of topsoil?

The project is for the new construction of a church and its appurtenant facilities, and a single-family residence. This project will have a less than significant impact with mitigations incorporated mainly due to the large area of land disturbance that stemmed from the unpermitted grading. The approximate square footage of land disturbance was 7.5 acres. The approximate amount of unpermitted grading that took place is 37,000 cubic yards (18,500 cy cut, 18,500 cy fill). The land disturbance for the church and single-family residence will be minimal. The house will require 5,488 cubic yards (2,744 cy cut, 2,744 cy fill) of grading.

The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater. In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a Standard Urban Stormwater Mitigation Plan (SUSMP) is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

This project will have a less than significant impact. The project will be required to lessen the impact of soil erosion. As part of the grading plan review and approval process, measures will be required to lessen the erosion of the site per County Grading Code.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The soil at the property was analyzed and reported in a geotechnical report. The report stated that the proposed project is feasible from a geotechnical point of view, provided that the soil recommendations presented in the report are implemented during construction. The area of the proposed site is underlain by massive silty sand with gravel and cobble. The soils are dense and slightly moist. The recommendations are for general site grading and building area preparation. Public Works reviewed this report and required all recommendations of the geotechnical consultant must be incorporated into the design or shown as notes on the plans at the grading and/or building stage. The report states that the potential for soil liquefaction and other secondary seismic hazards are considered to be minor at the site. Based on the report, the impact of this project that may potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse is less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project impact will be less than significant since there is no presence of on-site expansive soils but soils in general have the ability to expand. This project will have to comply with County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where

sewers are not available for the disposal of wastewater?

This project is proposing a septic system for the church and the single-family residence. Department of Public Health reviewed the geotechnical report and percolation testing and cleared the project for public hearing and conceptually approved the onsite wastewater treatment system with no additional mitigation measures.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

This project does not conflict with the Hillside Management Area Ordinance (HMA) or the policies and standards for hillsides in the General Plan Conservation and Open Space Element. Parts of Hillside Management (HM) areas, slopes of 25 percent or greater, were impacted by the unpermitted grading and proposed grading. The permittee is exempt from a Hillside Management Conditional Use Permit (HM CUP) since the unpermitted grading was not for residential use. The single-family residence does not require a HM CUP because only one single-family residence will be developed on a single lot. A covenant will be required from the permittee for the preservation of the remaining HM areas. The project will have a less than significant impact since it will be exempt from the HMA even though the project occupies areas with slopes of 25 percent or greater.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

This project will have less than significant impacts on generation of greenhouse gas emissions due to the small scale of the project. The project proposes 32 parking spaces for its congregation. The numbers of parking spaces are less than what is required. Due to physical limitations, the applicant has chosen to reduce the number of parking spaces and limit the total number of occupants to 160 at any given time. The congregation will only visit the church on Sundays, therefore limiting the number of trips generated on a weekly basis. Energy and water usage will be minimal since the church will not be used in an intensive manner. The single-family residence will use minimal water and energy.

- b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The project does not necessarily conflict with the applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, but it does not actively apply them. The location of the project inhibits the ability to apply the policies or regulations effectively. However, the applicant has decided to proactively limit the number of persons attending the site at any one time to 160 persons and the visits will occur once a week. This number is based on the proposed 32 parking spaces.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

This project does not deal with routine transport, storage, production use or disposal of hazardous materials. The project will create a less than significant impact to the public or the environment due to the use of household cleaning solvents that are used on a daily basis.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

This project will not create a significant hazard to the public or the environment since there are no reasonably foreseeable upsets and accident conditions involving the release of hazardous materials or waste into the environment. The types of hazardous materials used on this site will just consist of household cleaning solvents and the release of these materials will not impact the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The project will not have an impact on hazardous materials, substances, or waste affecting sensitive land uses within a one-quarter mile from the project. The project does not handle hazardous materials that can be released into the environment. The only type of hazardous material will be household cleaning solvents. Also, there are no sensitive land uses within one-quarter mile of the project site.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project is not located on a site that is included on a list of hazardous materials sites. The parcel is currently vacant and has not been developed previously. There is no possibility of it being a contaminated site and, as such, will not impact the public or the environment.

- e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project is not located within an adopted airport land use plan or within two miles of a public airport of public use airport and will not result in a safety hazard for people residing or working in the project area. No impacts will occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are not private airstrips within the vicinity of the project. The nearest airstrip is located approximately 10 miles from the project site. No impacts will occur.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The project is located in the vicinity of Largo Vista Road. Largo Vista Road is designated as a Highway Disaster Route in the Draft General Plan Update. The project site is approximately 1,700 feet from Largo Vista Road. The project will not be a heavily trafficked area and will have a less than significant impact on the implementation of an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project is possibly located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project has adequate access for fire and emergency vehicles.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The project is located within an area with inadequate water and pressure to meet fire flow standards. There is no public water system to which the project can connect. The water will be supply from a private water well. The Fire Department is requiring the project to have 30,000 gallons of onsite fire suppression water. There will be two 15,000-gallon water tanks for the church site and one 5,000- and one 3,000-gallon water tank at the house site. Due to the onsite fire suppression water, the impact of the project will be less than significant.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

There is less than significant impact since the project will have adequate fire suppression features.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The project will not constitute a potentially dangerous fire hazard since it does not store, use and/or transport flammable chemicals and other combustible materials. There will no impacts since there will be no materials or substances that are likely to cause a fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project is located in the boundaries of the Lahontan Region of the Water Quality Control Board. The project will make use of a 3,000-gallon septic tank for disposal of wastewater. No standards regarding water discharge would be violated by the project.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will make use of an existing water well located onsite for all its water needs, which is projected to reach a maximum of approximately 100,000 gallons (0.31 acre feet) per year for the church facility and the SFR together. 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).

The well is located near the SFR, and is capable of producing 34 gallons per minute. The amount of water that will be used for the project will not lead to a deficit in the aquifer volume. The project site is over 300 acres and the only land use that will make use of the well is the proposed project. The nearest residence is approximately 1,800 feet away and it is not anticipated that the usage of the well for the church facility and single-family residence will deplete the aquifer.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project's buildings and other project features would not substantially alter the drainage pattern of the site or area, and no alteration of streams or rivers are proposed. The 318-acre property would see only a relatively minor change with the addition of the five church buildings and one SFR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project's buildings and other project features would not substantially alter the drainage pattern of the site or area, and no alteration of streams or rivers are proposed. The 318-acre property would see only a relatively minor change with the addition of the five church buildings and one SFR.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

No water features are proposed by the project. Therefore, there are no impacts.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

While there would be runoff from the project's buildings, the amount of runoff water is relatively minor, and will not significantly impact the area's stormwater drainage systems. The project site is in a rural area, and runoff patterns will remain largely as they currently exist.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The amount of construction post-construction run-off would be extremely minor and is not expected to violate any NPDES permits or affect surface water or groundwater. Drainage patterns would remain largely as-is on the project's large rural property.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

The project will comply with the County's Low Impact Development Ordinance. Public Works has reviewed the project's drainage features and has found that they are in compliance with all applicable standards. Therefore, there is no impact.

i) Result in point or nonpoint source pollutant

discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

No point or nonpoint pollutant discharges into Areas of Biological Significance would occur. Therefore, impacts would be less than significant.

- j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The project's wastewater treatment system would not be placed in an area with known geological limitations or in close proximity to surface water.

- k) Otherwise substantially degrade water quality?

Due to the low-density and rural nature of the project, degradation of water quality is not expected.

- l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project will not place housing within a 100-year flood hazard area as defined above.

- m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project will not place structures within a 100-year flood hazard area as defined above.

- n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No flooding or failures of dams or levees would result from the proposed project.

- o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The structures proposed by the project are not subject to inundation from any of the events listed above.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Physically divide an established community?**

The Project will construct a church and a SFR on a large property in a low-density rural area. The Project does not have the potential to divide an established community as the Project will be entirely on a private, legal property and will not cross any property lines, roads, or other paths of travel. It will in no way inhibit movement of community members from their usual or existing routes of travel and will not block or otherwise create physical or perceptual divisions in the community.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The Project site is subject to the 1986 Antelope Valley Area-wide General Plan (“AV Plan”), a component of the County General Plan (1980) (“General Plan”). As the Project was filed in 2006, it is subject to the plan that was in effect at the time although a new land use plan (Antelope Valley Area Plan: Town & Country [2015]) has recently been adopted for the area (as well as a new County General Plan [2015]).

