

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	January 29, 2026	
HEARING DATE:	February 11, 2026	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2022-004528-(5)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2022014060	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32643 Gem Way, Acton	
OWNER:	Acton Faith Bible Church	
APPLICANT:	Acton Faith Bible Church	
PUBLIC MEETINGS HELD:	1 OF 1	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it does not include housing.	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov	

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### **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:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2022-004528-(5), Conditional Use Permit Number (“CUP”) RPPL2022014060, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

#### **CEQA:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE MITIGATED NEGATIVE DECLARATION FOR THE PROJECT, HEREBY ADOPT THE ADDENDUM TO THE CERTIFIED MITIGATED NEGATIVE DECLARATION.**

#### **ENTITLEMENT(S):**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2022014060 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) to authorize the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade, in the A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) Zone. Pursuant to Los Angeles County (“County”) Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for a church and school in the A-2 Zone.

### **B. Project**

- The applicant, Acton Faith Bible Church (“Applicant”), is requesting authorization for the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade for a maximum of 275 students (“Project”), located at 32643 Gem Way (“Project Site”) in Acton. The current location of Acton Faith Bible Church was previously established on the Project Site through CUP No. 97-141, which was approved by the Regional Planning Commission (“Commission”) on February 6, 2002 and expired on February 6, 2022. The church met at the Meadowlark School in Acton prior to the approval of CUP No. 97-141 in 2002.

Construction as currently planned consists of two phases: Phase I includes the construction of a one-story 16,497 square foot Assembly and Christian Education building as well as a bridle path. Phase II includes the placement of six one-story modular classrooms and the construction of outdoor sports courts. The project is still in Phase I currently. The 16,497 square foot Assembly and Christian Education (church) building is under construction, and is divided into a sanctuary and classrooms and offices with an appurtenant parking area consisting of 119 parking spaces at the end of Phase I. Phase II will add six new modular classroom buildings for the school and sports courts, and there will be 138 total parking spaces provided upon the completion of Phase II. Currently there are three modular buildings in use on the Project Site that provide space for the church and school during construction. These buildings will be removed and replaced by the modular buildings during Phase II. The church building’s architectural style includes a façade of wood-like planks and stone veneers consistent with a Western frontier village, 1890s style. The church design is nearly the same as approved in 2011 under REA 201100278, except the proposed cross on top has been removed. Phase I includes a landscaping plan, which includes the planting of 36 trees as well as shrubs and ground cover.

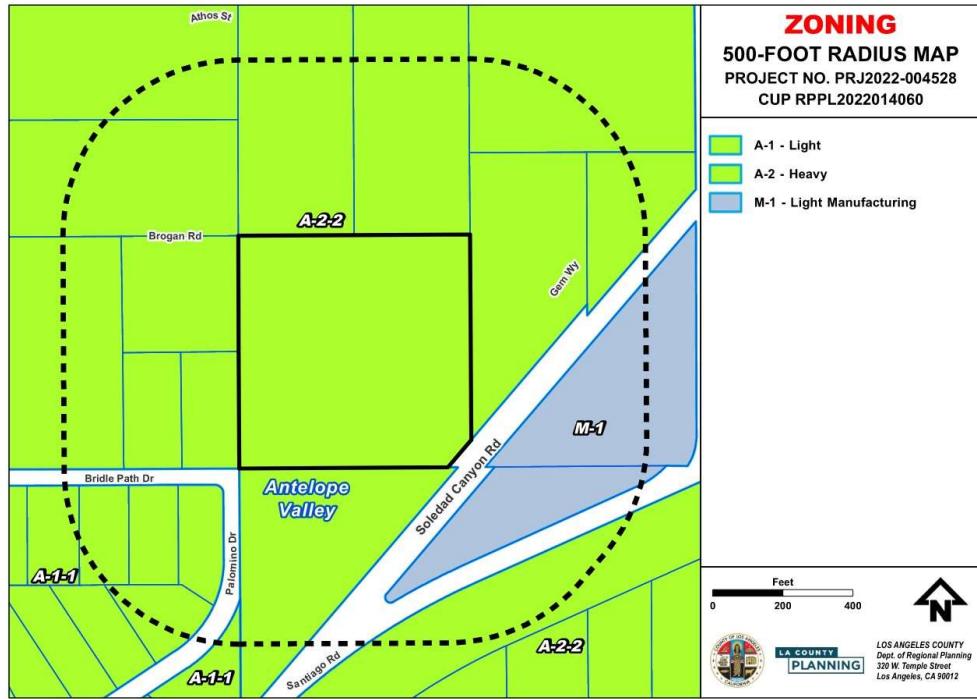
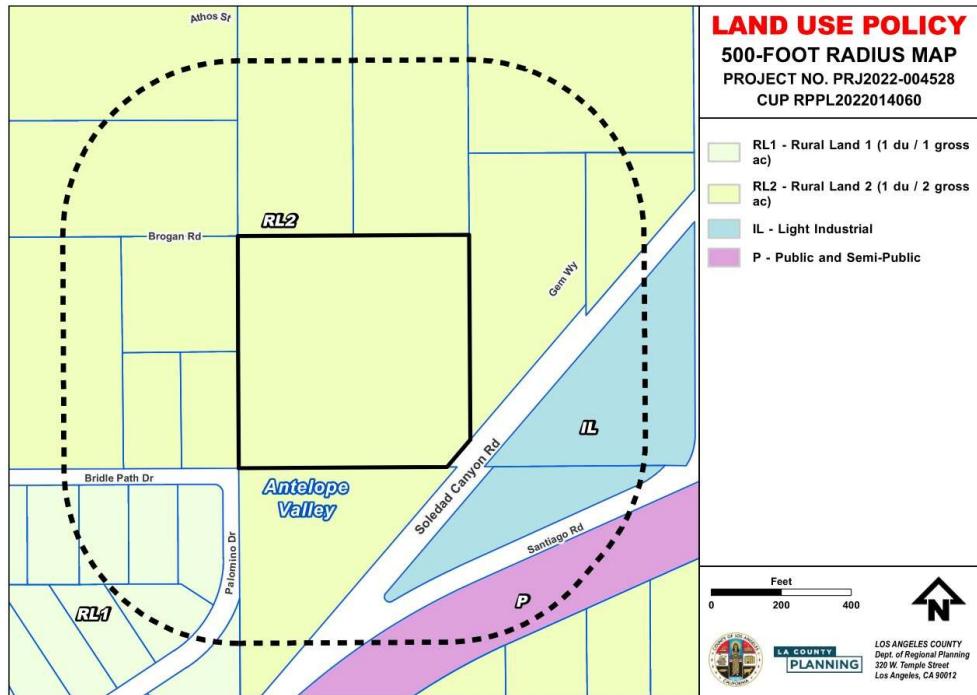
The Applicant's request is for a continuation of the uses approved under CUP No. 97-141. Construction of the church building was begun under CUP No. 97-141 but has not been completed. The church and school have been using temporary buildings on the Project Site during construction. Construction is still in Phase I, which will be followed by Phase II. CUP No. 97-141 also included Phase III, which included a 13,951 square foot sanctuary building and Phase IV, which included a 1,700 square foot parsonage building and sports fields. However, Phases III and IV are no longer proposed and are not part of the current request.

The Project Site consists of Assessor's Parcel Number ("APN") 3208-011-052. The 10-acre Project Site is located at 32643 Gem Way in the Soledad Zoned District. The Project Site is accessible from Soledad Canyon Road, a Major Highway in the County Master Plan of Highways, with a variable width of approximately 80 to 100 feet at the Project Site. Access is provided by Gem Way, a private street with a width of 64 feet leading from Soledad Canyon Road near the eastern side of the Project Site.

#### **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL2 (Rural Land 2 - One Dwelling Unit per Two Acres)	A-2-2	Church, school
NORTH	RL1 (Rural Land 1 - One Dwelling Unit per Acre), RL2	A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), A-2-2	Vacant, single-family residences ("SFRs")
EAST	RL2, IL (Light Industrial)	A-2-2, M-1 (Light Manufacturing)	Mobilehome park, truck storage, vacant
SOUTH	RL1, RL2, IL, P (Public and Semi-Public)	A-1-1, A-2-2, M-1	Vacant, RV storage, railroad, SFRs
WEST	RL1, RL2	A-1-1, A-2-2	Vacant, SFRs



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7091	M-3 (Unclassified)	1/22/1957
7401	A-1-1	10/31/1958
20150021z	A-2-2	6/16/2015

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Certificate of Compliance (CC) 01-069	Unconditional CC for Project Site	Recorded on 5/24/2001
CUP No. 97-141-(5)	Construction/maintenance of church and school	Approved 2/6/2002
Revised Exhibit "A" (REA) to CUP 97141	Modify parking and site access	Approved on 3/20/2006
REA to CUP 97141	Undergrounding of detention basin, temporary modular storage	Approved on 5/12/2010
REA 2011002789	Modifications to church design, square footage, and parking spaces	Approved on 12/15/2011

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2021001393	CUP condition violations	Open on 4/20/2021; closed on 4/30/2024
RPZPE2024003316	Expired CUP	Open on 4/30/2024

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is located within the RL2 land use category of the Antelope Valley Area Plan ("Area Plan"), a component of the General Plan. This designation is intended for SFRs, and equestrian and limited animal uses as well as limited agricultural uses and related activities. The Project Site is part of the community of Acton, which is discussed in Chapter 7 of the Area Plan with community-specific land use concepts for the area. The Project Site is located on an approximately 10-acre parcel. The RL2 area is intended primarily for SFRs on large lots, agricultural, equestrian, and animal-keeping uses; and other uses where appropriate. Specific

allowable uses are determined by the underlying A-2 zoning designation. The A-2 Zone allows churches and schools with a CUP. Based on the relatively small scale of the church and school and its history in the area as well as its location on Soledad Canyon Road and Gem Way, the Project Site is well-suited for the continued operation of an existing church and consistent with the RL2 land use category. The church has existed in the Acton area since 1977. Prior to its establishment as a church, the Project Site was an unimproved parcel of land. The Project Site is located at 32643 Gem Way, Acton, and within the Acton Community Standards District ("CSD"). The church and school are compatible with the surrounding land uses as they are low-intensity facilities that do not unduly overburden or impact the area. In addition, the church and school have been providing religious service and educational options to the surrounding community.

#### **B. Neighborhood Impact (Need/Convenience Assessment)**

Acton Faith Bible Church has operated in the area since 1977 without any significant problems. The existing church and school provide important services and do not unduly impact the surrounding area. The existing church, educational uses and accessory parking lot on the Project Site operate without causing nuisances to neighboring land uses.

#### **C. Design Compatibility**

The church consists of one 16,497 square feet one-story building consisting of assembly and Christian education space. In addition, six (6) modular classrooms with a total area of 7,200 square feet are proposed. The new modular classrooms will replace the three (3) modular classroom buildings with a total area of 4,320 square feet currently placed on the subject parcel. The church building and modular units are consistent with the nearby built environment, and the building features are compatible with the residential developments located adjacent to the Project Site. The Project Site is in the Acton Community Standards District ("CSD"). Pursuant to County Code Section 22.302.060.C (CSD Community Wide Development Standards, Architectural Style and Project Design Considerations) the CSD has a height limit of 35 feet for all nonresidential uses in the Rural Land Use classifications. The structures will not exceed a height of 34 feet 4 inches. The CSD also requires all nonresidential uses to be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in the appendix for this CSD. The main church building has an exterior of wood-like planks and a stone veneer and an appearance that is in substantial conformance with the style criteria. The church design is nearly the same as approved in 2011 under REA 201100278, except the proposed cross on top has been removed. The CSD allows a maximum of 82 percent of the total lot area for churches and schools to be impervious, pursuant to County Code Section 22.302.060.D.2.c (CSD Community Wide Development Standards, Drainage). The proposed impervious area is less than half of the total area of the Project Site. The CSD requires signage

to be unobtrusive, to be consistent with the Western frontier architectural guidelines, to avoid internal illumination, and for freestanding signs to have a maximum height of five feet. The existing signage, including the freestanding signage, is consistent with the CSD standards. Conditions of Approval will require signage to comply with the CSD and other applicable signage requirements.

#### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

#### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

#### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.158.050 (CUP Findings and Decision) of the County Code. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof for the CUP as further evidenced in the attached findings (Exhibit C – Findings).

#### **ENVIRONMENTAL ANALYSIS**

Staff recommends that an addendum to the Mitigated Negative Declaration ("MND") previously adopted for the Project in 2002, is the appropriate environmental document for the Project under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.

On February 6, 2002, the Commission approved CUP No. 97-141 to authorize the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade and established a 20-year grant term, ending February 6, 2022. the Commission also adopted an MND and Mitigation Monitoring Program ("MMP") to mitigate project impacts to a less than significant level. The MMP included mitigation measures for the following topics: water quality, traffic/access, and biota.

The Project remains essentially the same as previously approved in 2002, except for design changes to Phase I, the assembly and education building, increasing its overall size from 16,412 square feet to 16,497 square feet (Phase I); minor changes to Phase II for the configuration of the six proposed classroom buildings with an overall area of 7,200 square feet; and the elimination of Phases III and IV, including a 13,951 square foot sanctuary building, 1,700 square foot parsonage, and sports fields. Phase I remains under construction and Phase II has not yet begun.

The County has prepared an addendum to the adopted MND pursuant to the CEQA Guidelines Section 15164. The changes to the previously approved Project will not result in new impacts, as the scope of the Project has been reduced through the elimination of Phases III and IV. It was determined that the requested changes to the proposed plans are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. The requested changes to the Project scope as described above would not create a substantial alteration or material deviation from the previously approved conditions and mitigation measures. There are no significant changes to the Project that would conflict with Section 15162 of the CEQA Guidelines ("Subsequent EIRs and Negative Declarations"). The Project does not result in any significant effects not discussed in the previous MND. No significant effects previously examined will be substantially more severe than shown in the previous MND. No changes to the adopted mitigation measures are necessary to substantially reduce any significant effects due to a change in the feasibility of any mitigation measure previously found not to be feasible.

Therefore, an addendum to the adopted MND is the appropriate environmental documentation for this CUP. Accordingly, the adopted MMP will remain in effect until all mitigation measures have been completed, as determined by LA County Planning.

#### **COMMENTS RECEIVED**

##### **A. County Department Comments and Recommendations**

1. The County Department of Public Works ("Public Works"), in a letter dated August 28, 2025, recommended clearance to public hearing with conditions.
2. The County Fire Department ("Fire"), in a letter dated November 1, 2024, recommended clearance to public hearing with conditions.
3. The County Department of Public Health ("Public Health"), in a letter dated June 26, 2024, recommended clearance to public hearing with conditions.
4. The County Department of Parks and Recreation ("Parks and Recreation"), in a letter dated August 22, 2023, recommended clearance to public hearing with conditions.

##### **B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

##### **C. Public Comments**

Staff received a notarized letter signed by the owner and manager of the mobilehome park on the adjoining property to the east, expressing support for the Project (Exhibit N-Public Correspondence). Staff has not received any other public comments at the time of report preparation. On August 7, 2023 and September 18, 2023, the Applicant presented the Project

to the Acton Town Council ("ATC"). The ATC requested revisions to the elevation plans to show a maximum building height of 34 feet 4 inches, which the Applicant agreed to do. The elevation plans were revised accordingly.

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Report  
Reviewed By:



Samuel Dea, Supervising Regional Planner

Report  
Approved By:



Susan Tae, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT F1	MND Addendum
EXHIBIT F2	MMP
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Works Letter
EXHIBIT J	Fire Letter
EXHIBIT K	Public Health Letter
EXHIBIT L	Parks and Recreation Letter
EXHIBIT M	CUP 97-141 Approval
EXHIBIT N	Public Correspondence

# Acton Faith Bible Church

# Acton, California

# Phase

1. ALL INTERIOR WALLS TO RECEIVE 5/8" GYP. BD. (SMOOTH FINISH WITH NO TOOL MARKS.)
2. INSULATE ALL WALLS WITH R-19 BATT. UNLESS NOTED OTHERWISE.
3. ALL DUCTS WHICH PENETRATE OCCUPANCY OR AREA SEPARATION WALLS SHALL HAVE FIRE DAMPERS.
4. CORRIDORS MUST PROVIDE CONTINUOUS PROTECTION TO THE EXTERIOR OF THE BUILDING.
5. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTING HEIGHT 40" ABOVE FINISH FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. THE LOWER 10" OF THE DOOR SHALL BE OF SMOOTH, PLANE SURFACE (NO RECESS OR TRAP).
7. PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURE, ELECTRIC UNITS, A.C. EQUIPMENT AND ALL OTHER ITEMS AS REQUIRED.
8. DOORWAYS SHALL HAVE 32" MINIMUM CLEAR OPENING WIDTH.
9. THERE SHALL BE A LEVEL AREA WITH 60" CLEAR DEPTH IN THE DIRECTION OF THE DOOR SWING, AND A LEVEL AREA WITH 44" CLEAR DEPTH IN OPPOSITE DIRECTION OF DOOR SWING.
10. SINGLE ACCOMMODATION TOILET FACILITIES
  - a) WATER CLOSET SHALL BE LOCATED 28" FROM A FIXTURE AND 18" FROM A WALL.
  - b) MINIMUM CLEAR SPACE IN FRONT OF WATER CLOSET SHALL BE 48".

11. GRAB BARS AT WATER CLOSET
  - a) ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET: ONE AT REAR 36" LONG CENTERED ON WATER CLOSET.
  - b) BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL.
  - c) BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO SUPPORT A 250 LB. POINT LOAD
12. WATER CLOSET
  - a) CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
  - b) CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR.
  - c) THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. FORCE.
13. LAVATORIES
  - a) PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH.
  - b) HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED.
  - c) FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE WITH ONE HAND) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (SUCH AS LEVER-OPERATED) AND AN OPERATING FORCE NOT EXCEEDING 5 LBS.
  - e) IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
14. TOILET ROOM ACCESSORIES
  - a) MIRROR BOTTOM EDGE SHALL BE LOCATED 40" MAX. ABOVE FLOOR.
  - b) TOILET TISSUE DISPENSERS SHALL BE MOUNTED WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT.
  - c) OPERATING PARTS OF DISPENSING AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" OF FLOOR.
15. SANITARY FACILITIES IDENTIFICATION
  - a) ON DOORWAYS LEADING TO SANITARY FACILITIES THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIA. CIRCLE FOR WOMEN, AND 1/4" THICK, CENTERED ON DOOR, 60" H AND CONTRASTING COLOR. UNISEX FACILITIES SHALL BE IDENTIFIED BY THE CIRCLE WITH TRIANGLE SUPERIMPOSED WITHIN THE CIRCLE.
16. PROVIDE EXIT SIGNS FOR ALL ROOMS OR AREAS THAT REQUIRE TWO EXITS. PROVIDE BACKUP POWER FOR THE SIGNS FROM STORAGE BATTERIES (CODE SECTION 1011.5.3) SEE ELECTRICAL DRAWINGS.
17. HARDWARE: PROVIDE PANIC HARDWARE AND CLOSERS AT DOORS REQUIRED BY BUILDING CODE. CONTRACTOR TO COORDINATE ALL KEYING WITH THE OWNER.

## SPECIFIC NOTES

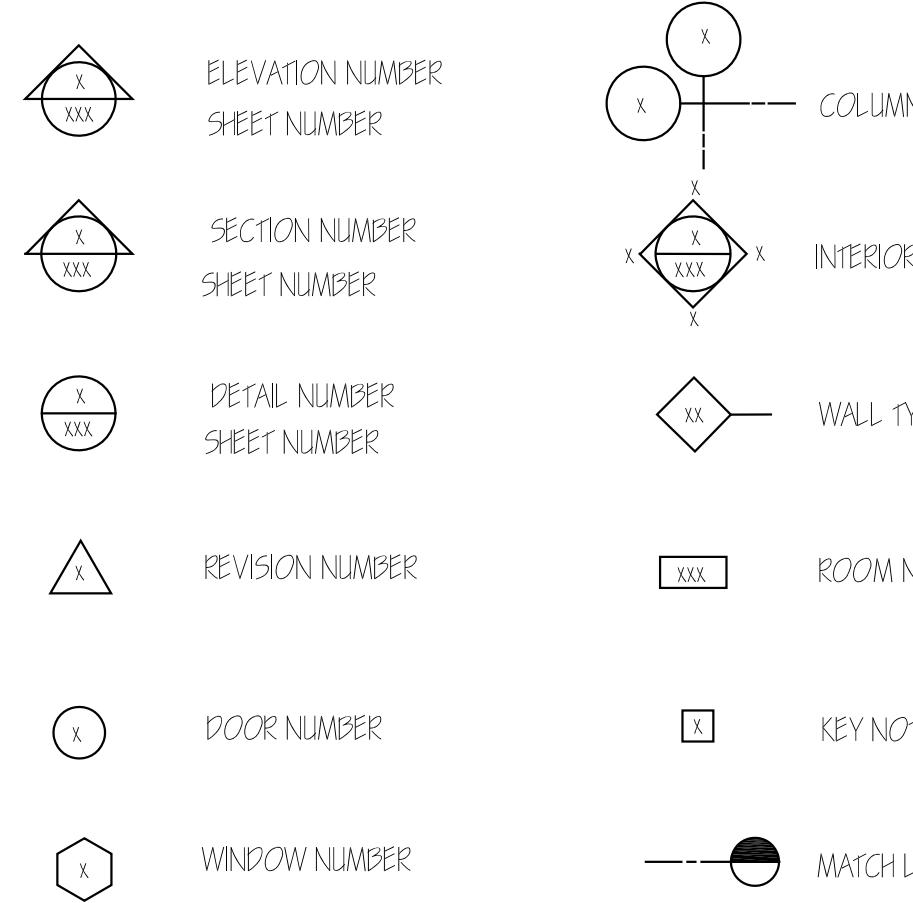


## VICINITY MAP

SCALE: NO



## AREA JUSTIFICATION



## GENERAL NOTES

## LEGEND

## BUILDING CODE INFO.

# SHEET INDEX

ARCHITECTURAL		3A	BUILDING PLANS	ACOUSTIC, LIGHTING & SOUND	
A - 0.1.0	COVER SHEET	4	BUILDING PLANS	LT-1.00	LIGHTING POINTS
A - 1.1.0	OVERALL PLOT PLAN	5	BUILDING PLANS	LT-1.01	LIGHTING SPECS
A - 1.1.1	BUILDING SITE PLAN	6	BUILDING PLANS	LT-1.02	LIGHTING DETAIL
A - 1.1.2	FIRE DEPT SITE PLAN	7	BUILDING PLANS	AVL-101	SOUND CONDUITS
A - 1.1.3	BUILDING DRAINAGE PLAN	8	BUILDING PLANS	AVL-102	SPEAKER LOCATION
A - 1.2.0	OVERALL MAIN FLOOR PLAN	9	BUILDING PLANS	AVL-103	LIGHTING
A - 1.2.1	EXISTING PLAN	10	BUILDING PLANS	AVL-104	VIDEO
A - 1.2.2	SEATING PLAN	10A	BUILDING PLANS	1 of 1	WALL TREATMENT
A - 1.3.0	OVERALL MEZZ. FLOOR PLAN	11	BUILDING PLANS		
A - 1.4.0	ROOF PLAN	12	BUILDING PLANS		LANDSCAPE
A - 2.1.0	ELEVATIONS 1	13	BUILDING PLANS		
A - 2.2.0	ELEVATIONS 2	14	BUILDING PLANS	L-1	LANDSCAPE TITLE SHEET
A - 2.3.0	INTERIOR ELEVATIONS 1	15	BUILDING PLANS	L-2	LANDSCAPE IRRIGATION PLAN
A - 2.4.0	INTERIOR ELEVATIONS 2	16	BUILDING PLANS	L-3	LANDSCAPE PLANTING PLAN
A - 2.5.0	INTERIOR ELEVATIONS 3	17	BUILDING PLANS	L-4	LANDSCAPE DETAILS
A - 3.1.0	SECTIONS 1	18	BUILDING PLANS	L-5	NOTES, SCHEDULES & DETAILS
A - 3.2.0	SECTIONS 2	19	BUILDING PLANS		
A - 3.3.0	SECTIONS 3	20	BUILDING PLANS		
A - 4.1.1	ENLARGED WEST WING PLAN	21	BUILDING PLANS		
A - 4.1.2	ENLARGED EAST WING PLAN				MECHANICAL
A - 4.1.3	ENLARGED SANCTUARY PLAN				
A - 4.1.4	ENLARGED NARTHEX PLAN	M - 1.0	MECH. LEGEND, NOTES & SCHED.		
A - 4.2.1	WEST WING EQUIP. WELL PLAN	M - 1.1	WEST WING MECH. FLOOR PLAN		
A - 4.2.2	EAST WING EQUIP. WELL PLAN	M - 1.2	SANCTUARY MECH. FLOOR PLAN		
A - 4.2.3	PROJECTOR ROOM PLAN	M - 1.3	EAST WING MECH. FLOOR PLAN		
A - 4.2.4	ENLARGED MEZZ. PLAN	M - 1.4	NARTHEX & MEZZ. MECH. PLAN & DET.		
A - 4.3.1	WEST WING RFLD. CLG. PLAN	M - 1.5	WEST WING ROOF MECH. PLAN		
A - 4.3.2	EAST WING RFLD. CLG. PLAN	M - 1.6	EAST WING ROOF MECH. PLAN		
A - 4.3.3	SANCTUARY RFLD. CLG. PLAN	M - 1.7	PROJ. RM. & SANCT. BACK RM. MECH. PLANS		
A - 4.3.4	NARTHEX RFLD. CLG. PLAN	T 24-1	TITLE 24 COMPLIANCE FORMS PART - 1		
A - 4.3.5	PLTFM BK, RM, RFLD, CLG. PLAN	T 24-2	TITLE 24 COMPLIANCE FORMS PART - 2		
A - 5.1.1	WALL TYPES 1	T 24-3	TITLE 24 COMPLIANCE FORMS PART - 3 & NOTES		
A - 5.1.2	WALL TYPES 2				PLUMBING
A - 5.1.3	WALL TYPES 3				
A - 5.2.1	DETAILS 1	P - 1.0	PLBG. LEGENDS, NOTES & SCHEDULES		
A - 5.2.2	DETAILS 2	P - 1.1	PLBG. SITE PLAN		
A - 5.2.3	DETAILS 3	P - 1.2	WEST WING WASTE / VENT PLBG. PLAN		
A - 5.2.4	DETAILS 4	P - 1.3	SANCT. PLATFORM WASTE / VENT PLBG. PLAN		
A - 5.2.5	DETAILS 5 TRASH ENCLOSURE	P - 1.4	EAST WING WASTE / VENT PLBG. PLAN		
A - 6.1.0	ROOM FINISH SCHEDULE	P - 1.5	WEST WING HOT / COLD WATER PLBG. PLAN		
A - 6.2.0	DOOR & HARDWARE SCHEDULE	P - 1.6	EAST WING HOT / COLD WATER PLBG. PLAN		
A - 6.3.0	WINDOW SCHEDULE	P - 1.7	MEZZ. & PROJ. ROOMS PLBG. PLAN		
		P - 1.8	WEST WING ROOF PLBG. PLAN		
		P - 1.9	EAST WING ROOF PLBG. PLAN		
SN - 1	GENERAL NOTES	P - 1.10	WASTE / VENT RISER DIAGRAM		
SN - 2	GENERAL NOTES	P - 1.11	HOT / COLD WATER, GAS PIPING RISER DIAGRAM		
SDT - 1	TYPICAL DETAILS	P - 2.0	MISC. PLBG. DETAILS		
SDT - 2	TYPICAL DETAILS				ELECTRICAL
S - 1A	WEST FOUNDATION PLAN	E - 1.0	ELECT. SYM. LIST, FIX. SCHED. SINGLE LINE DIAGRAM & DETAILS		
S - 1B	EAST FOUNDATION PLAN	E - 1.1	SITE LIGHTING & POWER PLAN		
S - 1C	NORTH FOUNDATION PLAN	E - 1.2	WEST WING LIGHTING PLAN		
S - 1D	SOUTH FOUNDATION PLAN	E - 1.3	SANCTUARY LIGHTING PLAN - 1		
S - 2A	WEST ROOF FRAMING PLAN	E - 1.4	SANCTUARY LIGHTING PLAN - 2		
S - 2B	EAST ROOF FRAMING PLAN	E - 1.5	EAST WING LIGHTING PLAN		
S - 2C	NORTH ROOF FRAMING PLAN	E - 1.6	WEST WING POWER PLAN		
S - 2D	SOUTH ROOF FRAMING PLAN	E - 1.7	SANCTUARY MAIN FLOOR POWER PLAN		
S - 3	MEZZANINE SOUTH	E - 1.8	EAST WING POWER PLAN		
SD - 1	FOUNDATION DETAILS	E - 1.9	NARTHEX LIGHTING / POWER PLAN		
SD - 2	ROOF DETAILS	E - 1.10	MEZZANINE FLOOR LIGHTING PLAN		
SD - 3	ROOF DETAILS	E - 1.11	MEZZANINE FLOOR POWER PLAN		
SD - 4	DETAILS	E - 1.12	PROJECTOR ROOM LIGHTING & POWER PLAN		
SD - 5	ROOF TRUSS ELEV. & DETAILS	E - 1.13	WEST WING ROOF POWER PLAN		
SD - 6	ROOF TRUSS ELEV. & DETAILS	E - 1.14	EAST WING ROOF POWER PLAN		
		E - 2.0	PANEL SCHEDULES & DETAILS		
		E - 2.1	T-24 INDOOR LIGHTING COMPLIANCE FORMS		
		E-2.2	T-24 OUTDOOR LIGHTING COMPLIANCE FORMS		
	METAL BUILDING				
1	GENERAL INFORMATION				
2	BUILDING PLANS				
3	BUILDING PLANS				

2643 GEM WAY, ACTON, CA 91350

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PHASE 1

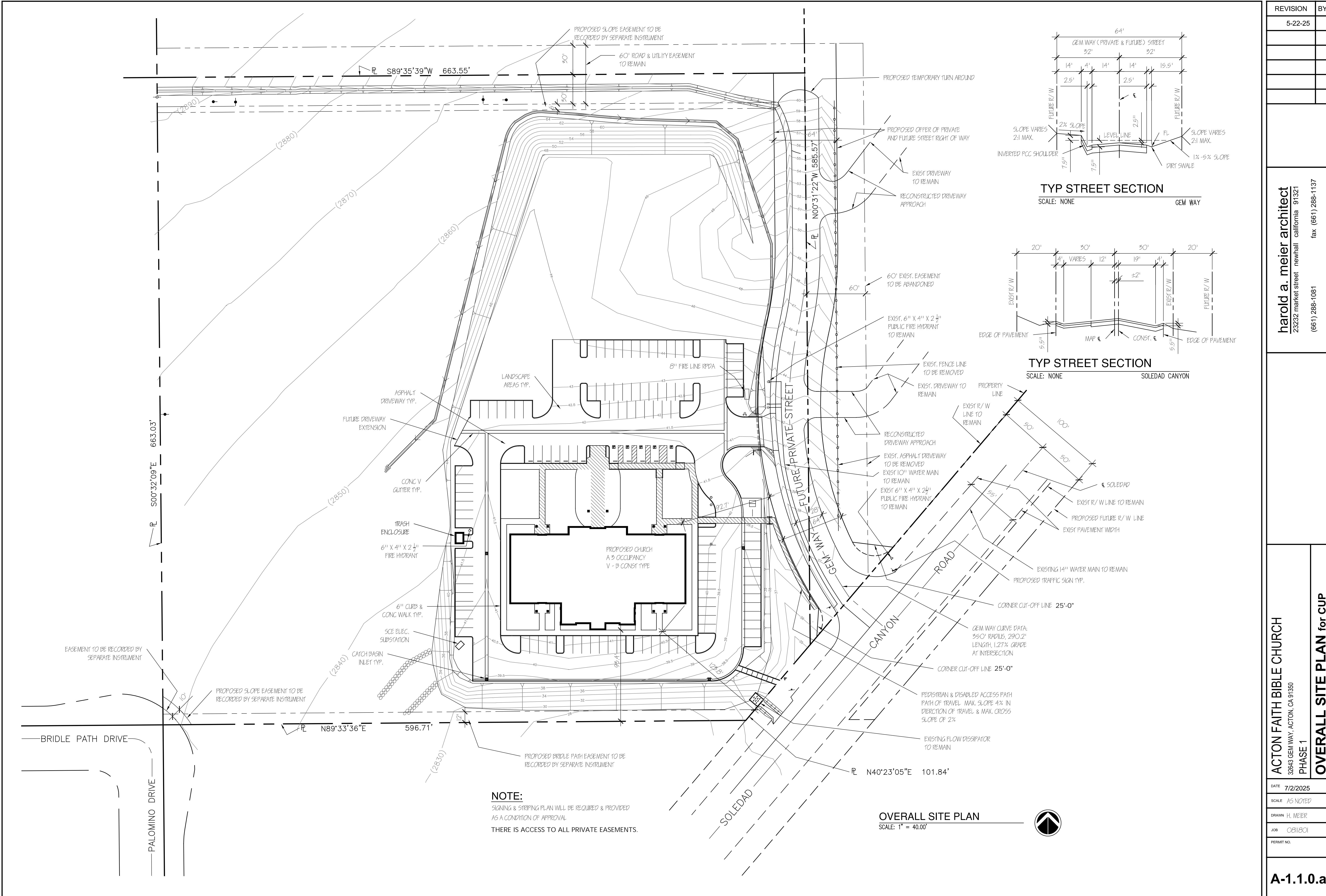
**COVER SHEET**

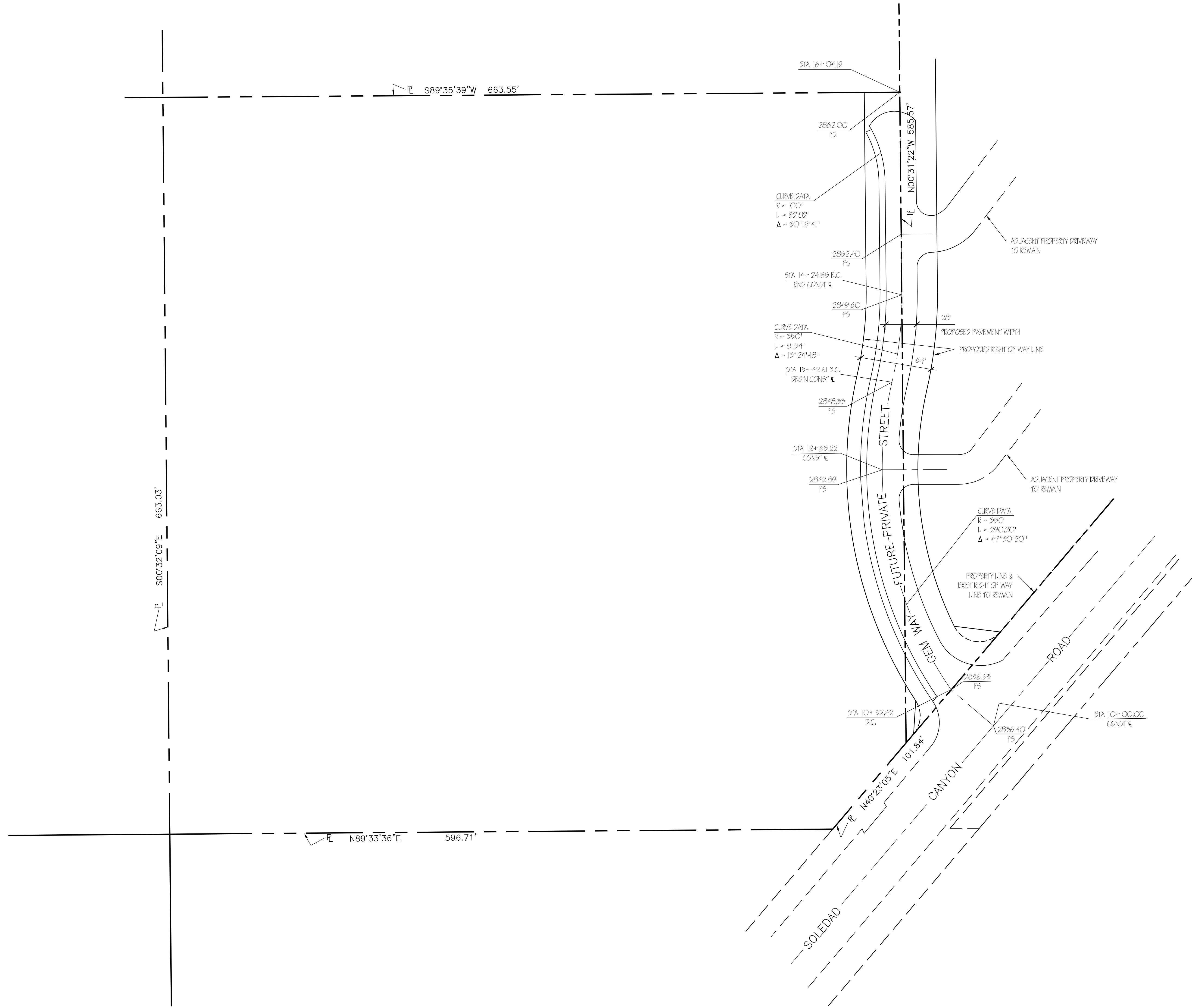
32643 GEM WAY  
PHASE 1  
COVEI  
5-15-24