The AV Plan seeks to protect the natural beauty and rural nature of the Antelope Valley while allowing for thoughtful and well-planned commercial, residential, institutional, and infrastructural developments and improvements. The Project site is located in the eastern Antelope Valley non-urban community of Llano, south of the 138 Highway in the foothills of the San Gabriel Mountains at the confines of the Angeles National Forest. It is located on property designated Non-Urban 1 (N1) on the AV Plan’s land use map. The N1 designation calls for a maximum density of 0.5 dwelling units per acre or one dwelling unit per two acres. The Project site is over 300 acres.

The AV Plan allow for non-residential areas 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. Furthermore, the AV Plan specifically allows “public facilities necessary to serve Non-urban populations,” page VI-5. As the church will serve members of the community, it qualifies as a use that would be allowed in the subject land use designation.

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The Project site is zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area), which permits churches and places of worship with the approval of a CUP (Section 22.24.150). A CUP involves a public review process and triggers the requirement for environmental review, which helps to ensure that the Project is compatible with neighborhood. Furthermore, a CUP may also condition the Project to meet certain standards regarding design and operation, which also further ensures that the Project meet the

standards and goals of the Zone and Plan designation.

**d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?**

The permittee is exempt from a Hillside Management Conditional Use Permit (CUP) since the unpermitted grading was not for residential use. The SFR does not require a HM CUP since only one SFR will be developed on a single lot. A covenant will be required from the permittee for the preservation of the remaining HM areas.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) 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 would not result in the loss of a known mineral resource as the Project is not located on an area identified to contain mineral resources a "Mineral Resource Area" (MRZ) as mapped on Figure 9.6 of the County General Plan. The nearest MRZ is located approximately two miles to the east of the project site.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The Project would not result in the loss of a known mineral resource as the Project is not located on an area identified to contain mineral resources an MRZ as mapped on Figure 9.6 of the County General Plan. The nearest MRZ is located approximately two miles to the east of the project site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

- a) **Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?**

Construction and operation of the Project would generate noise. These include general construction noise from trucks, tool use, and use of heavy machinery for grading and transporting material. Operational noise would include vehicle noise from church members driving to and parking at the facility and, possibly, noise from church members engaging on activities on the property.

Construction noise is regulated by the County Noise Ordinance and construction would be limited to set work hours as set by the Ordinance to prevent noise during early morning and late evening/night hours. Construction noise, furthermore, would be temporary during the construction of the structures while operational noise would be present throughout the Project's life. However, operational noise would not be atypical and would not be likely to disturb others as the nearest noise receptor is 1,800 feet away to the north. Therefore, impacts would be less than significant for both temporary construction and permanent operational noise.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Construction and operation of the Project is not expected to generate excessive groundborne vibration or noise levels. Construction of the Project will not make use of machinery that would generate such noise or vibration, and there are no sensitive receptors in close vicinity to the development area. Therefore, there would be no impacts from groundborne noise or vibration.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?**

While there would be an increase in ambient noise levels from the project, including noise from vehicles in the parking lot and from church visitors, it would not be a substantial increase as typical activities would not generate a significant amount of noise and the nearest receptor is located approximately 1,800 feet north from the church facility. Therefore, impacts would be less than significant.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from**

amplified sound systems?

As is typical with churches and other places of worship, there could be certain events wherein ambient noise levels not typically associated with church activities could be generated. These could include special celebrations, outdoor worship and fellowship activities, holiday events, and other occasions where such noise—including noise from amplified sound systems—would be produced. However, as the property is very large (over 300 acres) and the church facility occupies a fraction of this property, these noises are not expected to be substantial. Noise activities would typically be limited to the small area containing the facility, which is well-buffered from neighboring properties, and the nearest receptor is located approximately 1,800 feet north from the facility. Therefore, impacts would be less than significant.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within an airport land use plan. Therefore, there would be no impact.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within the vicinity of a private airstrip. Therefore, there would be no impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project includes a church facility comprised of five buildings and a single-family structure. Therefore, the project is essentially adding only one dwelling on a 318-acre property. While there would be a maximum of 160 persons (using a maximum of 32 vehicles) attending church functions, this would not induce population growth. Moreover, it is anticipated that most of the church attendees would be from the local area. Therefore, the project will neither produce new housing, nor will it induce a demand for new housing. It is a use that is locally serving in nature. Therefore, there are no impacts.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is 318 acres and is vacant. No housing will be displaced for the church facility and one new SFR will be constructed as a by-right use. Therefore, there are no impacts.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will be located on a vacant property and will not involve the displacement of people. Therefore, there are no impacts.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will add one dwelling unit and a five-structure church facility on a 318-acre property in the rural community of Llano in the east Antelope Valley. Even with other projects in the area, regional and local population projections will not be exceeded. The project conforms to the zoning and local community plan designation for the area. Furthermore, the project does not seek to subdivide the property for residential or other purposes, which could increase population in the area. Therefore there would be no impacts.

Libraries?

It is unlikely that the project will create a substantial demand for library services as the project is for a church facility and a by-right SFR. The church will provide services mostly to members of the community, who are already served by two existing libraries: the Littlerock and Lake Los Angeles Libraries.

Other public facilities?

Due to the relatively minor nature of the project, impacts to other public facilities will be less than significant. The facility will only add, in essence, one net new residence to the property and a once-weekly congregation of church-goers, and significant impacts upon public facilities are not expected.

16. RECREATION

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project will not likely create a substantial demand for park services. Recreational services are usually required for residents of an area. Although, it is possible that the church members may want to make use of parks and recreational facilities for a special event or outing. However, it is unlikely that such an occurrence would result in demands for new facilities as most church members would be from the local area and would make use of services that area already allocated to them. Furthermore, the church facility will have an on-site gymnasium, which will help reduce the need for outside public facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project does not contain neighborhood or recreational parks. However, an on-site gymnasium for use by church members is proposed and would help offset demands for off-site or public recreational facilities.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would place a small amount of church buildings and a SFR on a large 318-acre parcel in a rural area. As it will not interfere community or recreational movement, there would be no impact in relation to interfering with open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project includes a maximum of 160 church members and contains a parking lot for 32 vehicles. Assuming a maximum of 32 vehicles accessing the property, traffic from such an occurrence will not conflict with any standard for the effectiveness of the transportation system. Moreover, given the rural nature of the area, mass transit and non-motorized modes of transportation would not be impacted by the project.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project includes a maximum of 160 church members and contains a parking lot for 32 vehicles. Assuming a maximum of 32 vehicles accessing the property, traffic from such an occurrence will not conflict with any CMP.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project's structures will in no way result in changes to air traffic patterns as it is for the construction of relatively minor structures, with a maximum height of 19 feet, on a rural 318-acre property in a location distant from any airport.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project will include access to the main public road, and Public Works has required sufficient paving from the access road to the public highway to ensure that hazards from vehicles entering the existing the property are minimized.

e) **Result in inadequate emergency access?**

The Fire Department has reviewed the project and has included measures to ensure that emergency access is maintained.