7-15-24

08|1801

A-0.1.0





# ACTON FAITH BIBLE CHURCH

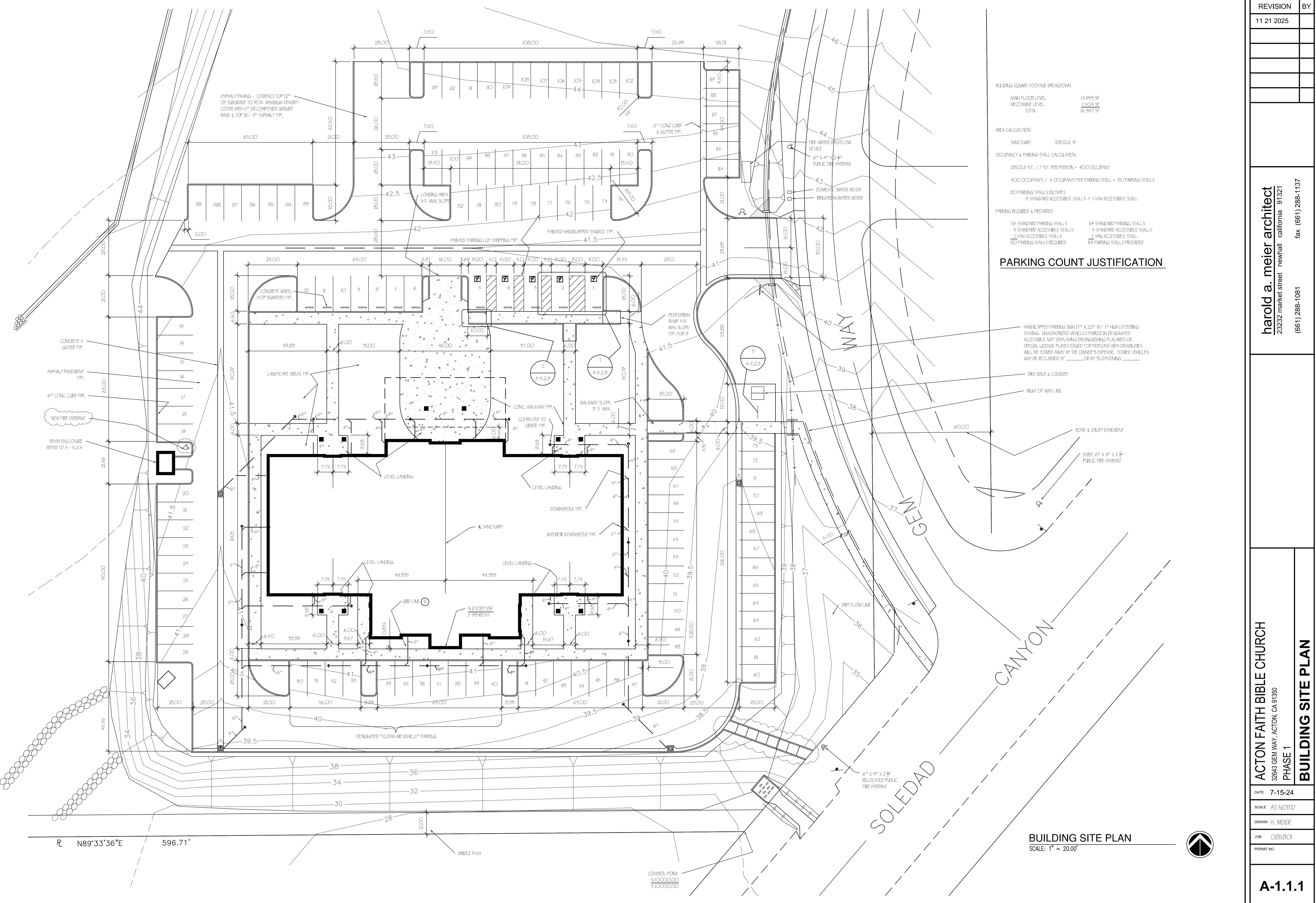
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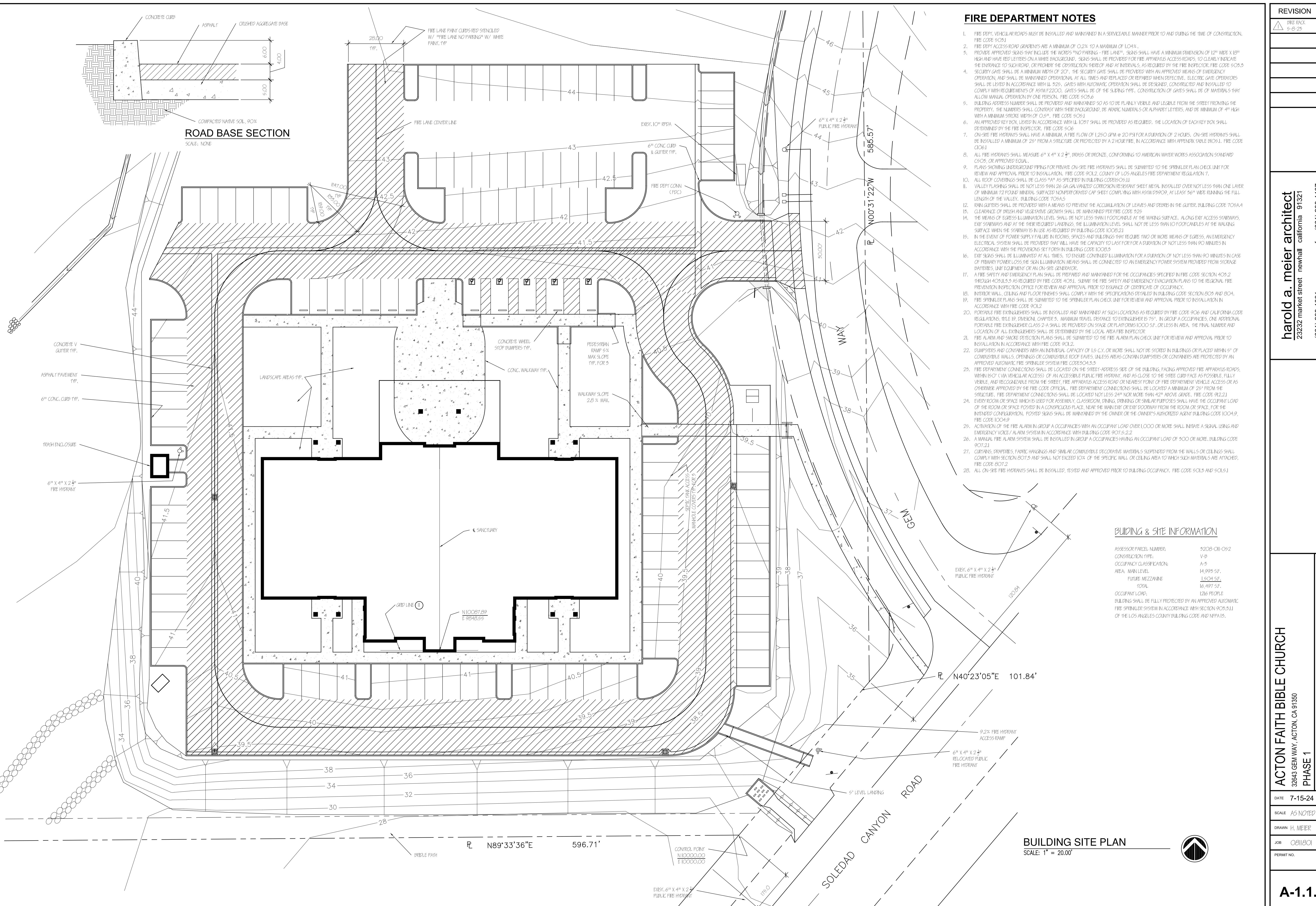
## PHASE 1

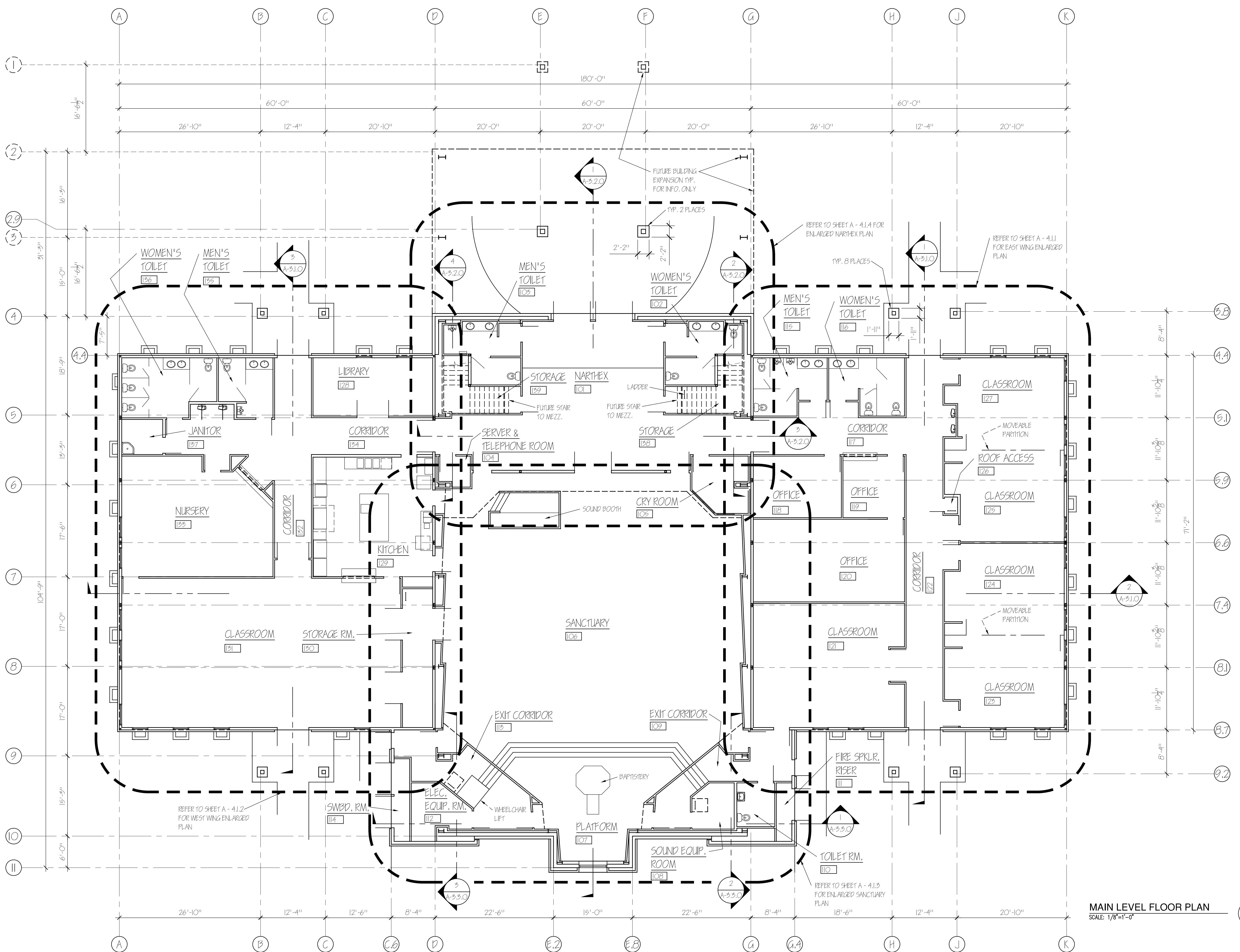
# GEM WAY ALIGNMENT for CUP

**harold a. meier architect**  
23232 market street newhall california 91321  
(661) 288-1081 fax (661) 288-1137

## A-1.1.0.b







# ACTION FAITH BIBLE CHURCH

## 322643 GEM WAY, ACTON, CA 91350

### PHASE 1

---

**harold a. meier architect**  
23232 market street newhall california 91332  
(661) 288-1081 fax (661) 288-1137

**harold a. meier architect**  
23232 market street newhall california 91321  
(661) 288-1081      fax (661) 288-1137

REVISION	BY

6-18-24  
AS NOTED  
H. MEIER  
08/18/01  
PERMIT NO.

## A - 1.2.0

REVISION	BY

ACTON FAITH BIBLE CHURCH  
32643 SEMIWAY, ACTON, CA 91350  
PHASE 1

## EXITING PLAN

DATE 7-15-24  
SCALE AS NOTED  
DRAWN H. MEIER  
JOB 0811801  
PERMIT NO.

A - 1.2.1

NOTES

- TOTAL BUILDING OCCUPANT LOAD EQUALS 969 (131 PERSONS FUTURE) PERSONS X 2 EQUALS TO TOTAL EXIT WIDTH OF 194" REQUIRED (226" FUTURE). TOTAL EXIT DOOR WIDTH PROVIDED IS 528"
- GRAPHICS ON EXIT SIGNS SHALL COMPLY WITH SECTION 101.5.1 OF THE BUILDING CODE.
- EACH GROUND-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN COMPLYING WITH CPC SECTION 101.3
- EACH EXIT DOOR THAT LEADS TO AN EXTERIOR EXIT BY MEANS OF A CORRIDOR, AN EXIT ENCLOSURE OR AN EXIT PASSAGE WAY AND EVERY EXIT ACCESS DOOR FROM AN INTERIOR ROOM THAT IS REQ'D TO HAVE AN EXIT SIGN SHALL HAVE A TACTILE EXIT SIGN COMPLYING WITH CODE SECTION 117B.5.1 #1 & 101.3 #3 WITH THE WORDS "EXIT ROUTE".
- MAXIMUM OCCUPANCY SIGNS SHALL BE POSTED IN EACH ASSEMBLY ROOM HAVING AN ASSEMBLY OCCUPANT LOAD OF 50 OR MORE PEOPLE. EACH SIGN SHALL BE CLEARLY LEGIBLE AND PRINTED WITH A CONTRASTING BACKGROUND. THE SIGN SHALL STATE "MAXIMUM ROOM OCCUPANCY PEOPLE". EACH SIGN SHALL BE MOUNTED 5 FT. ABOVE THE FLOOR NEAR THE PRIMARY EXIT.
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
- EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED AND SHALL BE LISTED IN ACCORDANCE W/ UL 924 AND SHALL BE INSTALLED IN ACCORDANCE W/ MPR'S INSTRUCTIONS AND CHAPTER 27 OF THE BUILDING CODE.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL.
- EMERGENCY LIGHTING FIXTURES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MIN. AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF TRAVEL AT FLOOR LEVEL. A MAX. TO MIN. ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- EACH EXIT DOOR THRU A HORIZ. EXIT SHALL BE IDENTIFIED BY "10 EXIT" IN COMPLIANCE W/ CODE SECTION 117B.5.1 #101.3 #5.

harold a. meier architect  
23232 market street newhall, california 91321  
(661) 288-1081  
fax (661) 288-1137

EXITING PLAN  
SCALE: 1/8"=1'-0"



REVISION BY  
\_\_\_\_\_

harold a. meier architect  
23232 market street newhall, California 91321  
(661) 288-1081  
fax (661) 288-1137

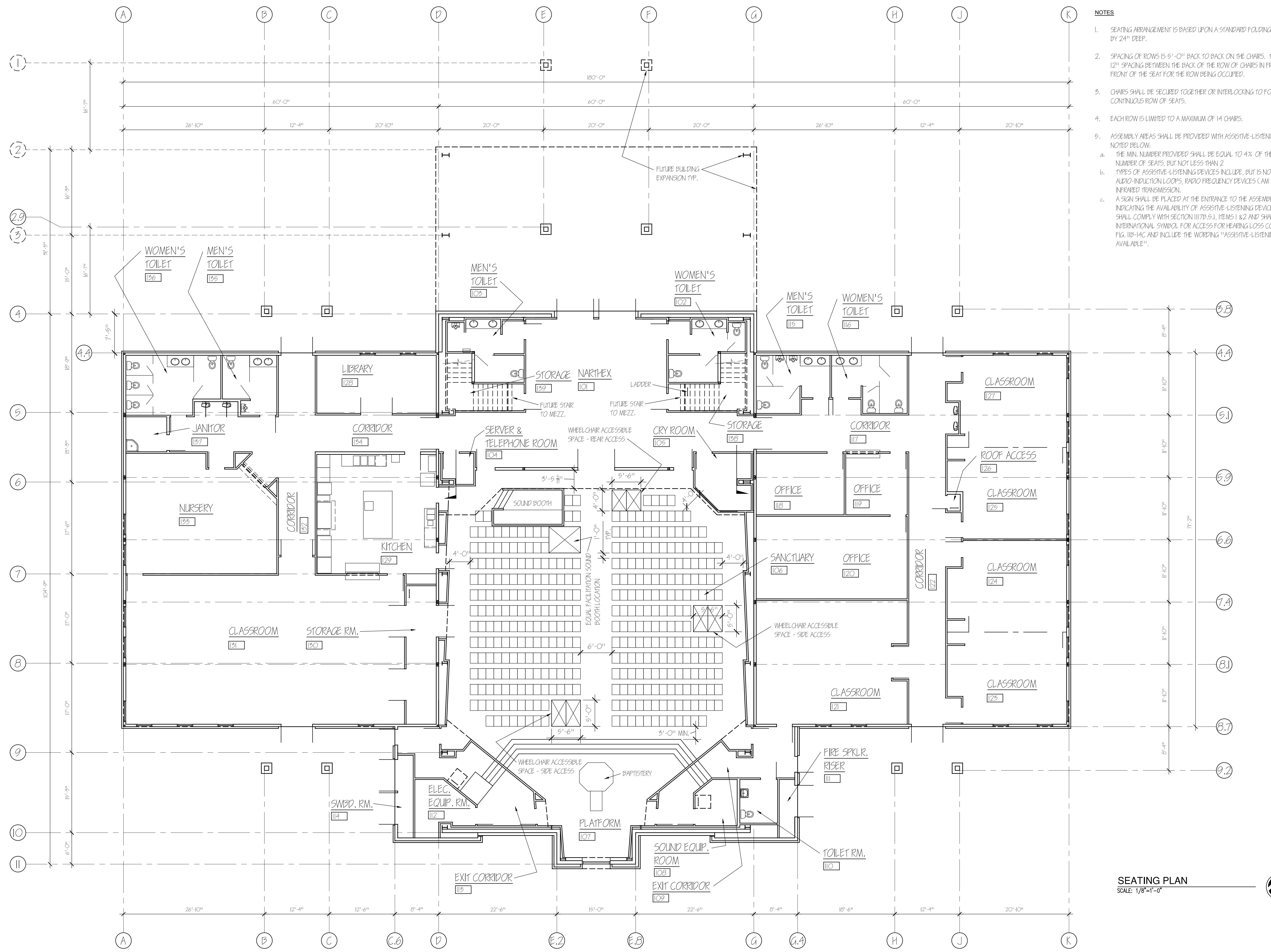
ACTON FAITH BIBLE CHURCH  
32643 SEMWAY, ACTON, CA 91350  
PHASE 1  
SEATING PLAN

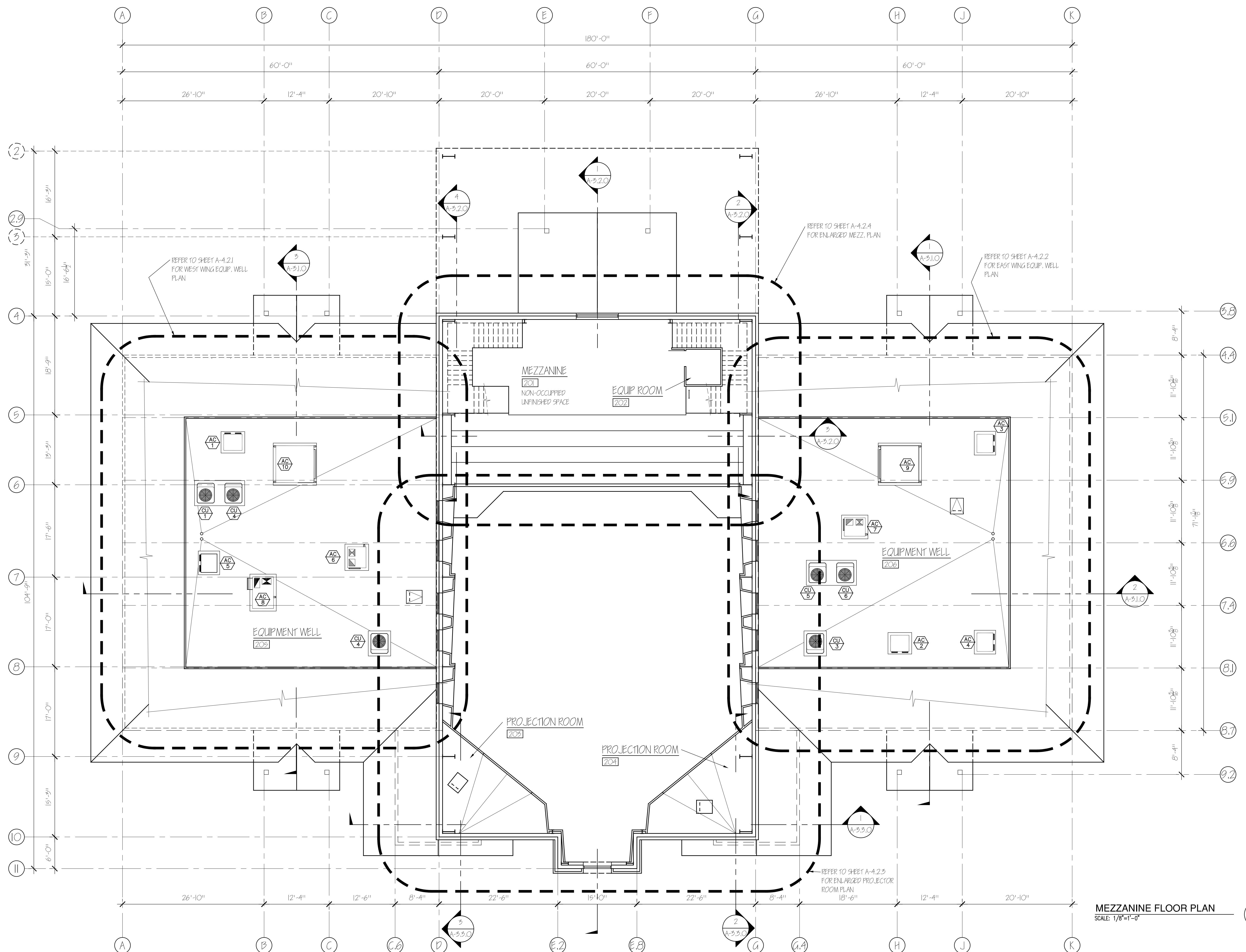
DATE 11-20-12  
SCALE AS NOTED  
DRAWN H. MEIER  
JOB 081801  
PERMIT NO.

A - 1.2.2

NOTES

1. SEATING ARRANGEMENT IS BASED UPON A STANDARD FOLDING CHAIR 18" WIDE BY 24" DEEP.
2. SPACING OF ROWS IS 5'-0" BACK TO BACK ON THE CHAIRS. THIS RESULTS IN A 12" SPACING BETWEEN THE BACK OF THE ROW OF CHAIRS IN FRONT TO THE FRONT OF THE SEAT FOR THE ROW BEING OCCUPIED.
3. CHAIRS SHALL BE SECURED TOGETHER OR INTERLOCKING TO FORM A LONG CONTINUOUS ROW OF SEATS.
4. EACH ROW IS LIMITED TO A MAXIMUM OF 14 CHAIRS.
5. ASSEMBLY AREAS SHALL BE PROVIDED WITH ASSISTIVE LISTENING DEVICES AS NOTED BELOW:
  - a. THE MIN. NUMBER PROVIDED SHALL BE EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS, BUT NOT LESS THAN 2.
  - b. TYPES OF ASSISTIVE LISTENING DEVICES INCLUDE, BUT IS NOT LIMITED TO, AUDIO-INDUCTION LOOPS, RADIO FREQUENCY DEVICES (AM OR FM) AND INFRARED TRANSMISSION.
  - c. A SIGN SHALL BE PLACED AT THE ENTRANCE TO THE ASSEMBLY AREA INDICATING THE AVAILABILITY OF ASSISTIVE LISTENING DEVICES. THE SIGN SHALL COMPLY WITH SECTION 1178.1, ITEMS 1 & 2 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL FOR ACCESS FOR HEARING LOSS COMPLYING WITH FIG. 11B-14C AND INCLUDE THE WORDING "ASSISTIVE LISTENING DEVICES AVAILABLE".





# ACTON FAITH BIBLE CHURCH

---

## 32643 GEM WAY, ACTON, CA 91350

### PHASE 1

# MEZZANINE FLOOR PLAN

**harold a. meier architect**  
23232 market street newhall california 91321  
(661) 288-1081 fax (661) 288-1137

TE 7-15-24  
ALE AS NOTED  
AWN H. MEIER  
3 0811801  
RMIT NO.  
**A-1.3.0**

REVISION	BY

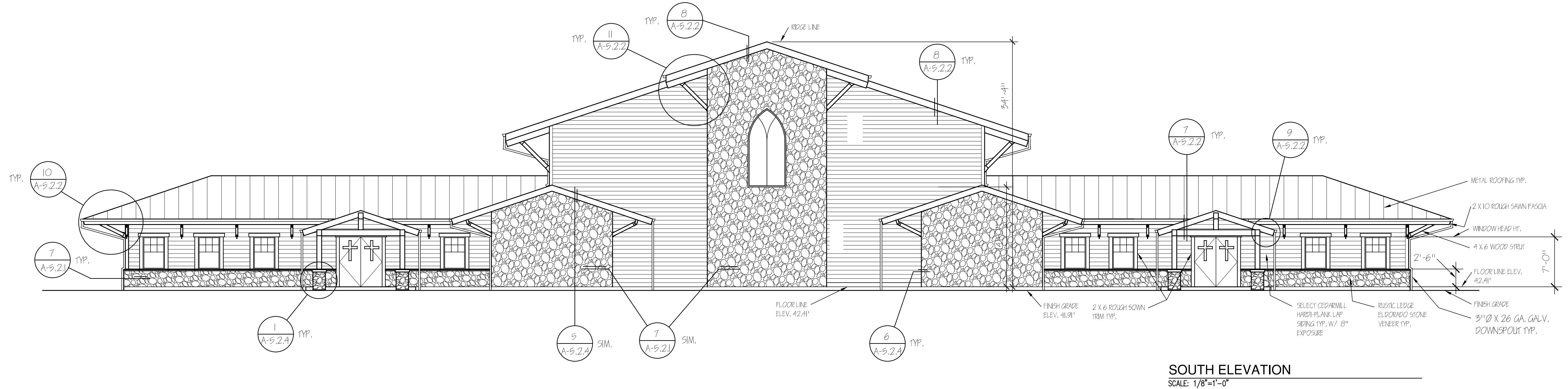
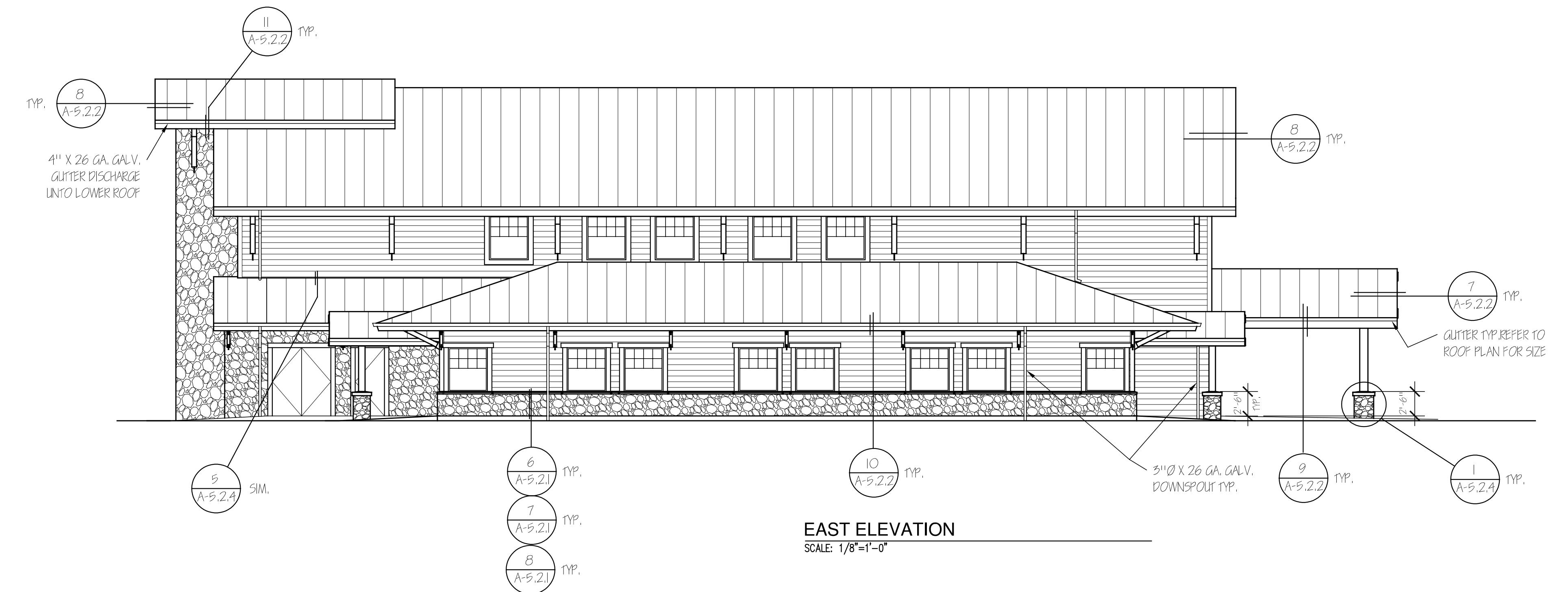
harold a. meier architect  
23232 market street newhall california 91321  
(661) 288-1081  
fax (661) 288-1137

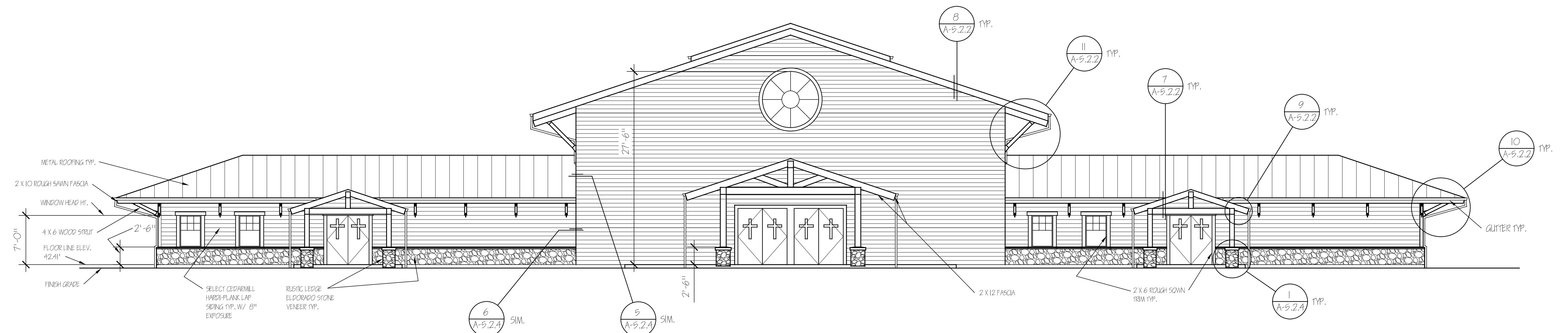
ACTION FAITH BIBLE CHURCH  
32643 GEM WAY, ACTON, CA 91350  
PHASE 1  
ELEVATIONS 1

DATE 7-15-24  
SCALE AS NOTED  
DRAWN H. MEIER  
JOB 0811801  
PERMIT NO.

A-2.1.0

Page 10 of 22



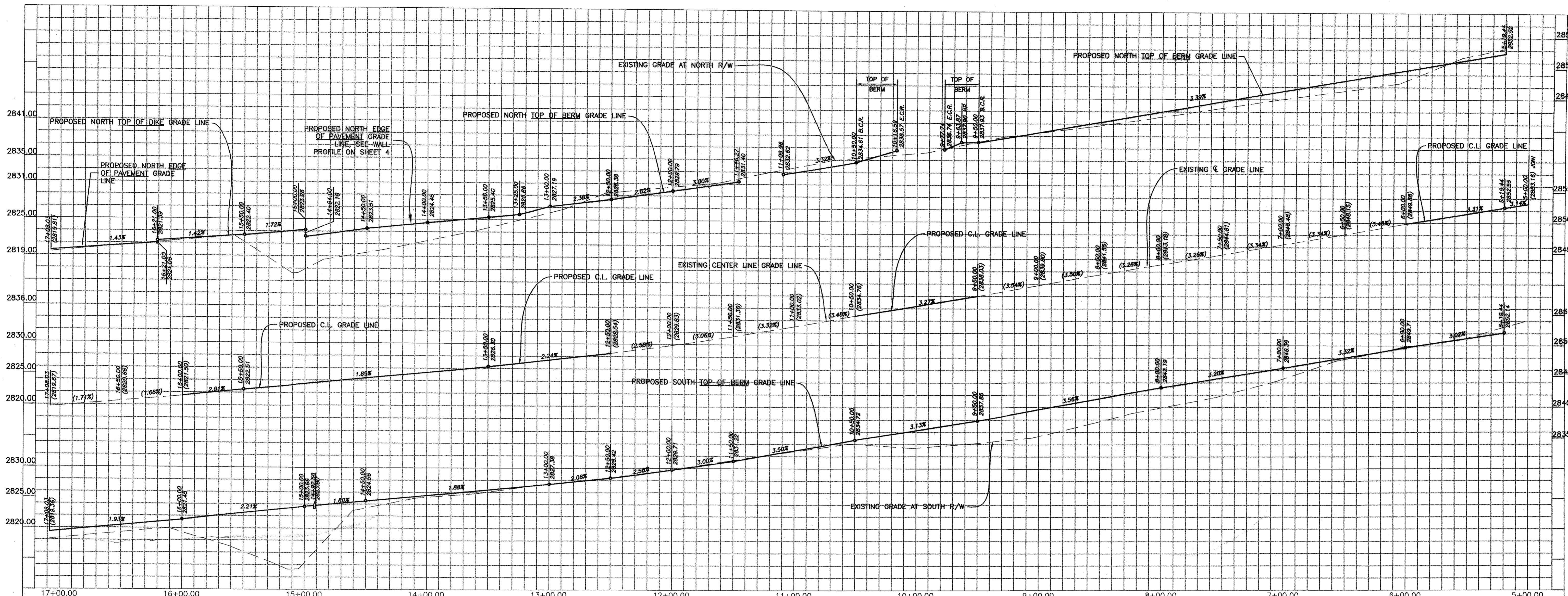




PROFILE SCALE  
HORIZONTAL 1"=40'  
VERTICAL 1"=8'

REVIEWED BY:  
Jeffrey S. Shanks  
ASSISTANT DISTRICT ENGINEER  
DATE: 8-30-07

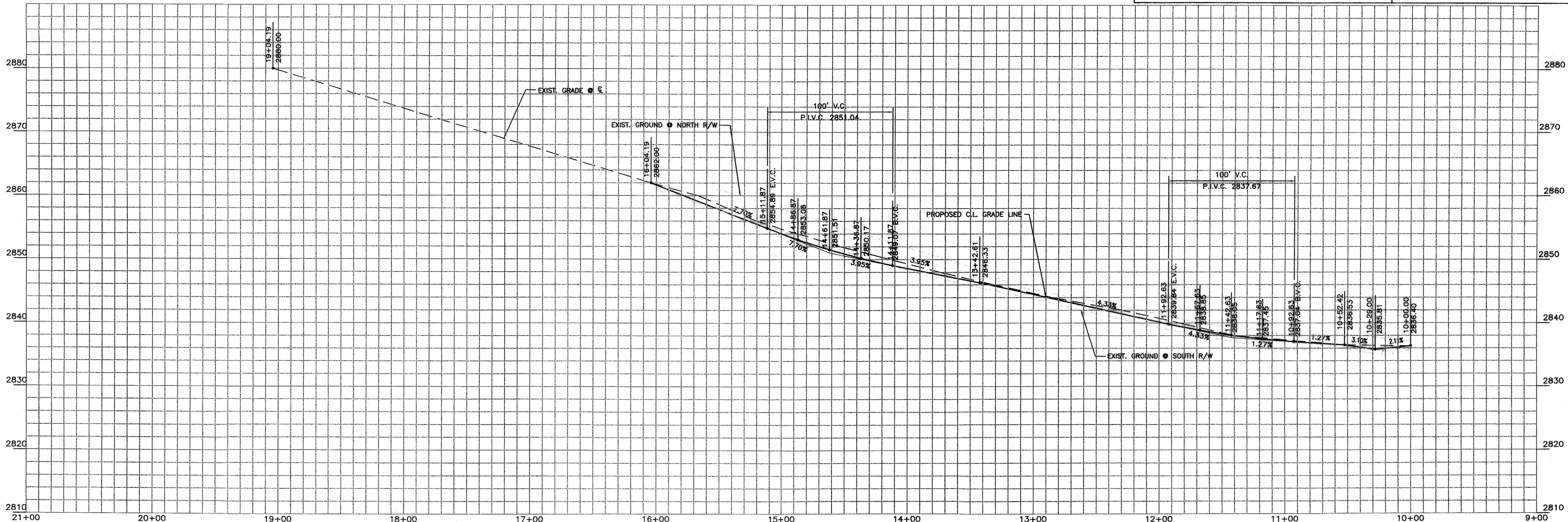
APPROVED BY:  
Mark S. Codd  
DISTRICT ENGINEER  
DATE: 8/30/07



PROFILE SCALE  
HORIZONTAL 1"=40'  
VERTICAL 1"=8'

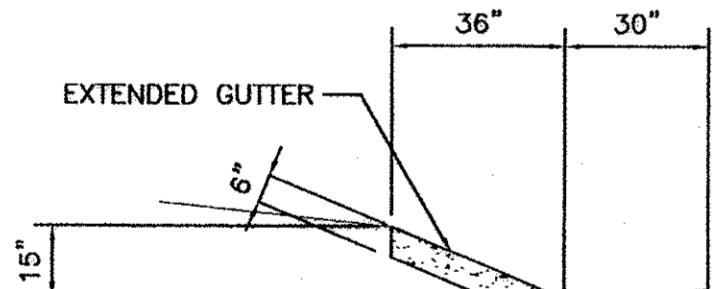
REVIEWED BY:  
Jeffrey J. Hardin  
ASSISTANT DISTRICT ENGINEER  
DATE: 8-30-07

APPROVED BY:  
Mark J. Calder  
DISTRICT ENGINEER  
DATE: 8/30/07



2459 SOLEDAD CANYON ROAD  
APN # 3208-011-066

APN # 3208-011-053

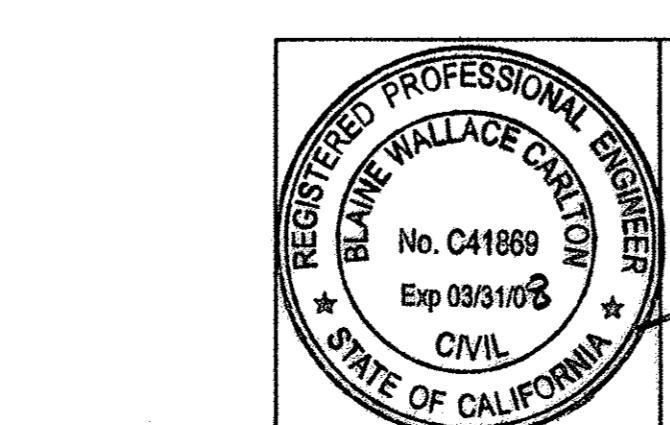


SECTION - MODIFIED PCC GUTTER LADPW STD. 1080-1  
NO SCALE

APN # 3208-011-051

CURVE DATA				
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①	47'30" 20"	350'	290.20'	154.02'
GS	13'24" 48"	350'	81.94'	41.16'
	51'55" 14"	71.77'	65.04'	34.94'

SUBJECT SITE  
2463 SOLEDAD CANYON ROAD  
APN # 3208-011-052



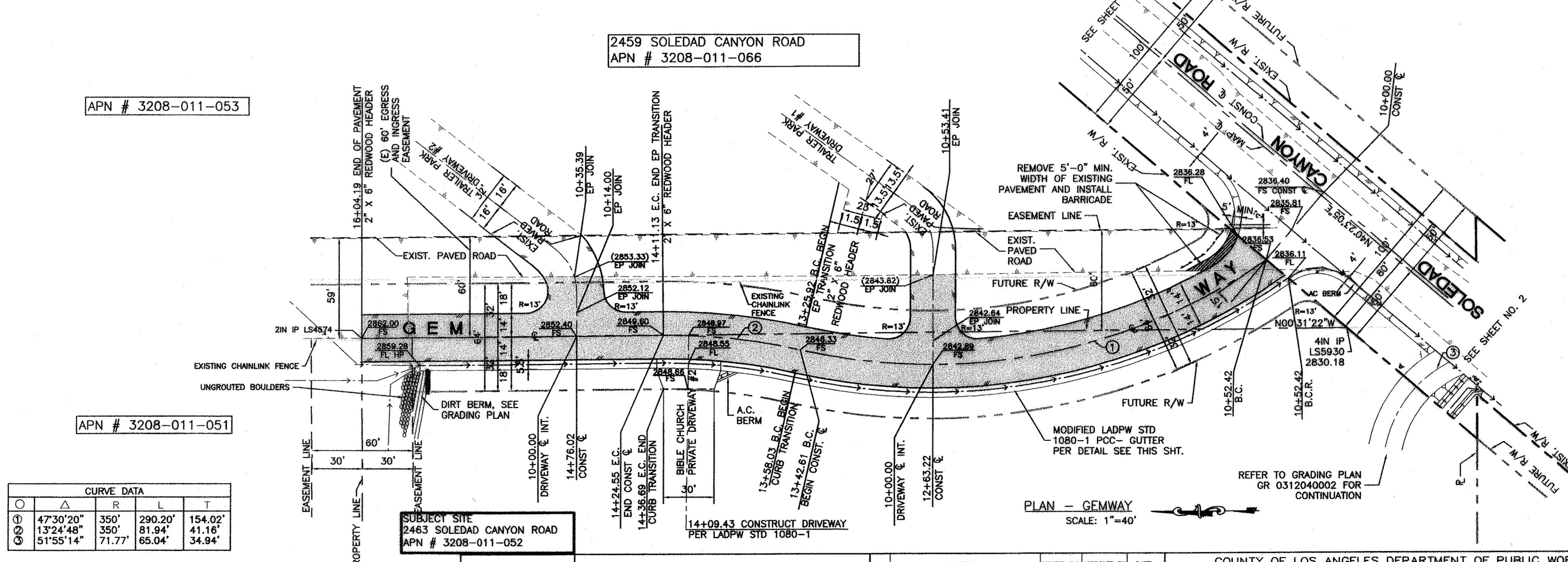
PLANS PREPARED BY:  
Carlton Pacific, Inc.