f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Due to the rural nature of the area, mass transit and cycling options are not readily available. As such the project, in any case, does not have the potential to conflict with or impede the development off plans regarding any of the above. Bikeways, either existing or proposed, are not located near the Project Site.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wastewater for the project would be fully handled by a 3,000-gallon septic tank.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Wastewater for the project would be fully handled by a 3,000-gallon septic tank.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Due to the low-density and rural nature of the area, the project does not make use of storm water drainage facilities, and it does not require the construction of new ones.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is anticipated to use less than 100,000 gallons of water annually for church operations and the on-site single-family residence, which amounts to 0.31 acre feet and is a relatively small amount. The on-site well produces 34 gallons per minute and it has been determined by Public Works that the property has sufficient water supplies to provide this amount. Other land uses, likewise, use little water, and the nearest residence from the facility is approximately 1,800 feet to the north, so impacts would be less than significant.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The facility will use a relatively little amount of energy. Church services will occur once weekly and the energy use for the SFR will be typical. The area will not be overburdened with a demand for additional energy needs and no new construction or expansions of facilities are necessary.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The project is not expected to generate significant amounts of solid waste given the small size of the project, particularly in relation to the overall size of the property. Furthermore, as the project will comply with all relevant laws pertaining to waste disposal, impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The project will comply with all relevant statutes pertaining to waste disposal; impacts would be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Does the project have the potential to 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, substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project seeks to develop a church and church-related buildings and a by-right single-family residence on a 318-acre rural property in the unincorporated community of Llano in the east Antelope Valley. While there was a good deal of unpermitted grading and the removal of a large number of Joshua trees, the applicant has agreed to mitigation measures to remediate these violations and repair the biological damage that has occurred. The project itself will not result in any significant impacts to the environment or to periods of California history as the project is a minor installation on a large property that would remain largely as-is.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project seeks to develop a church and church-related buildings and a by-right SFR on a 318-acre rural property in the unincorporated community of Llano in the east Antelope Valley. While there would be minor impacts from both the construction of the project and its operation, it would not result in disadvantages to long-term environmental goals. Long-term goals, in fact, would remain in place, both from an environmental standpoint and, related to it, goals of the County and Area Plans, which also seek to strike a balance in maintaining the environmental resources of the area, while allowing for reasonable and needed community-serving land uses. The project is in keeping with the environmental goals of the area by constructing a low-impact and low-density community facility and a SFR on a large property, thereby keeping the vast majority of the acreage on-site free from development. Grading for the construction of the project would be minimal and water use, likewise, is relatively minor and can be supplied by an on-site water well. Wastewater would be handled by a septic tank without significant impact to the environment.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project-level impacts of the proposed action are relatively minor. Its overall effects to the land use and biology of the area will be minimized through the design and mitigation measures that will be adopted as part of the project. Furthermore, the cumulative impacts of the project are, likewise, minor and should not present cumulative significant impacts. The Area Plan ensures that new development for the area remain compatible with the overall character of the rural area, and the project's characteristics are such that, even, with the development of other properties in the area, the overall nature of the community will remain rural and in a mostly natural state. The project's building footprints and driveways represent a small fraction of the land on the 318-acre property and measures have been incorporated into the design of the project to further minimize impacts.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project will develop a church facility on a large 318-acre property in a manner that does not cause negative environmental effects on human beings. The property's natural and rural characteristics will remain largely and mostly as-is. The property's biological and scenic attributes will remain virtually unchanged and will continue to exist for the community.



Created in GIS-NET3

Llano Christian Center - Mitigation Area

Printed: May 18, 2016



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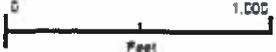
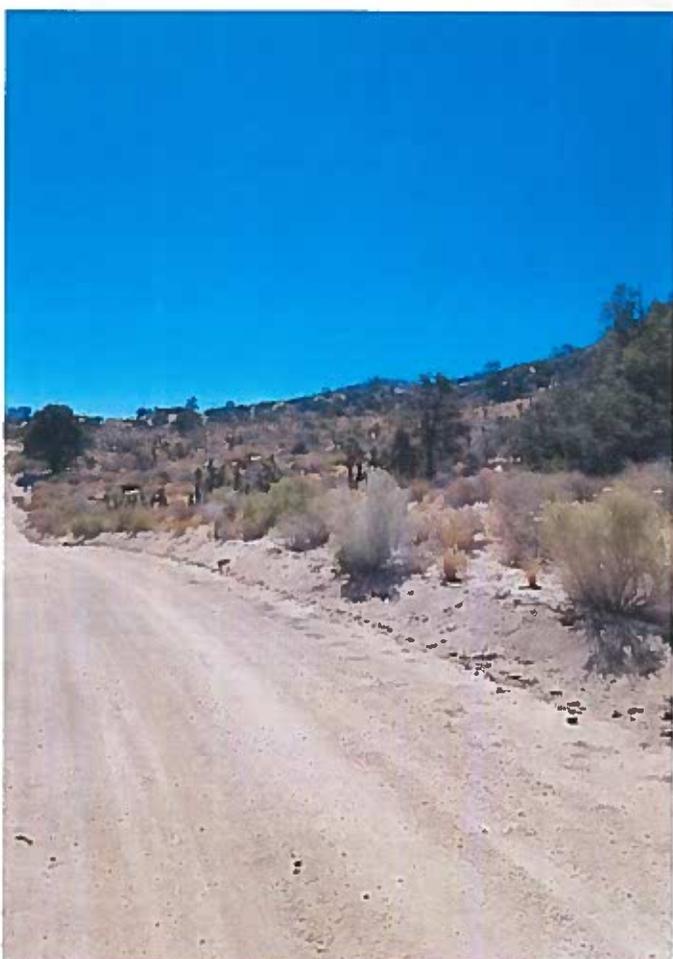
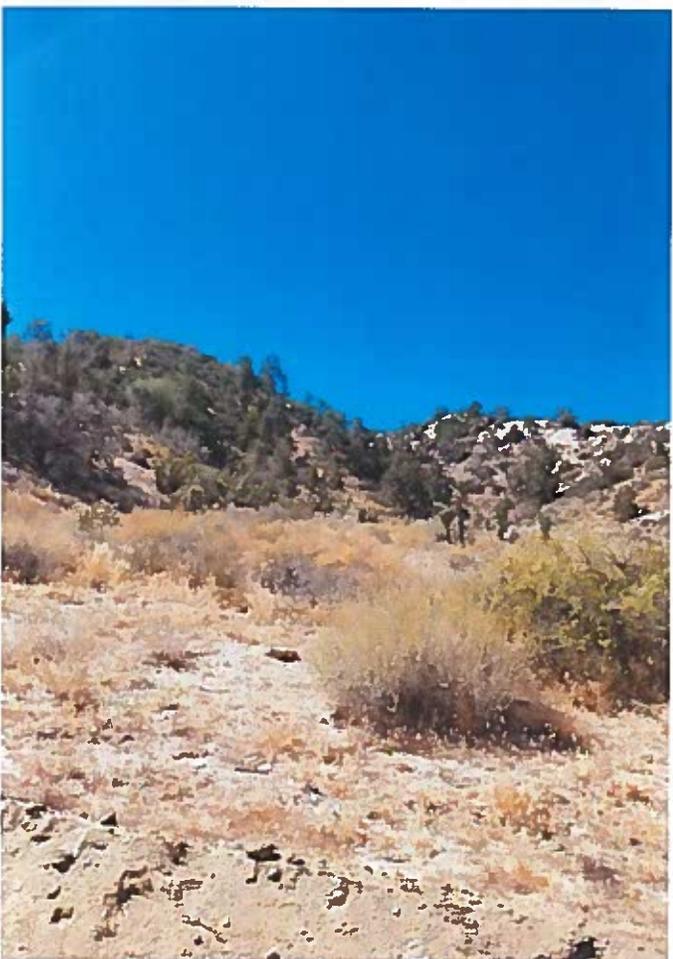