624-A COMMERCE AVENUE 661-274-0415 TELE  
PALMDALE 2A 63551 661-274-4269 FAX  
E-mail: carlton@qnet.com

41869 03-31-08  
RCE# EXP. DATE

TWO DAYS BEFORE YOU DIG  
CALL USA TOLL FREE  
1-800-227-2600

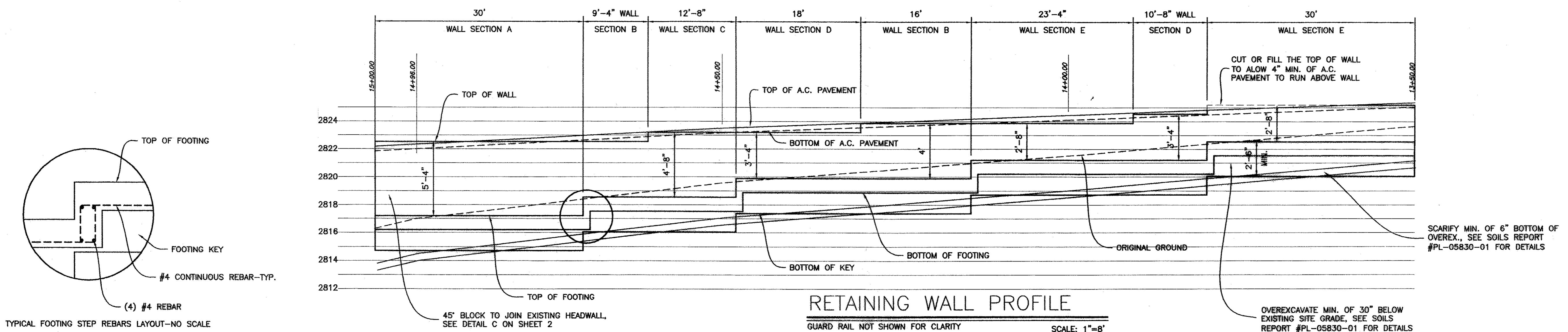
NO.	REVISION	REVISED BY	APPROVED BY	DATE	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS	
					ACTON FAITH BIBLE CHURCH	
1	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC	BNC	09/29/06		
2	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC	BNC	01/08/06		
3	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC/NDR	BNC	03/08/07		
4	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC/NDR	BNC	05/08/07		
5	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC/NDR	BNC	06/08/07		
6	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC/NDR	BNC	07/18/07		
7	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BNC/NDR	BNC	08/27/07	DATE: 08-27-07	JOB: 02-026 C.U.P. 97-141(5) SHEET 3 OF 4



GEM WAY  
STA. 10+00.00 TO STA. 19+04.19

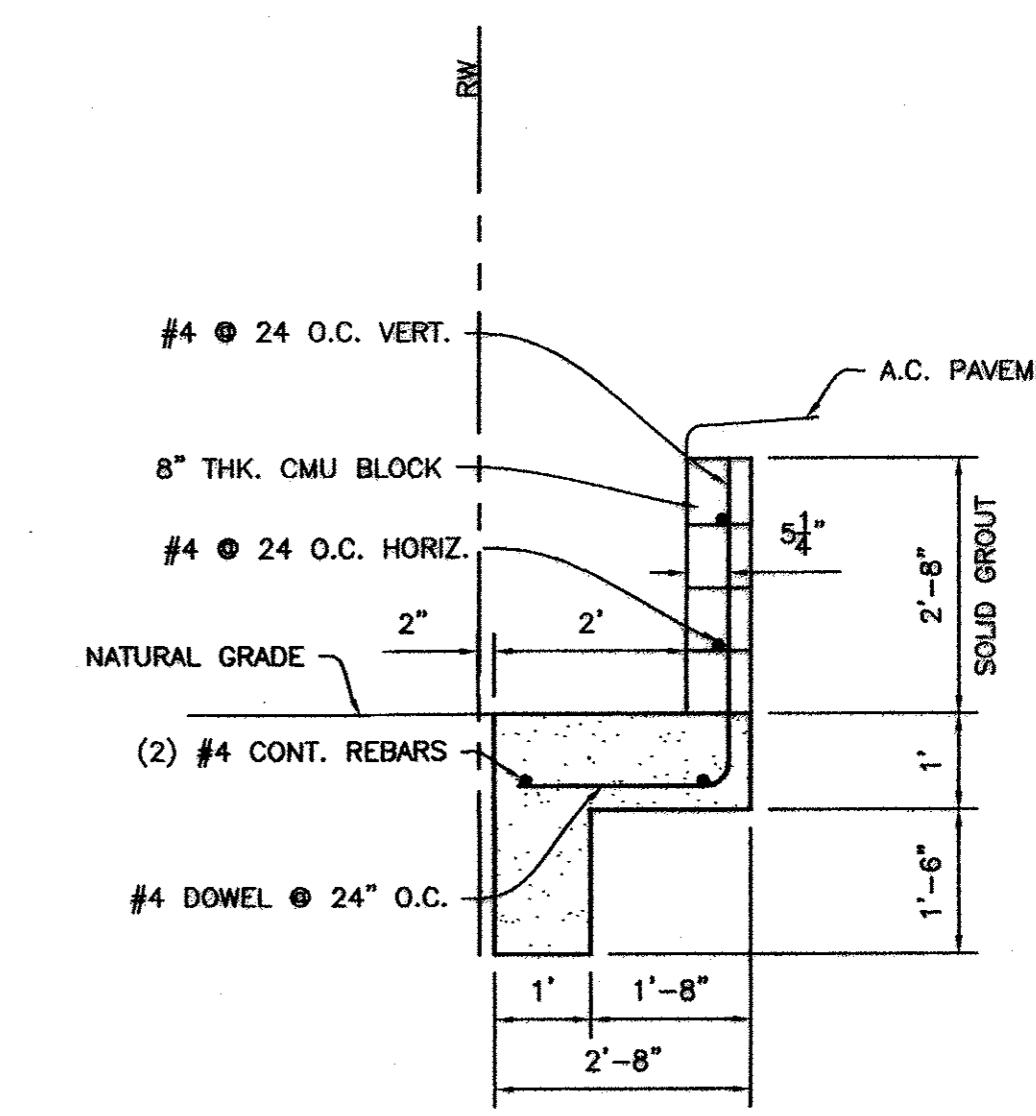
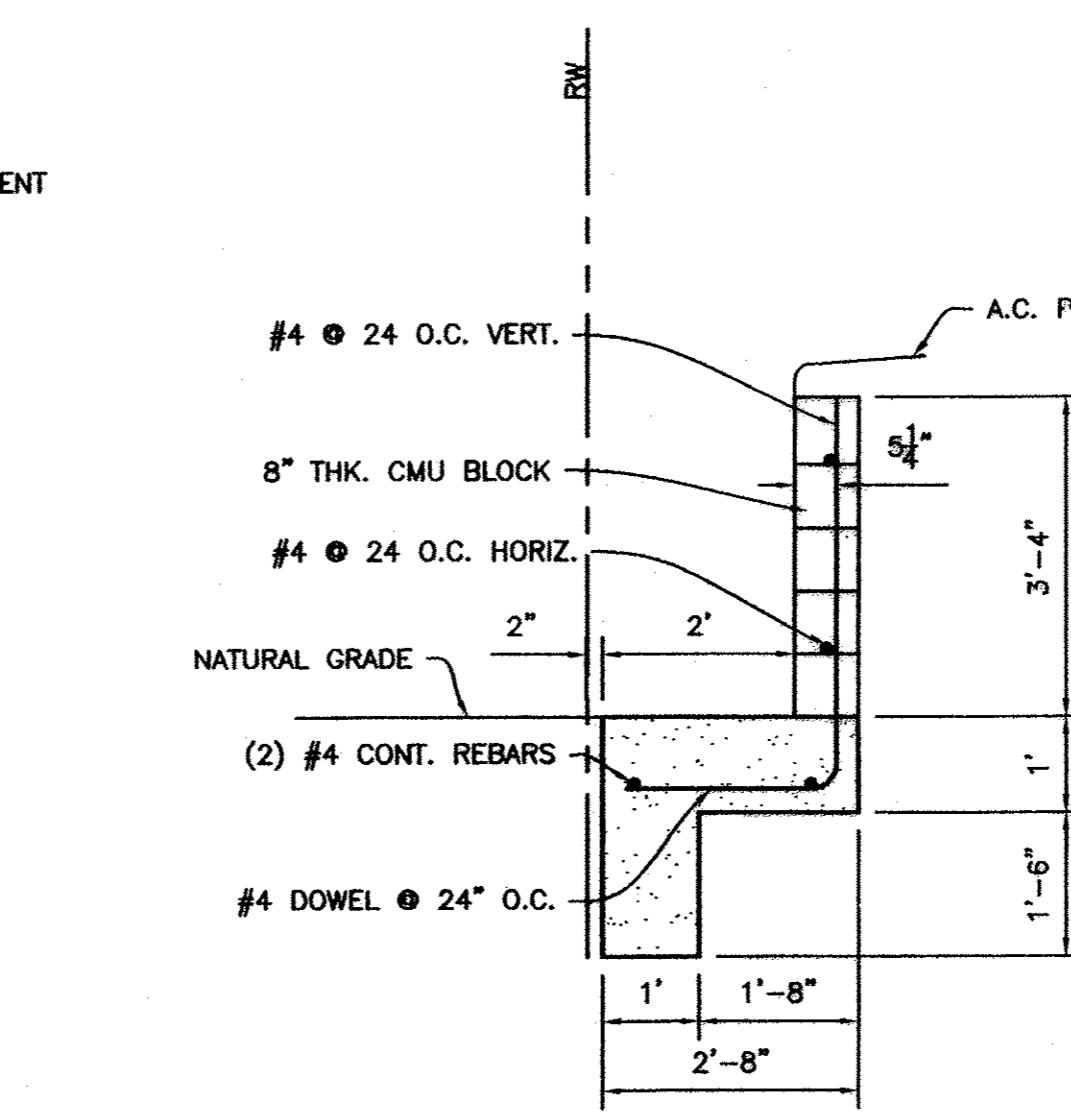
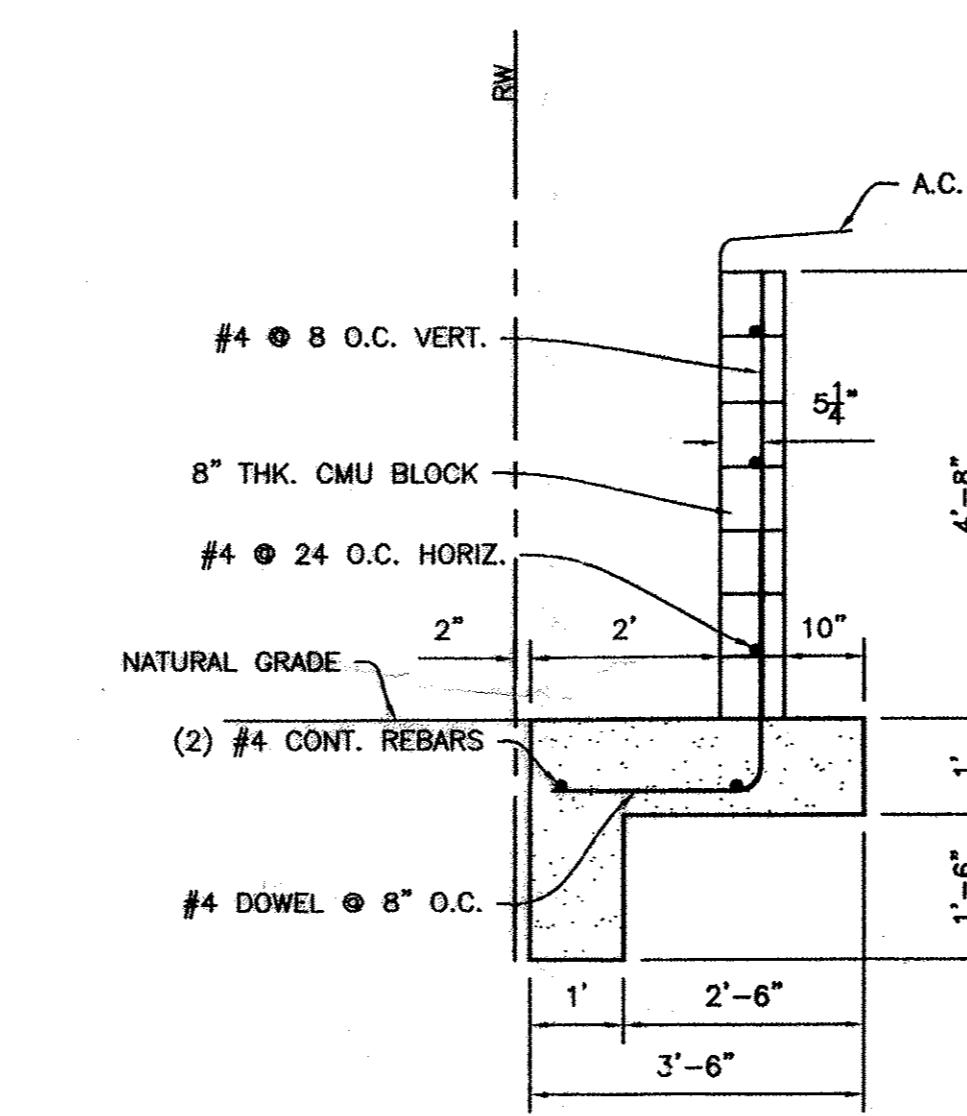
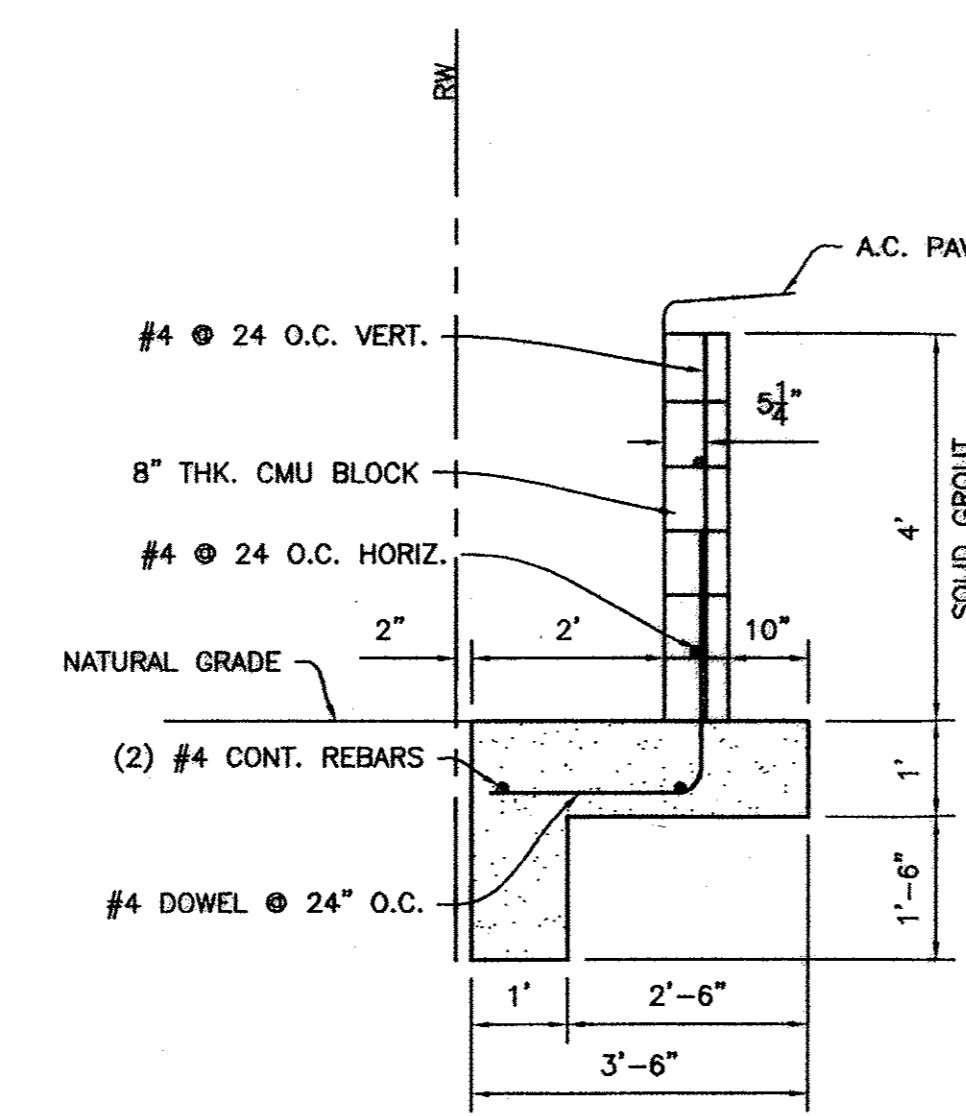
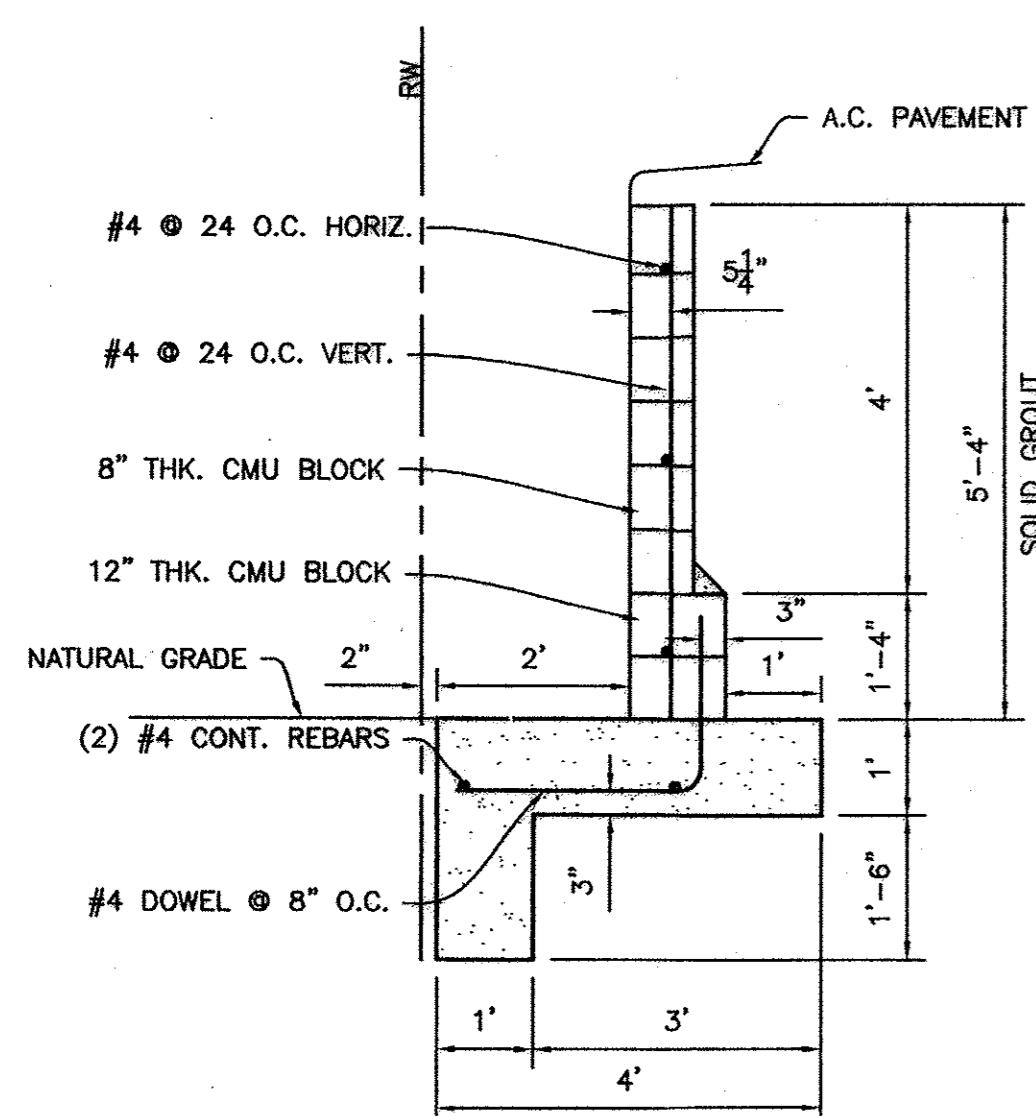
REVIEWED BY:  
John S. Hawkins  
ASSISTANT DISTRICT ENGINEER  
DATE: 8-30-07

APPROVED BY:  
Mark S. Paddell  
DISTRICT ENGINEER  
DATE: 8/30/07

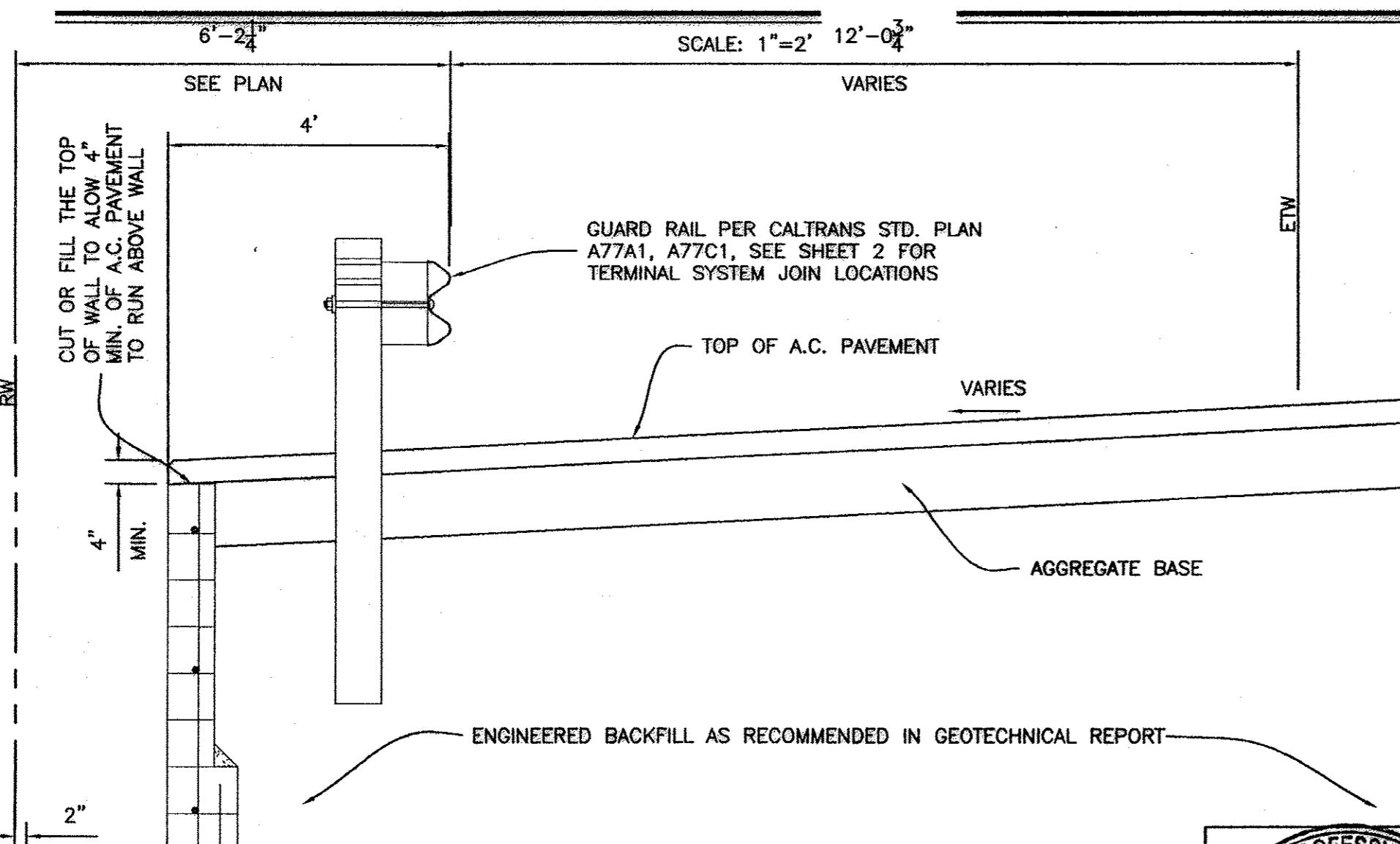


### RETAINING WALL PROFILE

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SCALE: 1"-8'  
VERT: 1"-4'

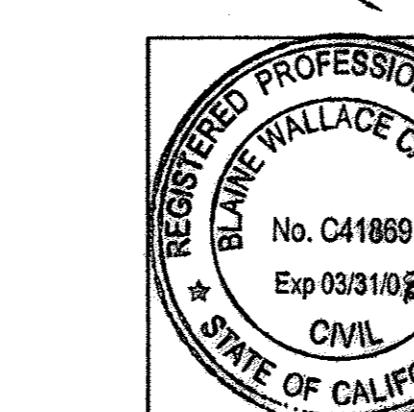


### RETAINING WALL SECTION A



SECTION A-A

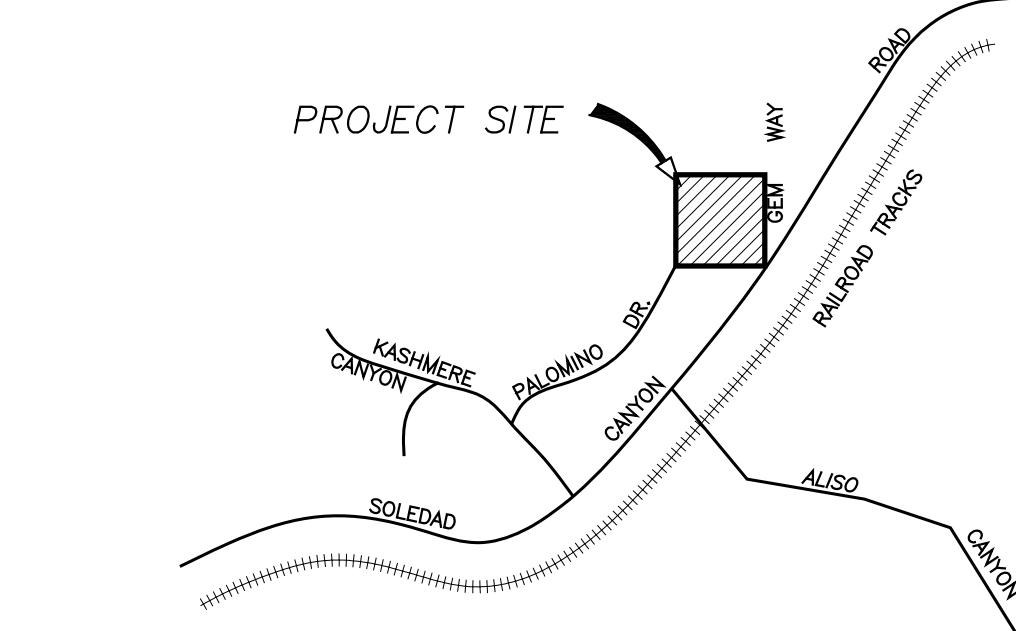
SCALE: 1"-2"



PLANS PREPARED BY:  
Carlton Pacific, Inc.  
624-A COMMERCE AVENUE 661-274-0415 TELE  
PALMDALE, CA 93551 661-274-4269 FAX  
E-mail: carlton@qnet.com  
Blaine W. Carlton 41869 03-31-08  
RCE# EXP. DATE

PERMIT NO. \_\_\_\_\_ CHECKED BY: LOUIS DARBEAU  
TWO DAYS BEFORE YOU DIG  
CALL USA TOLL FREE  
1-800-227-2600  
APPROVED BY: *[Signature]* DATE: 03/30/07

NO.	REVISION	REVISED BY	APPROVED BY	DATE	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
1	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC	BWC	09/29/05	ACTON FAITH BIBLE CHURCH RETAINING WALL SOLEDAD CANYON ROAD STA.13+50.00 TO STA.15+00.00
2	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC	BWC	01/06/06	
3	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC/NDR	BWC	03/06/07	
4	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC/NDR	BWC	05/08/07	
5	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC/NDR	BWC	08/08/07	
6	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC/NDR	BWC	07/18/07	
7	L.A. COUNTY - ROAD MAINTENANCE DIVISION	BWC/NDR	BWC	08/27/07	



# Acton Faith Bible Church

# Acton, California

# Phase I

- L - 1 LANDSCAPE COVER SHEET
- L - 2 LANDSCAPE IRRIGATION PLAN
- L - 3 LANDSCAPE PLANTING PLAN
- L - 4 LANDSCAPE DETAILS
- L - 5 NOTES, SCHEDULES & DETAILS

# SHEET INDEX

harold a. meier architect  
25232 market street newhall california 91332  
661) 288-1081  
fax (661) 288-1081

ERI BREEZE LANDSCAPE & DESIGN  
JOHN SISCO - OWNER  
661-406-065  
CALIFORNIA LICENSE #882905

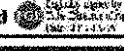
# ACTION GEM BIBLE CHURCH

## 32643 GEM WAY, ACTON, CA 91354

### PHASE 1

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AS NOTED  
H. MEIER  
08/18/01  
IR NO.  
L - 1

ENVIRONMENTAL		AGRICULTURAL																																																							
Analytical Chemists		ECL																																																							
May 25, 2012		Lab ID : SP 1204845-001 Customer ID : 2-23011																																																							
REH Contracting 17675 Sierra Highway Santa Clarita, CA 91351		Sampled On : May 16, 2012- Sampled By : Ray Hensley Received On : May 16, 2012-13:54 Matrix : Soil																																																							
Description : Acton Faith Bible Church Project : REH Contracting		Sample Results - Ag																																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Constituent</th> <th style="text-align: left;">Result</th> <th style="text-align: left;">PQL</th> <th style="text-align: left;">Units</th> <th style="text-align: left;">Note</th> <th style="text-align: left;">Sample Preparation Method</th> <th style="text-align: left;">Date/ID</th> <th style="text-align: left;">Sample Analysis Method</th> <th style="text-align: left;">Date/ID</th> </tr> </thead> <tbody> <tr> <td>Physical Char. (%)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>% Sand</td> <td>62.0</td> <td>0.5</td> <td>%</td> <td></td> <td>CSS547.3</td> <td>05/23/12:205684</td> <td>CSS547.3</td> <td>05/24/12:207448</td> </tr> <tr> <td>% Silt</td> <td>22.3</td> <td>0.5</td> <td>%</td> <td></td> <td>CSS547.3</td> <td>05/23/12:205684</td> <td>CSS547.3</td> <td>05/24/12:207448</td> </tr> <tr> <td>% Clay</td> <td>15.7</td> <td>0.5</td> <td>%</td> <td></td> <td>CSS547.3</td> <td>05/23/12:205684</td> <td>CSS547.3</td> <td>05/24/12:207448</td> </tr> <tr> <td>Soil Texture</td> <td>Sandy loam</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Constituent	Result	PQL	Units	Note	Sample Preparation Method	Date/ID	Sample Analysis Method	Date/ID	Physical Char. (%)									% Sand	62.0	0.5	%		CSS547.3	05/23/12:205684	CSS547.3	05/24/12:207448	% Silt	22.3	0.5	%		CSS547.3	05/23/12:205684	CSS547.3	05/24/12:207448	% Clay	15.7	0.5	%		CSS547.3	05/23/12:205684	CSS547.3	05/24/12:207448	Soil Texture	Sandy loam								SD - Non-Detected. PQL - Practical Quantitation Limit. Contains: (BPA) Bag - Paper Preservatives: N/A	
Constituent	Result	PQL	Units	Note	Sample Preparation Method	Date/ID	Sample Analysis Method	Date/ID																																																	
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Soil Texture	Sandy loam																																																								
<h2 style="text-align: center;">LANDSCAPE PLAN APPROVED</h2> <p style="text-align: center;">For Water Efficient Landscape Ordinance only</p> <p>APPROVED BY: <u>John</u>      REC NO. <u>61208</u>      DATE <u>2/25/13</u></p> <p>CHECKED BY: <u>John</u>      DATE <u>2/25/13</u></p> <p style="text-align: center;">LAND DEVELOPMENT DIVISION COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS</p>		Reference and Approved by <u>Chad Lessard</u>  																																																							
Corporate Office & Laboratory 1803 Corporation St. #101 Santa Paula, CA 93060 TEL: (805)499-0000 FAX: (805)499-4172 / Ag FAX: (805)382-2108 CANELAP Certification No. 81110CA		Office & Laboratory 2500 Brixwood Blvd Stockton, CA 95214 TEL: (209)348-3812 FAX: (209)348-3812 CA ELAP Certification No. 1663		Office & Laboratory 583 E. Linda Avenue Chico, CA 95926 TEL: (530)343-3818 FAX: (530)343-3807 CA ELAP Certification No. 2870		Office & Laboratory 3442 Empress Drive, Suite D San Luis Obispo, CA 93401 TEL: (805)788-2340 FAX: (805)785-4172 CA ELAP Certification No. 2776		Field Office Visalia, California TEL: (559)734-9473 Mobile: (657)377-2399 FAX: (559)734-8439																																																	

**EGI**  
**ENVIRONMENTAL AGRICULTURAL**  
Analytical Chemists

May 22, 2012  
**REH Contracting**  
17675 Sierra Highway  
Santa Clarita, CA 91351

Lab ID : SP 1204845-001  
Customer ID : 2-23011

Sampled On : May 16, 2012  
Sampled By : Ray Hensley  
Received On : May 16, 2012  
Depth : 0-4"  
Meth Irrg. : Drip

Description : Acton Faith Bible Church  
Project : REH Contracting

**LANDSCAPE SOIL ANALYSIS**

Test Description	Result	Units	Optimum Range	Graphical Results Presentation				
				Very Low	Moderately Low	Optimum	Moderately High	Very High
<b>Primary Nutrients</b>								
Nitrate-Nitrogen	0.790	Lbs/1000ft	0.51 - 2.3	██████████	██████████	██████████	██████████	██████████
Phosphorus	0.83	Lbs/1000ft	2.1 - 2.9	██████████	██████████	██████████	██████████	██████████
Potassium (Exch)	11.1	Lbs/1000ft	3.0 - 18	██████████	██████████	██████████	██████████	██████████
Potassium (Sol)	1.58	Lbs/1000ft	2.2 - 9.3	██████████	██████████	██████████	██████████	██████████
<b>Secondary Nutrients</b>								
Calcium (Exch)	110	Lbs/1000ft	91 - 120	██████████	██████████	██████████	██████████	██████████
Calcium (Sol)	7.05	Lbs/1000ft	2.6 - 14	██████████	██████████	██████████	██████████	██████████
Magnesium (Exch)	18.7	Lbs/1000ft	9.2 - 18	██████████	██████████	██████████	██████████	██████████
Magnesium (Sol)	2.02	Lbs/1000ft	0.0 - 3.1	██████████	██████████	██████████	██████████	██████████
Sodium (Exch)	5.0	Lbs/1000ft	0.0 - 8.7	██████████	██████████	██████████	██████████	██████████
Sodium (Sol)	5.34	Lbs/1000ft	0.0 - 21	██████████	██████████	██████████	██████████	██████████
Sulfate	5.78	Lbs/1000ft	3.1 - 91	██████████	██████████	██████████	██████████	██████████
<b>Micro Nutrients</b>								
Zinc	0.0367	Lbs/1000ft	0.069 - 3.8	██████████	██████████	██████████	██████████	██████████
Manganese	1.00	Lbs/1000ft	0.14 - 5.7	██████████	██████████	██████████	██████████	██████████
Iron	1.54	Lbs/1000ft	0.50 - 6.3	██████████	██████████	██████████	██████████	██████████
Copper	0.0643	Lbs/1000ft	0.011 - 3.7	██████████	██████████	██████████	██████████	██████████
Boron	0.0184	Lbs/1000ft	0.023 - 0.13	██████████	██████████	██████████	██████████	██████████
Chloride	4.92	Lbs/1000ft	0.18 - 19	██████████	██████████	██████████	██████████	██████████
<b>CEC</b>	8.23	mcu/100g	14 - 35	██████████	██████████	██████████	██████████	██████████
<b>% Base Saturation</b>								
CEC - Calcium	72.9	%	60 - 80	██████████	██████████	██████████	██████████	██████████
CEC - Magnesium	20.4	%	10 - 20	██████████	██████████	██████████	██████████	██████████
CEC - Potassium	3.77	%	1.0 - 6.0	██████████	██████████	██████████	██████████	██████████
CEC - Sodium	2.89	%	0.0 - 5.0	██████████	██████████	██████████	██████████	██████████
CEC - Hydrogen	0.00	%	0.0 - 3.0	██████████	██████████	██████████	██████████	██████████
				Strongly Acidic	Moderately Acidic	Near Neutral	Moderately Alkaline	Strongly Alkaline
<b>pH</b>	7.50	—	6.5 - 7.5	██████████	██████████	██████████	██████████	██████████

Good

Problem

██████████ Indicates physical conditions and/or phenological and/or sediment requirements.