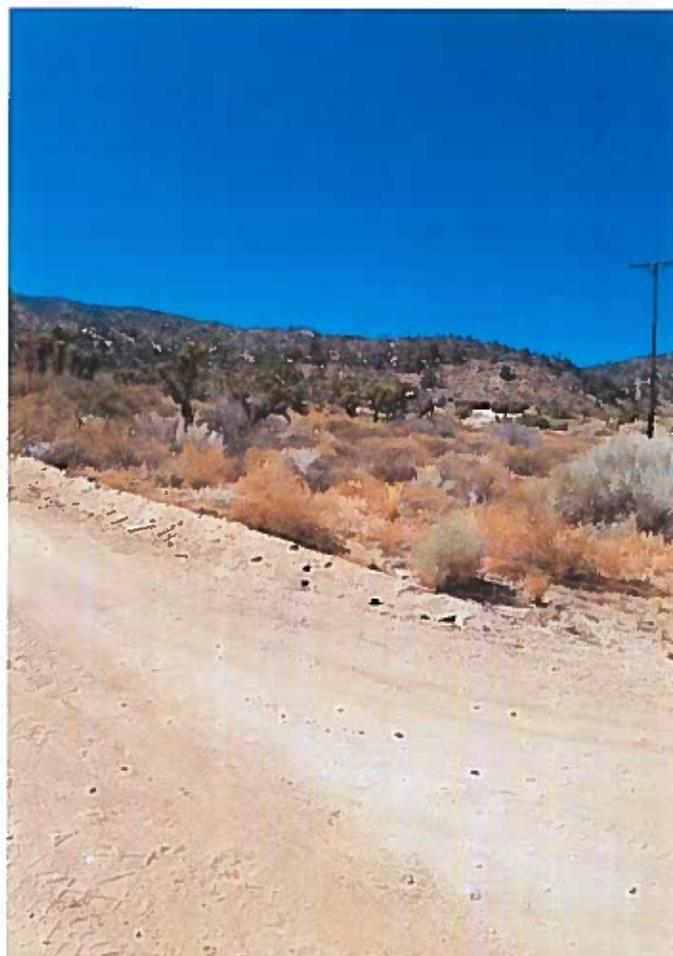
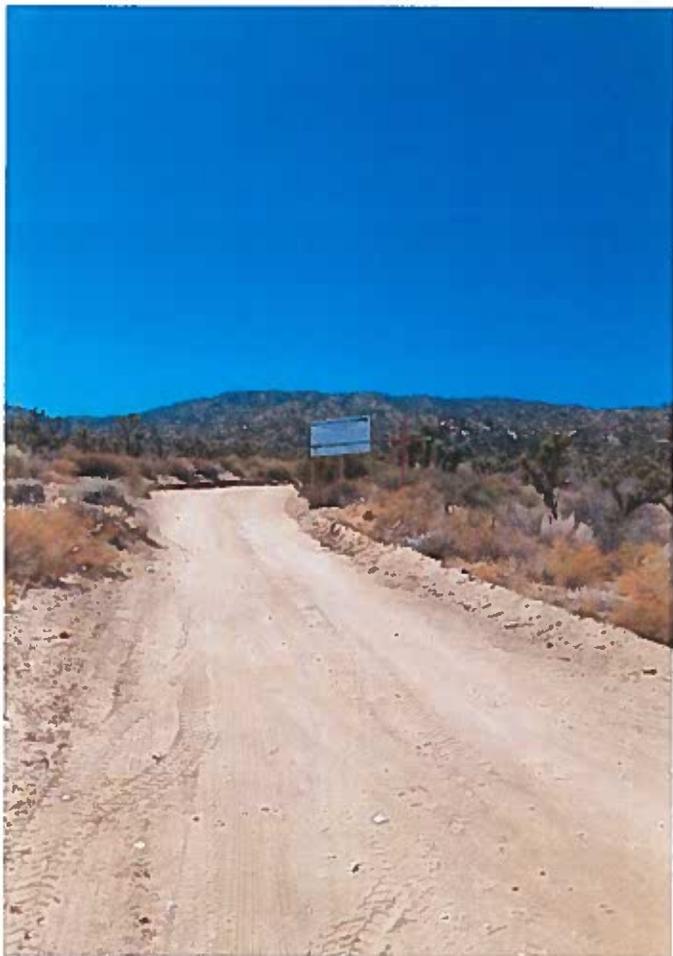
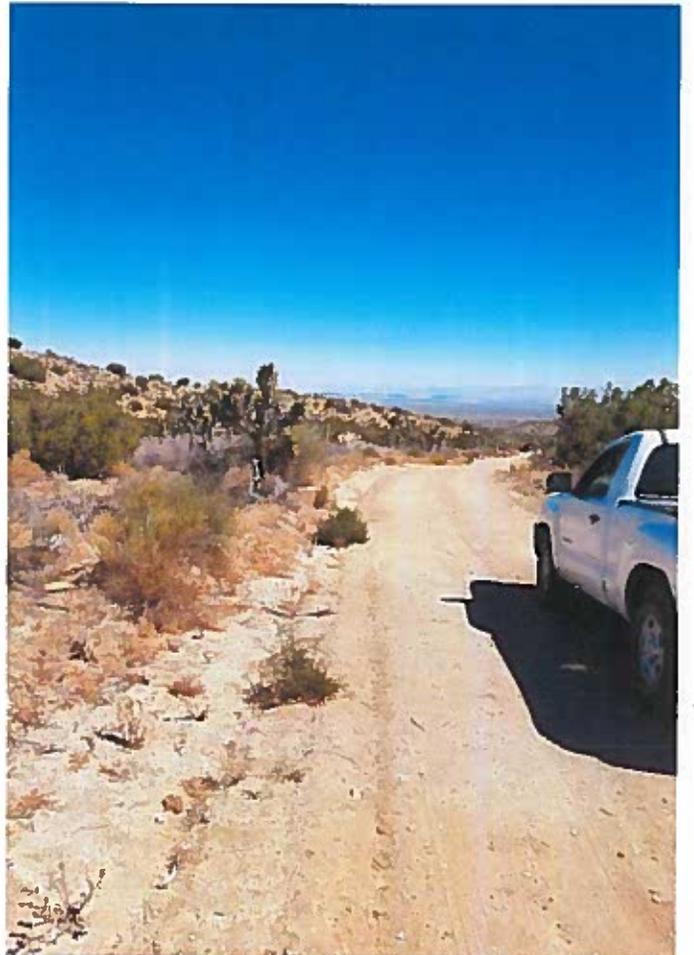
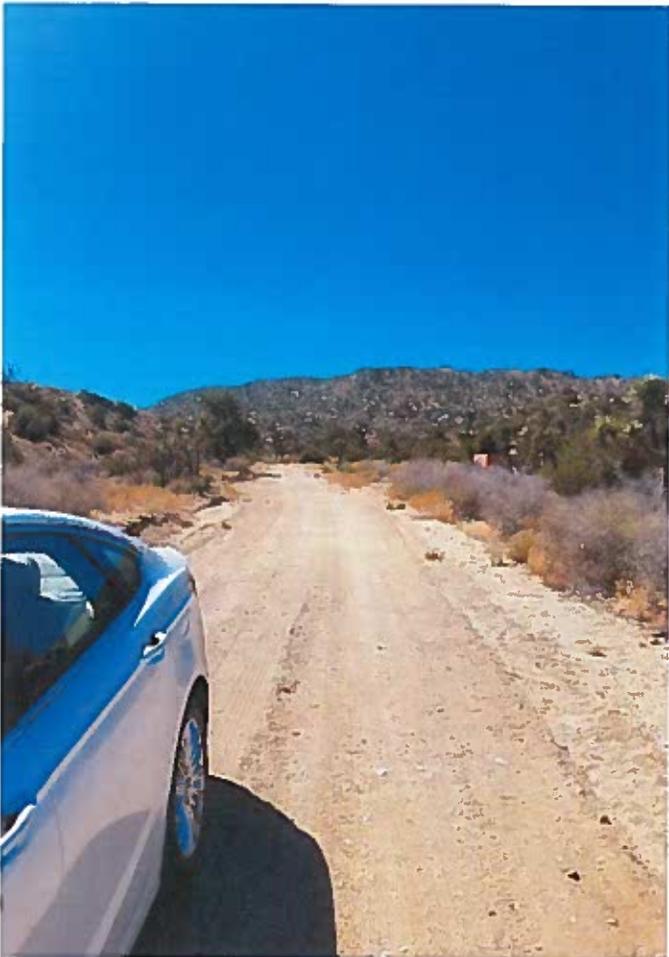
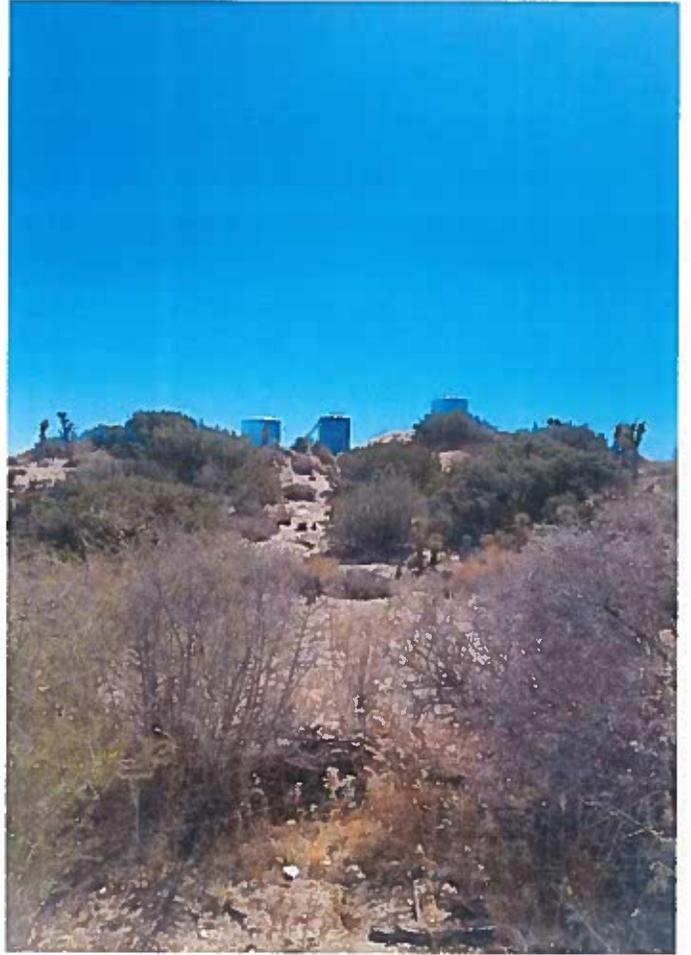
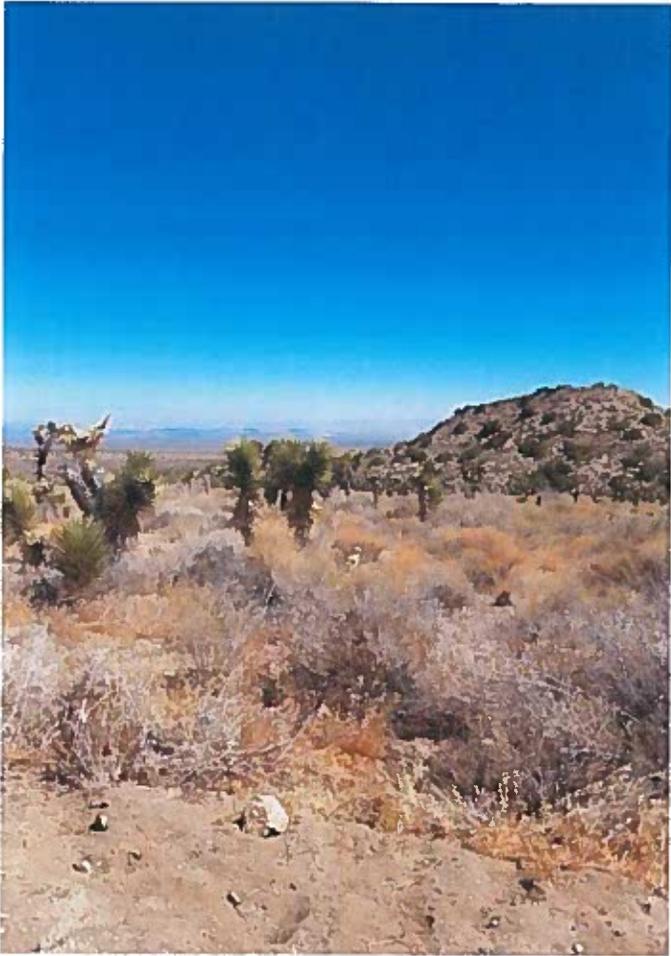
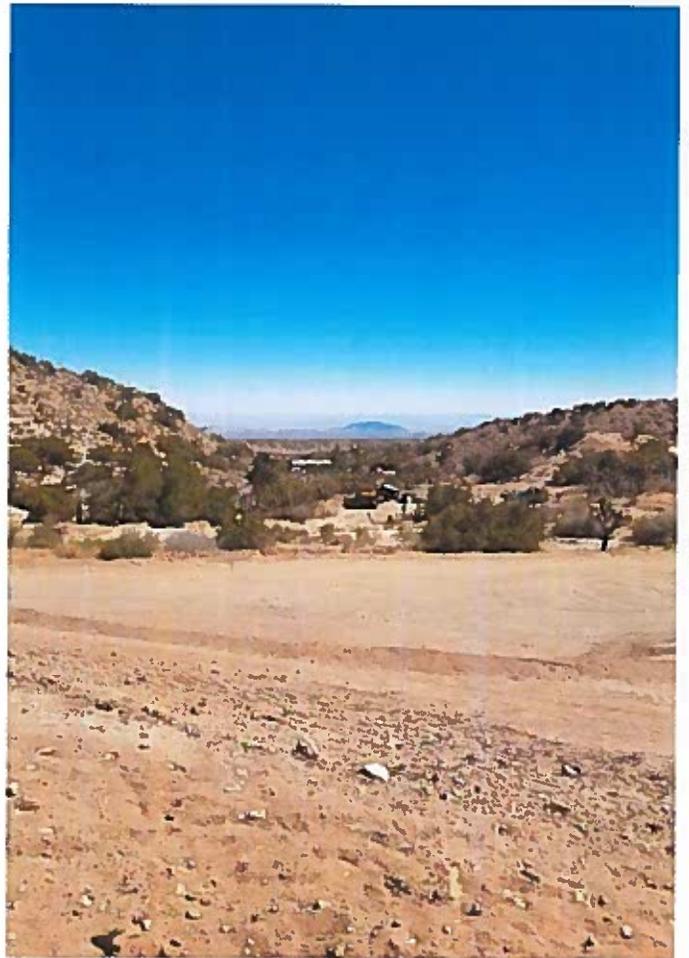