Corporate Office & Laboratory

650 Corporation Street

Santa Paula, CA 93060

TEL: (805)362-2000

Fax: (805)325-4172 / Ag Fax: (805)392-2083

CANELAP Certification No. 01110CA

Office & Laboratory

2500 Stagecoach Road

Stockton, CA 95216

TEL: (209)462-0182

FAX: (209)542-0423

CA ELAP Certification No. 1653

Office & Laboratory

563 E. Linda Avenue

Chico, CA 95926

TEL: (530)343-5818

FAX: (530)243-3807

CA ELAP Certification No. 2870

Office & Laboratory

3442 Empress Drive, Suite D

San Luis Obispo, CA 93401

TEL: (805)734-8473

Mobile: (559)737-2399

FAX: (805)525-4172

Field Office

Visalia, California

TEL: (559)734-8473

Mobile: (559)737-2399

FAX: (559)734-8473

May 22, 2012  
**REH Contracting**  
 Lab ID : SP 1204845 001  
 Customer ID : 2-23011  
 Description : Acton Faith Bible Church

### LANDSCAPE SOIL ANALYSIS

Test Description	Result	Units	Optimum Range	Graphical Results Presentation							
				Satisfactory	Possible Problem	Moderate Problem	Increasing Problem	0	1	2	3
Others											
Soil Salinity	0.80	mmhos/cm	0.0 - 2.0								
SAR	1.5		0.0 - 6.0								
Limestone	< 0.10	%	0.0 - 0.50								
Lime Requirement	0	Tons/AC <sup>1</sup>	---	0							
Gypsum Requirement	< 0.50	Tons/AC <sup>1</sup>	---	0							
Moisture	1.8	%	2.1 - 15	Very Low	Moderately Low	Optimum	Moderately High	Very High			
Saturation	21.1	%	40 - 50	Loamy Sand	Sandy Loam	Loam	Sil. Loam	Clay Loam	Clay	Clay	Organic

Cloud  Problem  Increase physical conditions and/or physiological and a nutrient requirement.

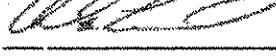
Note: Soils with gypsum requirements over 10 tons should be applied incrementally at a maximum of 10 tons per acre per year and reanalyzed yearly after each application.

Soil pH & Limestone levels are important to consider when making plant selections. Soil pH levels above 7.0 are not suitable for acid loving plants. Soils containing limestone are not suitable for plants sensitive to Limestone.

### Fertilization Recommendations

Nutrients	Lbs/1000 SqFt	via	Nutrients	Lbs/1000 SqFt	via
Nitrogen	None	Se <sup>1</sup>	Manganese	None	Soil
Phosphorus	1.5	Se <sup>1</sup>	Iron	None	Soil
Potassium (K2O)	0.9	Se <sup>1</sup>	Copper	None	Soil
Magnesium	None	Se <sup>1</sup>	Boron	None	Soil
Sulfur	None	Se <sup>1</sup>	Lime	None	Soil
Zinc	0.4	Se <sup>1</sup>			

FRUIT GROWERS LABORATORY, INC.



Chad Lessard, Director of Ag. Services

CEL:SVH

This architectural site plan illustrates the layout of a church property and its surrounding infrastructure. The plan shows a central 'CHURCH BUILDING' with a rectangular footprint and a cross-shaped entrance. To the left of the church is a 'CONCRETE WALKWAY' leading to an 'ASPHALT DRIVEWAY'. The property is bounded by a '60' ROAD & UTILITY EASEMENT' on the top and a '60.00' ROAD & UTILITY EASEMENT' on the right. A 'RIGHT OF WAY LINE' is also indicated on the right side. The plan includes 'LANDSCAPE AREAS' with various hatching patterns. A 'BRIDLE PATH' is shown on the far left. The property is located at coordinates  $N 589^{\circ} 35' 39'' E 663.55'$  and  $N 500^{\circ} 32' 00'' E 663.05'$ . The plan also shows the intersection of 'SOLEDAD CANYON ROAD' and 'E GEM WAY'.

## KEY PLAN

**POC DESIGNATION:** CONNECT NEW DESIGNATED 2" WATER METER TO THE PROPOSED 8" WATER MAIN ON GLEN WAY  
**NAME OF WATER PURVEYOR:** Los Angeles County Waterworks District - Antelope Valley Office: 260 East Avenue K-8, Lancaster, CA 93535  
Phone: (661) 942-1157, EXT. 2 (ENGINEERING), Fax: (661) 723-7027  
**SIZE OF WATER METER:** 2"  
**STATIC WATER PRESSURE:** 123 PSI  
**DESIGN PRESSURE:** 20 PSI, MIN. TO 120 PSI MAX.

**HIGHEST SYSTEM PRESSURE LOSS CALCULATION**

Pressure needed for farthest bubbler at worst hydraulic condition:	20			
	Qty	Unit	pl/unit	psi loss
Pressure Regulator	1	ea	2.5	2.5
Backflow Device	1	ea	12	12
2" Bronze Gate Valve	1	ea	0.45	0.45
1" Irrigation Control Valve	1	ea	1.8	1.80
Pressure loss through Sch-40 lateral line 1/2"	0	Lf	0.0558	0
Pressure loss through Sch-40 lateral line 3/4"	72	Lf	0.0512	3.6864
Pressure loss through Sch-40 lateral line 1"	30	Lf	0.0335	1.005
Pressure loss through Sch-40 lateral line 1 1/4"	0	Lf	0.0271	0
Pressure loss through Sch-40 main line 1.5"	0	Lf	0.0234	0
Pressure loss through Sch-40 main line 2"	492	Lf	0.0173	8.5116
Elevation change	-15	Lf	0.433	-6.50
<b>subtotal</b>				<b>23.46</b>
10% fitting loss				2.35

<b>Total Pressure Loss</b>			<b>25.80</b>
<b>Summary:</b>			
AVAILABLE STATIC PRESSURE AT POC:			<b>123</b>
REQUIRED SYSTEM MINIMUM PRESSURE:			<b>25.80</b>
RESIDUAL PRESSURE:			<b>97.20</b>
ADJUST PRESSURE REGULATOR AT POC TO:			<b>32.25</b>
RESIDUAL FROM ADJUSTED PRESSURE:			<b>6.45</b>

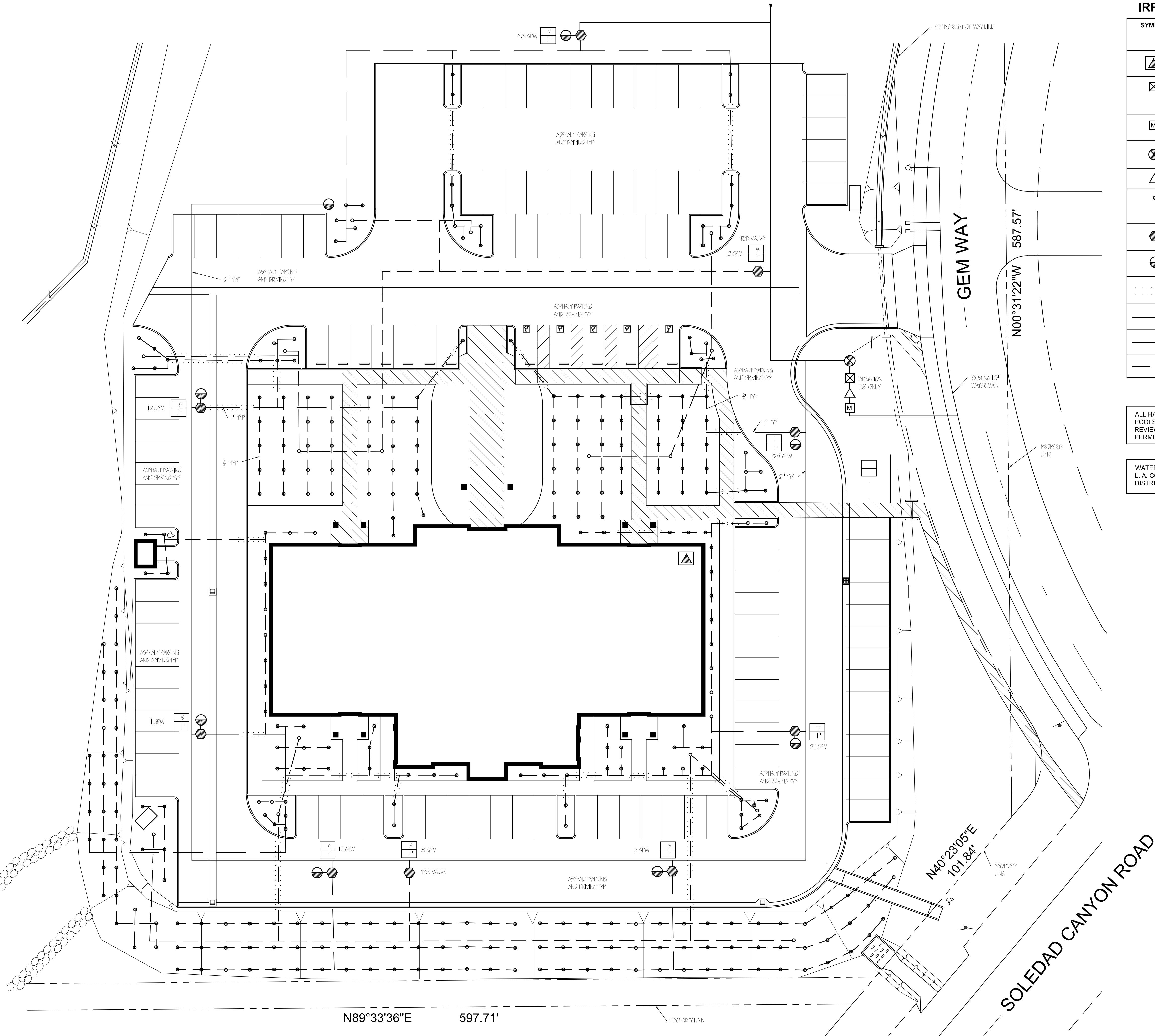
## PRESSURE LOSS CALCULATION

ASSESSOR PARCEL NUMBER:	3208-011-052
LEGAL DESCRIPTION:	9.97 MORE OR LESS ACRES BEING OF ST SW $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SEC 31 T 5N R 12W
PROJECT ADDRESS:	32643 GEM WAY
OWNER:	ACTON FAITH BIBLE CHURCH
OWNER ADDRESS:	P. O. BOX 398, ACTON, CA 93510
BUILDING CODE:	2011 COUNTY OF LOS ANGELES BUILDING CODE AND THE GREEN BUILDING CODE.
C. U. P.	97-141

# DIL ANALYSIS REPORT

# BUILDING CODE INFO.

# WATER AUDIT NOTE



## IRRIGATION LEGEND

SYMBOL	PRODUCT MAN-UFACTURER	MODEL	DESCRIPTION
	HUNTER	I-CORE	COMMERCIAL AUTOMATIC CONTROLLER WITH SOLAR SYNC SENSOR
	WILKINS	825Y	2" BACKFLOW DEVICE ASSEMBLY WITH WYE FILTER AND PRESSURE REGULATOR. INSTALL WITHIN VANDAL RESISTANT ENCLOSURE AND FROST PREVENTION BLANKET.
	McCALLS	MTR-LL 2PMM	2" WATER METER
	HUNTER	ICV 201G	HIGH PRESSURE GLOBE VALVE - 2" FLOW RATE: 40 TO 150 GPM FLOW CONTROL
	NIBCO	T113	GATE VALVE (CROSS OR WHEEL HANDLE)
	RAINBIRD	XED-80	XERI-BIRD 8 MULTI-OUTLET EMISSION DEVICE WITH 2 GPM XBT-20PC, V-STAKE, BUGCAP (DBC-025)
	HUNTER	ICZ-101	1" DRIP ZONE CONTROL VALVE KIT (FILTER PLUS PRESSURE REGULATOR)
	HUNTER	HQ-33DLRC	$\frac{3}{4}$ " QUICK COUPLER VALVE (QCV) 2-PIECE BRASS AND STAINLESS STEEL WITH LOCKING CAP
.....			SLEEVE SCHEDULE 40 PVC
_____			2" SCHEDULE 40 PVC
_____			1" SCHEDULE 40 PVC
_____			$\frac{3}{4}$ " SCHEDULE 40 PVC

ALL Hardscape, Retaining walls, Swimming pools, and/or block walls must be reviewed and approved under a separate permit.

WATER PURVEYOR:  
L. A. COUNTY WATERWORKS  
DISTRICT 38

## WATER USAGE ESTIMATION (MAWA) (ETWL)

(MAWA) (ETWU)		
CATAGORY	UNITS	
Hydrozone Callout		(1)
Hydrozone		Shrub
Water Use Requirements		Low
Hydrozone Area (HA)	Square Ft.	25,250
Irrigation Method		Drip
Water Type		County
Special Landscape Area (SLA)	Square Ft.	0
Percent Area Use	Percentage	100%
Yearly ET <sub>o</sub> (ET <sub>o</sub> ) <sup>*</sup>	Inches/Year	46.6
Yearly Average Plant Factor (PF)		0.5
Estimated Efficiency (IE)		0.90
Estimated Total Water Usage (ETMU)	HCF/Year	542
	Gallons/Year	405,291
	Acre Ft/Year	1.24
Maximum Applied Water Allowance (MAWA)	HCF/Year	683
	Gallons/Year	510,666
	Acre Ft/Year	1.57

**harold a. meier architect**  
23232 market street newhall california 91321

DESERT BREEZE LANDSCAPE & DESIGN  
JOHN SISCO - OWNER  
231-400-3335

661-406-065  
CALIFORNIA LICENSE 882905

# ACTON FAITH BIBLE CHURCH

32643 GEM WAY, ACTON, CA 91354

## PHASE 1

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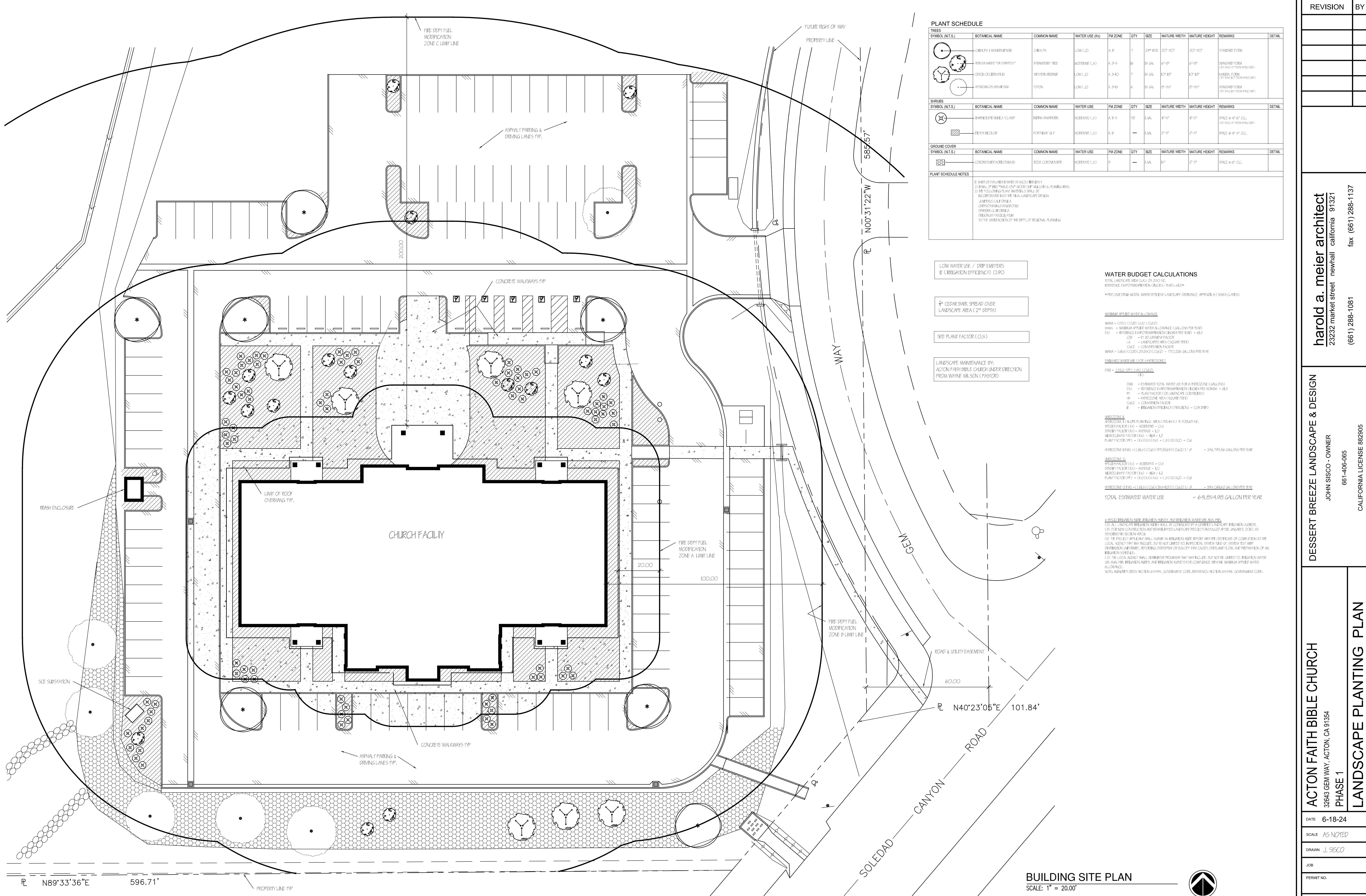
# LANDSCAPE IRRIGATION PLAN