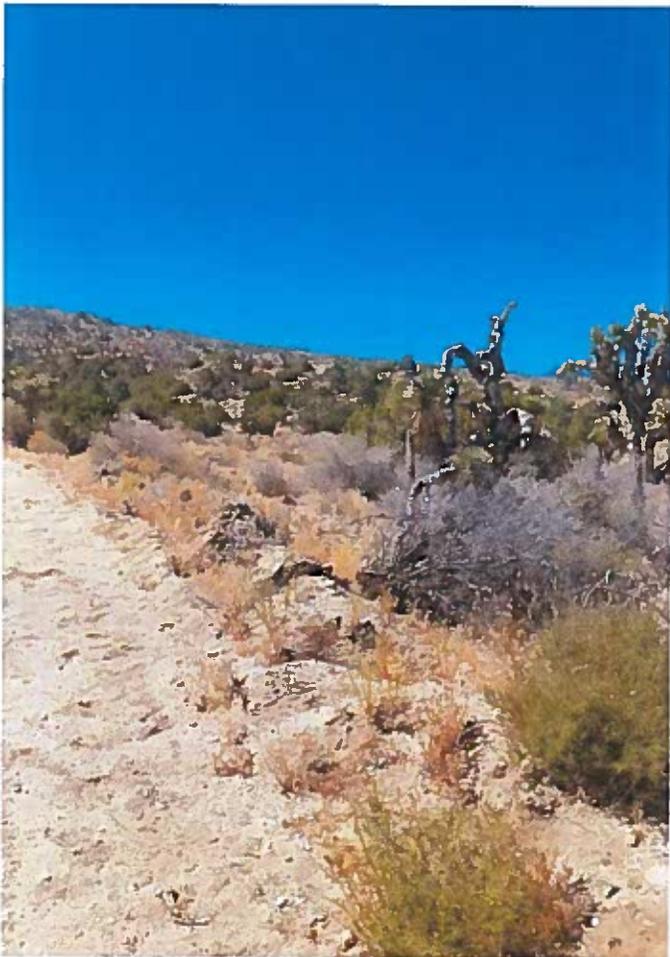
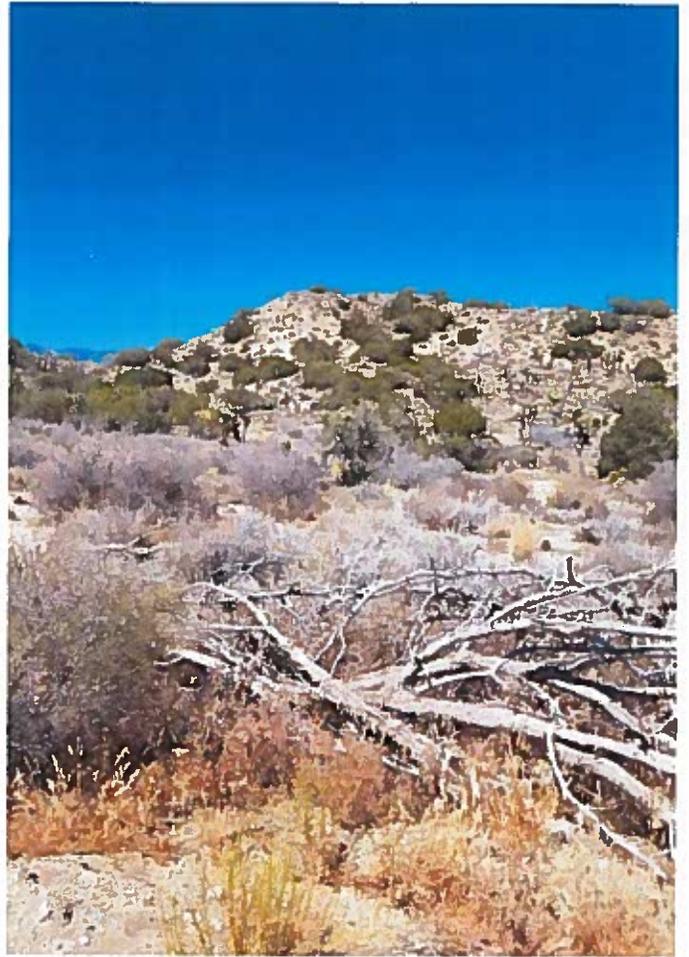
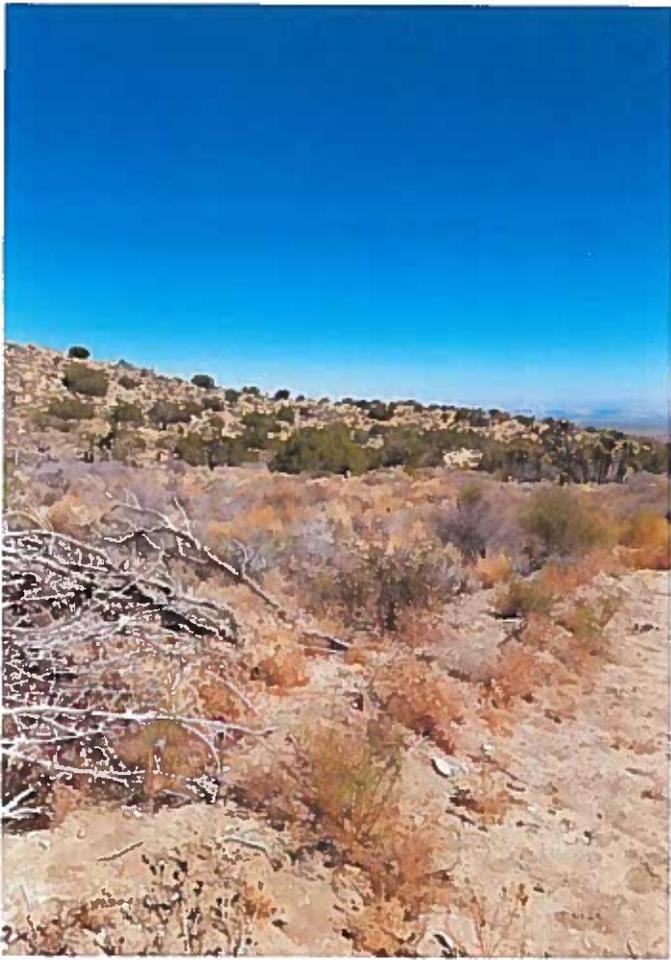
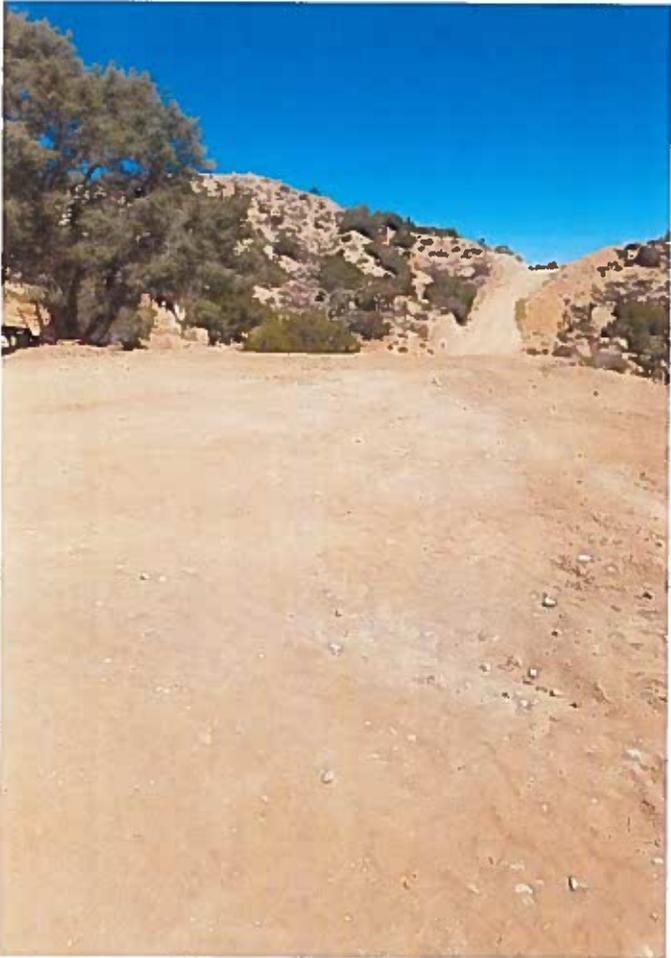
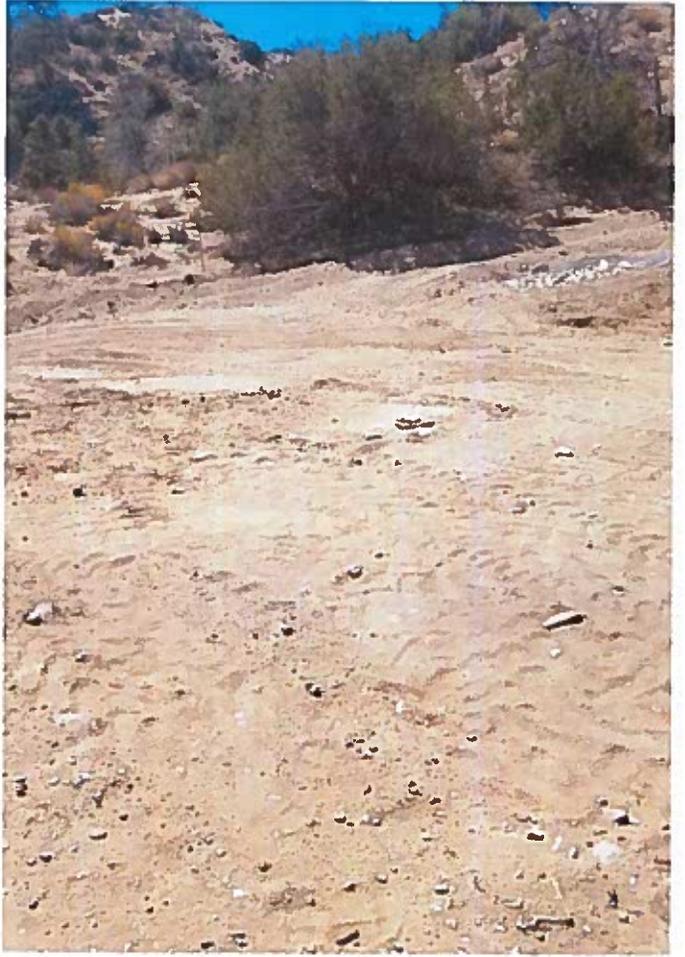
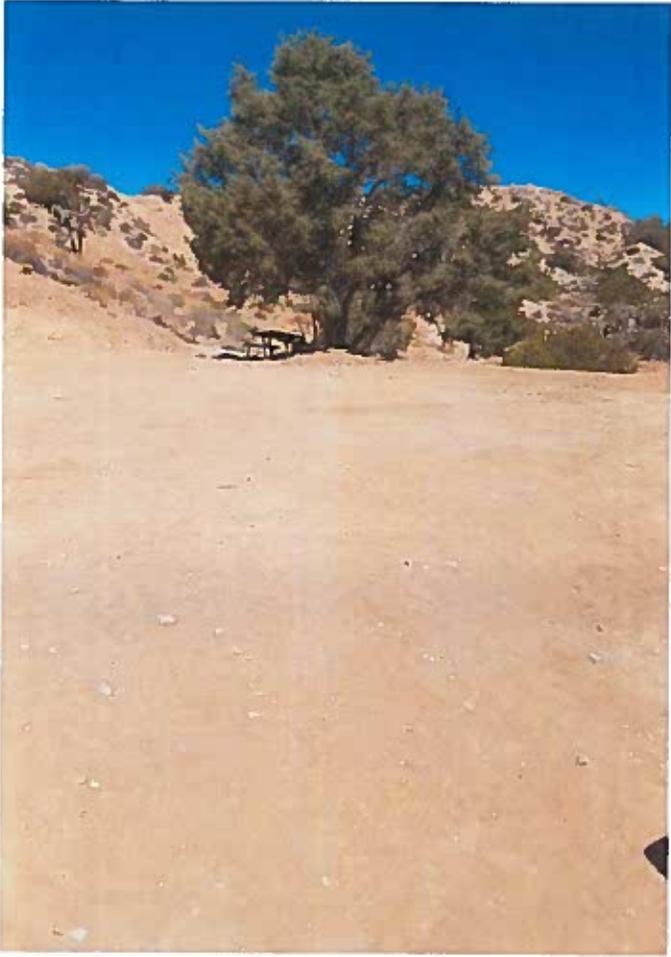



FIGURE 1.











Created in GIS-NET3

Llano Christian Center

Printed: May 18, 2016



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ZONING

Panorama Rd

Libra Dr



ZONING 500 FOOT RADIUS MAP

Proj. R2006-03422 (5)
RCUP 2006-00272

Legend

 A-2 - Heavy Agricultural

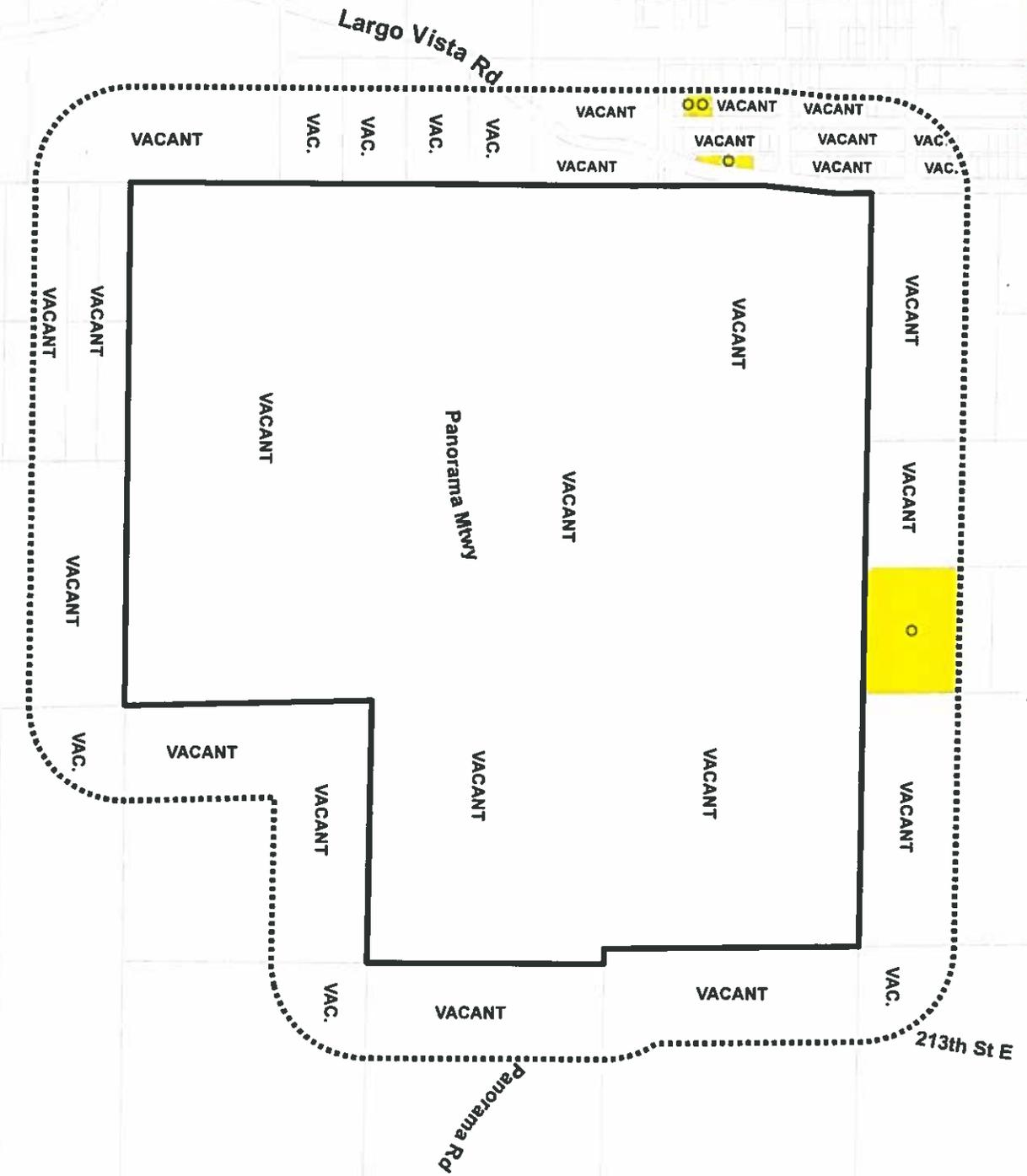
VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

LAND USE

Parorama Rd



Libra Dr

LAND USE 500 FOOT RADIUS MAP

Proj. R2006-03422 (5)
RCUP 2006-00272

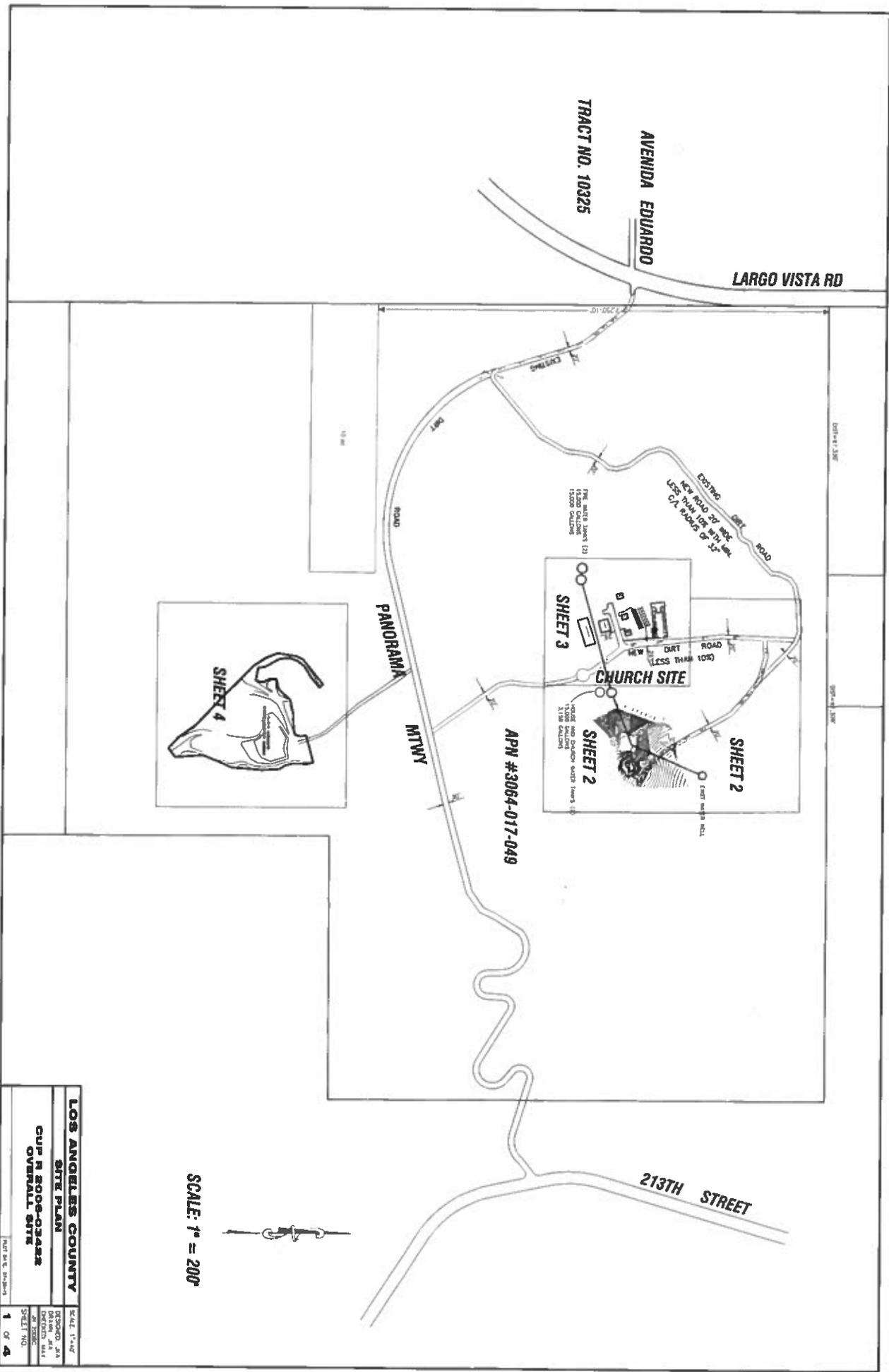
Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- VACANT

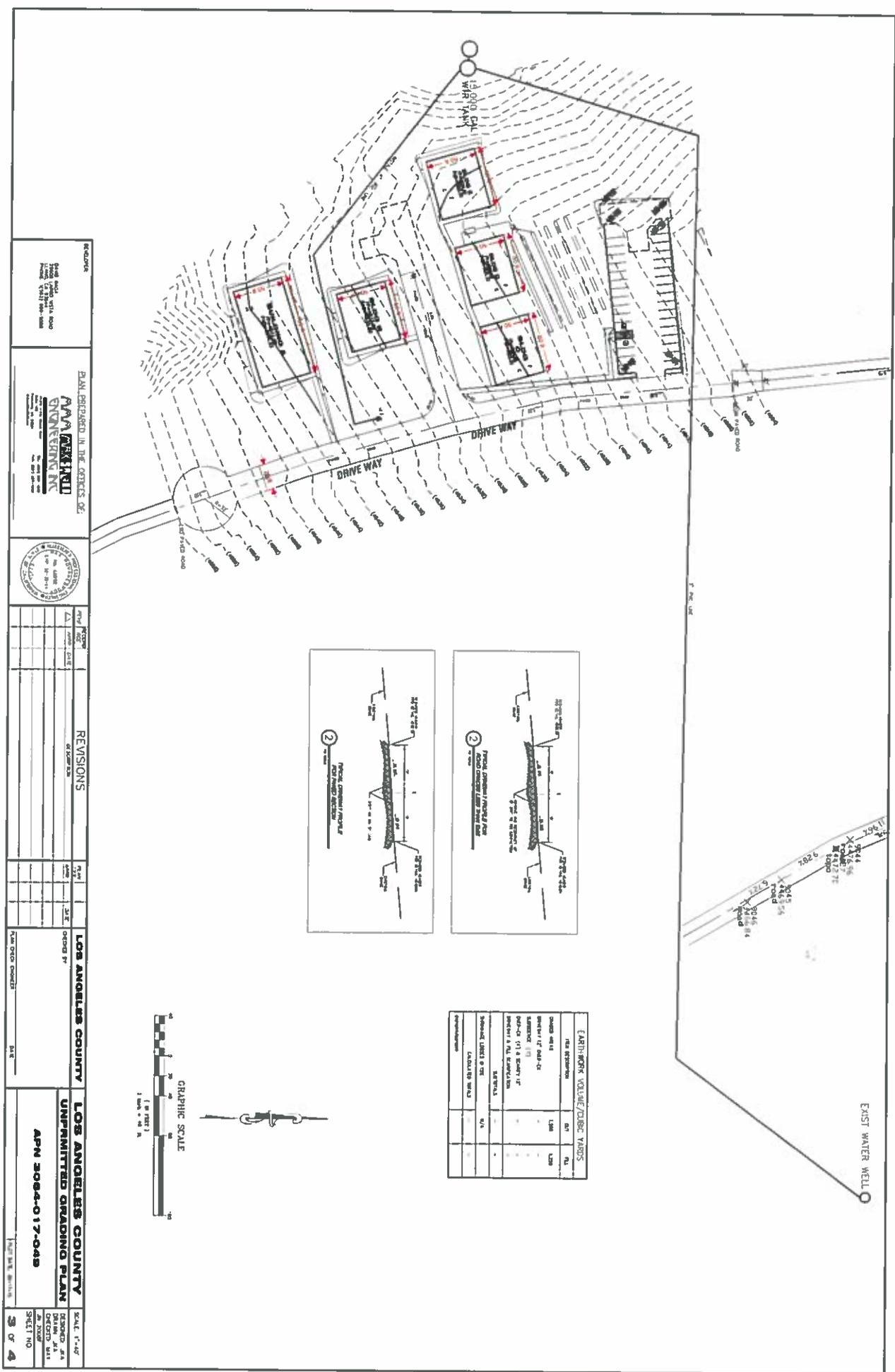
VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90013



LOS ANGELES COUNTY	
SITE PLAN	
CUP # R 2006-0348	
OVERALL SITE	
SCALE: 1" = 200'	RECORD: J.A.
DATE: 08/11/06	BY: J.A.
CHECKED: J.A.	DATE: 08/11/06
SHEET NO.	1 OF 4



RECORDS
 Building Department
 13000 East Walk Way
 Los Angeles, CA 90044

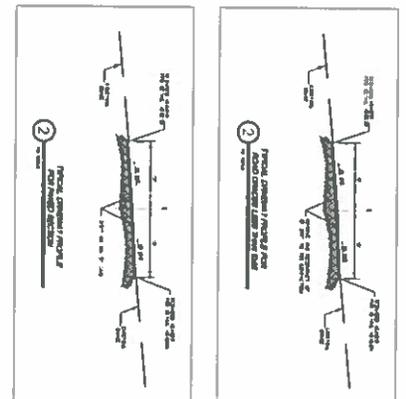
PLAN PREPARED IN THE OFFICES OF
AAA ARCHITECTURE
 13000 East Walk Way
 Los Angeles, CA 90044
 Tel: (310) 441-1111
 Fax: (310) 441-1112
 www.aaaarchitect.com



REV. NO.	DATE	DESCRIPTION
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9	01-15-2010	ISSUED FOR PERMITS
10	01-15-2010	ISSUED FOR PERMITS

LOS ANGELES COUNTY
 UNPERMITTED CONSTRUCTION
 APN 2084-017-049

LOS ANGELES COUNTY
 UNPERMITTED CONSTRUCTION
 APN 2084-017-049
 SHEET NO. 3 OF 4



EARTHWORK VOLUME/CUBIC YARDS	
AREA	FT ²
DEPTH	FT
VOLUME	CU YD
EXCAVATED	0.00
FILL	0.00
TOTAL	0.00