DATE 6-18-24  
SCALE AS NOTED  
DRAWN J. SISCO  
JOB  
PERMIT NO.  
L - 2

# **BUILDING SITE PLAN**

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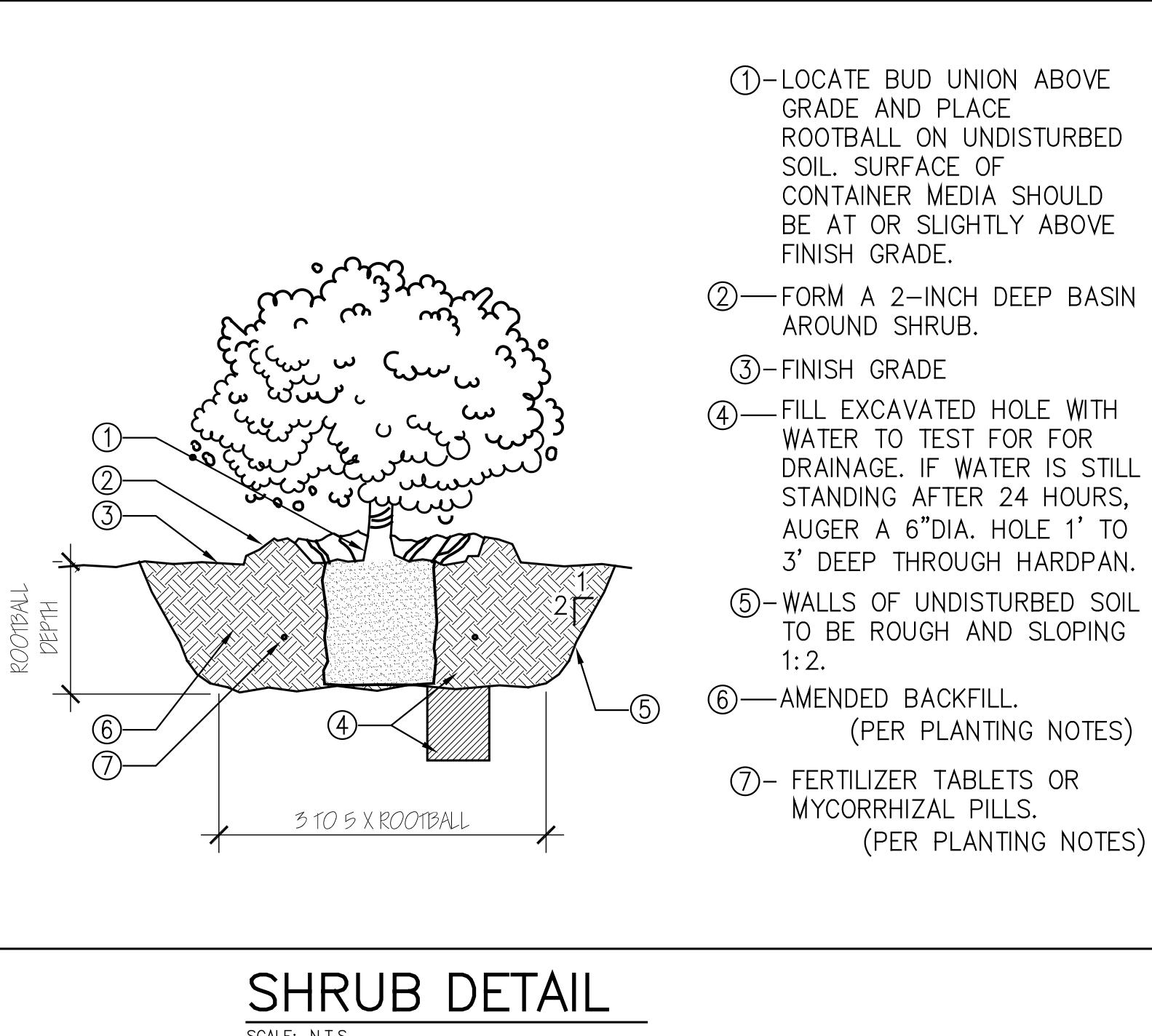
REVISION	BY

harold a. meier architect  
23232 market street newhall, California 91321  
(661) 285-1137  
(661) 288-1081

DESSERT BREEZE LANDSCAPE & DESIGN  
JOHN SISCO - OWNER  
661-408-650  
CALIFORNIA LICENSE 882905

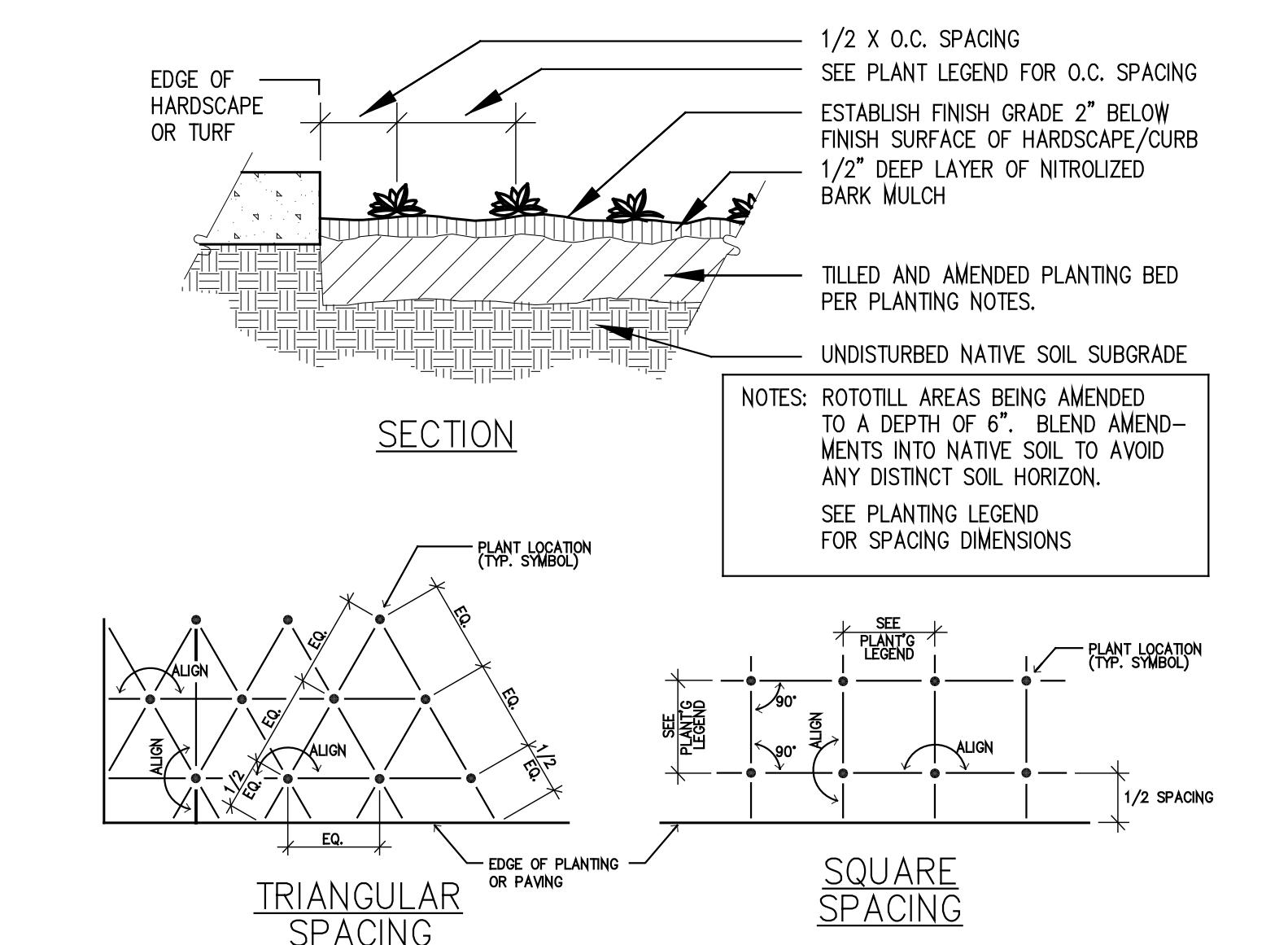
ACTON FAITH BIBLE CHURCH  
32643 FAIRWAY, ACTON, CA 91354  
PHASE 1  
NOTES, SCHEDULES & DETAILS

DATE 6-18-24  
SCALE AS NOTED  
DRAWN H. MEIER  
JOB 0811801  
PERMIT NO.



## SHRUB DETAIL

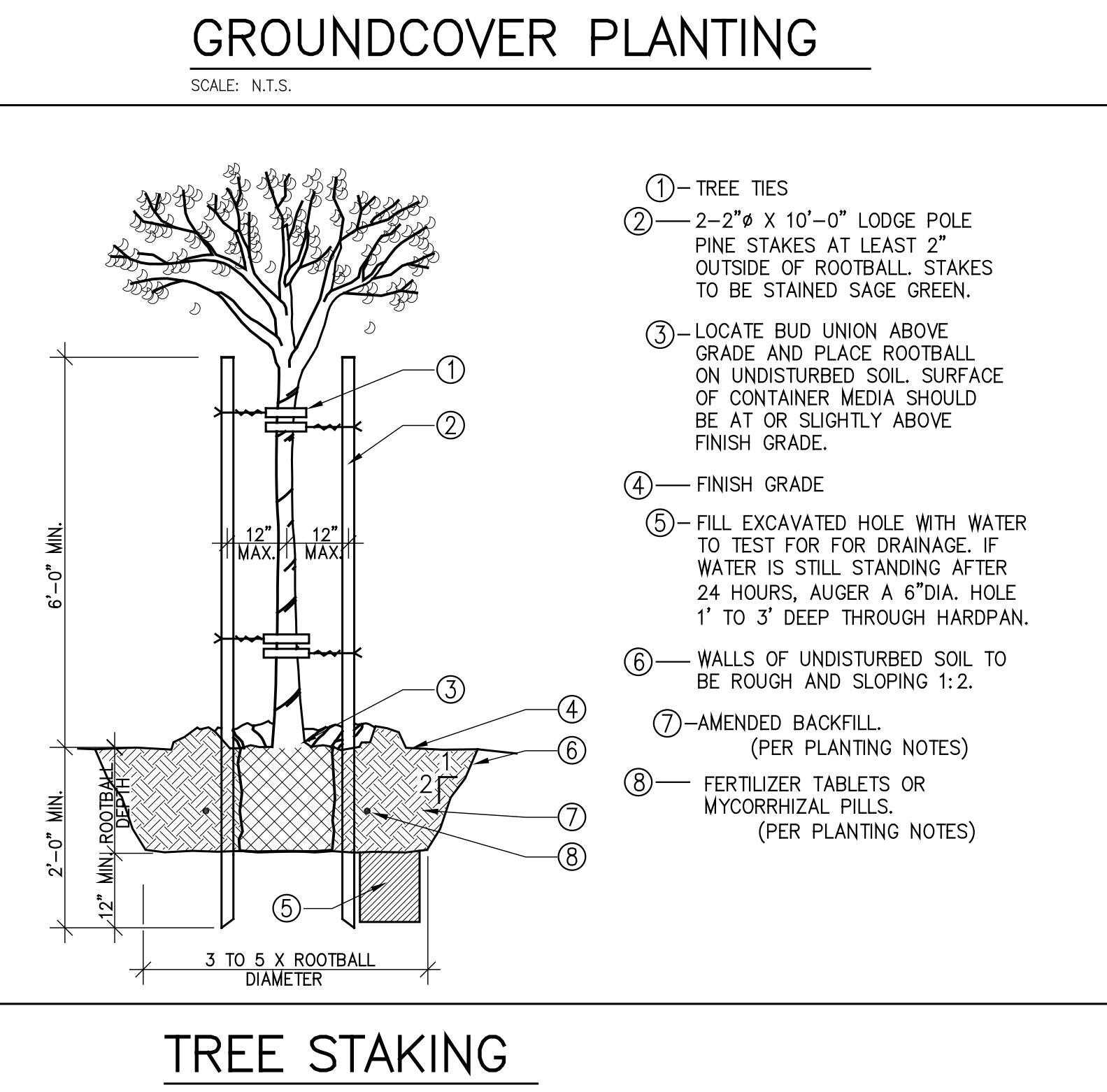
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## IRRIGATION SCHEDULE

ALL REQUIREMENTS HEREIN SPECIFIED ARE IN ADDITION TO ANY CODES, PROJECT CONDITIONS AND REGULATIONS OF THE PUBLIC AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. WHERE THE REQUIREMENTS OF CODES AND REGULATIONS CONFLICT WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS, COMPLY WITH THE MORE STRINGENT.

1. PROVIDE PLANTING IN THE AREAS SHOWN WITH PLANTS IN A HEALTHY, VIGOROUS CONDITION. ANY ITEMS NOT SPECIFICALLY SHOWN OR SPECIFIED ON THE DRAWINGS BUT NORMALLY REQUIRED TO CONFORM WITH THE INTENT ARE CONSIDERED A PART OF THE WORK UNLESS IDENTIFIED BEFORE SUBMISSION OF A BID.
2. IF ANY SPECIFIED PLANT IS UNAVAILABLE, REQUEST CHANGE IN WRITING TO THE PROJECT MANAGER. UNAUTHORIZED PLANT CHANGES WILL BE REJECTED. DELAY IN PROGRESS PAYMENTS UNTIL RESTORED TO THE PLAN.
3. SUBMIT REQUEST FOR INSPECTION OF TAGGED PLANTS AT LEAST TWO WEEKS BEFORE THEY ARE NECESSARY TO THE PLANTING SCHEDULE. PLANTS NOT APPROVED BEFORE DELIVERY ARE SUBJECT TO INSPECTION AND REJECTION.
4. DELIVERY IS:
  - A. QUANTITY OF FERTILIZER DELIVERED.
  - B. QUANTITY OF SOIL AMENDMENTS DELIVERED.
  - C. QUANTITY OF SEED DELIVERED.
  - D. QUANTITY OF AGRICULTURAL Gypsum DELIVERED.
5. NOTIFY THE PROJECT MANAGER IF IT IS CLEAR THAT PLANTING MAY BE DAMAGED BY THE WORK OF ANOTHER SUBCONTRACTOR. FAILURE TO DO SO WILL RESULT IN THE LANDSCAPE CONTRACTOR BEING RESPONSIBLE TO REBATE ANY HARM DONE.
6. HANDLE PLANTS CAREFULLY PROTECTING THEM FROM WIND, EXCESSIVE SUNLIGHT AND OTHER DAMAGE. WATER PLANTS ONLY AS REQUIRED TO PRESERVE THEIR INITIAL QUALITY.
7. VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND OTHER CONDITIONS THAT MAY AFFECT THE WORK. FAILURE TO DO SO WILL THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
8. PROTECT EXISTING FACILITIES AND STRUCTURES FROM DAMAGE. AVOID DAMAGE TO EXISTING TREE PROTECTION FENCING OTHER THAN TO CLEAR DEBRIS. DO NOT ENTER THE PROTECTED ZONE OF EXISTING TREES.
9. GUARANTEE PLANTS FOR A PERIOD OF ONE YEAR AFTER PLANTING OF THE WORK.
10. AFTER NOTIFICATION OF DEAD PLANTS BY THE OWNER, PROMPTLY FURNISH AND INSTALL PLANTS MEETING THE ORIGINAL SPECIFICATIONS.
11. PROVIDE 5-8-4 COMMERCIAL FERTILIZER UNIFORM IN COMPOSITION FREE FLOWING, DELIVERED TO THE SITE IN MOISTURE PROOF CONTAINERS, EACH FULLY LABELED, CONFORMING TO FERTILIZER LAWS AND BEARING THE NAME OF THE MANUFACTURER. PROVIDE 20 LBS. OF COMMERCIAL FERTILIZER PER 1000 SF.
12. PROVIDE AGRICULTURAL SOIL AMENDMENT, SOURCE: 805-452-8749, RATE: 6 CY PER 1000 SF.
13. PRE-PLANT HERBICIDE, ROUND-UP OR EQUAL, RATE PER MANUFACTURER.
14. PRE-EMERGENT WEED CONTROL, ROUND-UP, REPLAN, EPAM, VEGEX OR EQUAL.
15. PLANT MATERIAL SHALL BE TIE TO TYPE AND NOVELTIES IN ACCORDANCE WITH ALCAN STANDARDIZED PLANT NAMES AND EACH PLANT SHALL BE PROPERLY IDENTIFIED WITH LEGIBLE LABELS.
16. LAWN (WHERE APPLICABLE) SHALL BE MARATHON II-E DWARF FESCUE SOIL.
17. WOOD STAKES - 2" DIAMETER ROUND NOT FERRO-LODGE POLE, TREATED WITH PENTACHLORO-PHENOL.
18. TREE TIES, NEW RUBBER HOSE TIES OR APPROVED EQUAL.
19. UNIFORMLY DISTRIBUTE SOIL AMENDMENT AND FERTILIZER OVER ALL AREAS. ROTOTILL IN TWO DIRECTIONS THE TOP SIX INCHES OF ALL PLANTING AREAS TO EVENLY INCORPORATE AMENDMENTS INTO THE SOIL.
20. ALL GRADING SHALL CONFORM TO CALIFORNIA BUILDING CODE AND ALL OTHER CODES HAVING JURISDICTION OVER THE WORK.
21. MAINTAIN FLOW LINES AND DRAINAGE PATTERN THROUGHOUT THE CONTRACT PERIOD.
22. INSTALL PLANTS IN ROUND HOLES IN ACCORDANCE WITH THE PLANTING DETAILS WITHIN THIS SET OF DOCUMENTS.
23. SET PLANTS WITH THE ROOT BALL SLIGHTLY HIGHER THAN THE SURROUNDING Grade TO ALLOW FOR SETTLEMENT.
24. BACKFILL PLANT HOLE WITH 50% SOIL AND 50% SOIL AMENDMENT THAT IS MIXED IN THE HOLE PRIOR TO PLANTING. WATER THOROUGHLY AND TAMP TO ENSURE A GOOD SOIL/PLANT CONTACT.
25. INSTALL A SODDER PERM. 1" AROUND THE PLANT CAPABLE OF REACHING 2" OF IRRIGATION WATER.
26. STATE EACH TREE PER THE PETAL.树高5.5米 or larger shall be glued per the petal.
27. INSTALL GROUND COVER IN MULCH SOIL IN AREAS AS SHOWN ON THE DRAWINGS IN NEAT GROUNDED ROWS.
28. PROVIDE CONTINUOUS MAINTENANCE OF ALL PLANTINGS UNTIL FINAL ACCEPTANCE OF THE WORK.
29. INSTALL STREET TREES PER THE PETAL AND UNDER THE INSPECTION AND APPROVAL OF THE PUBLIC AUTHORITY.



## PLANTING NOTES

### ZONE A - SETBACK ZONE

1. EXTENDS 20 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION. OVERHANGS OR OTHER PARTS OF THE STRUCTURE NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.

### ZONE C - NATIVE BUSH THINNING ZONE

4. FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS 10' OR THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO HEIGHT OF 40 FEET, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN.

5. ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHOULD BE REMOVED FROM THE SITE OR SHIPPED AND EVENLY DISPERSED IN THE AREA TO A MAXIMUM DEPTH OF 6 INCHES.

6. ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
7. MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
8. COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF YEAR.

9. BRUSH CLEARANCE ISSUES ON ADJACENT PROPERTIES SHOULD BE DIRECTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT'S BRUSH CLEARANCE UNIT AT (626) 969-2375.
10. ALL FUTURE PLANTINGS SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION. CHANGES TO THE APPROVED PLAN WHICH REQUIRE AN ADDITIONAL PLAN REVIEW WILL INFLICT A PLAN REVIEW FEE.

### ZONE B - IRRIGATED ZONE

1. EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 100 FEET FROM STRUCTURE.
2. IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

### FIRE ACCESS ROAD ZONE

3. LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES.
4. UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES IN ZONE B. 12 INCHES IS ACCEPTABLE WITHIN 50 FEET OF A STRUCTURE AND 18 INCHES BEYOND 50 FEET IN ZONE B IF IT IS ON A SLOPE. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT. SPECIMEN PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.

5. PLANTS IN ZONE B SHALL TYPICALLY BE FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.

6. VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILL-SIDE ORDINANCES. IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.

7. TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE. THIS DISTANCE MAY EXTEND TO 50 FEET IF THE SITUATION DECATES.

8. IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE IF IT CONSISTS ENTIRELY OF NATIVE PLANTS. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR-SEASONAL SUPPLEMENTAL WATER.)

### Maintenance

1. ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THOSE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED HEREIN.
2. REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND DEAD OR DYING LANDSCAPING TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
3. PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.

## FUEL MODIFICATION NOTES

NAME (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THIS FUEL MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE FUEL MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.

REVISION BY  
11 21 2025

harold a. meier architect  
23232 market street, newhall, California 91321  
(661) 288-1081 fax (661) 288-1137

ACTON FAITH BIBLE CHURCH  
32643 GEM WAY, ACTON, CA 91350  
PHASE 1

PLOT PLAN PHASE 2

DATE 6-18-24  
SCALE AS NOTED  
DRAWN H. MEIER  
JOB 2311801  
PERMIT NO.

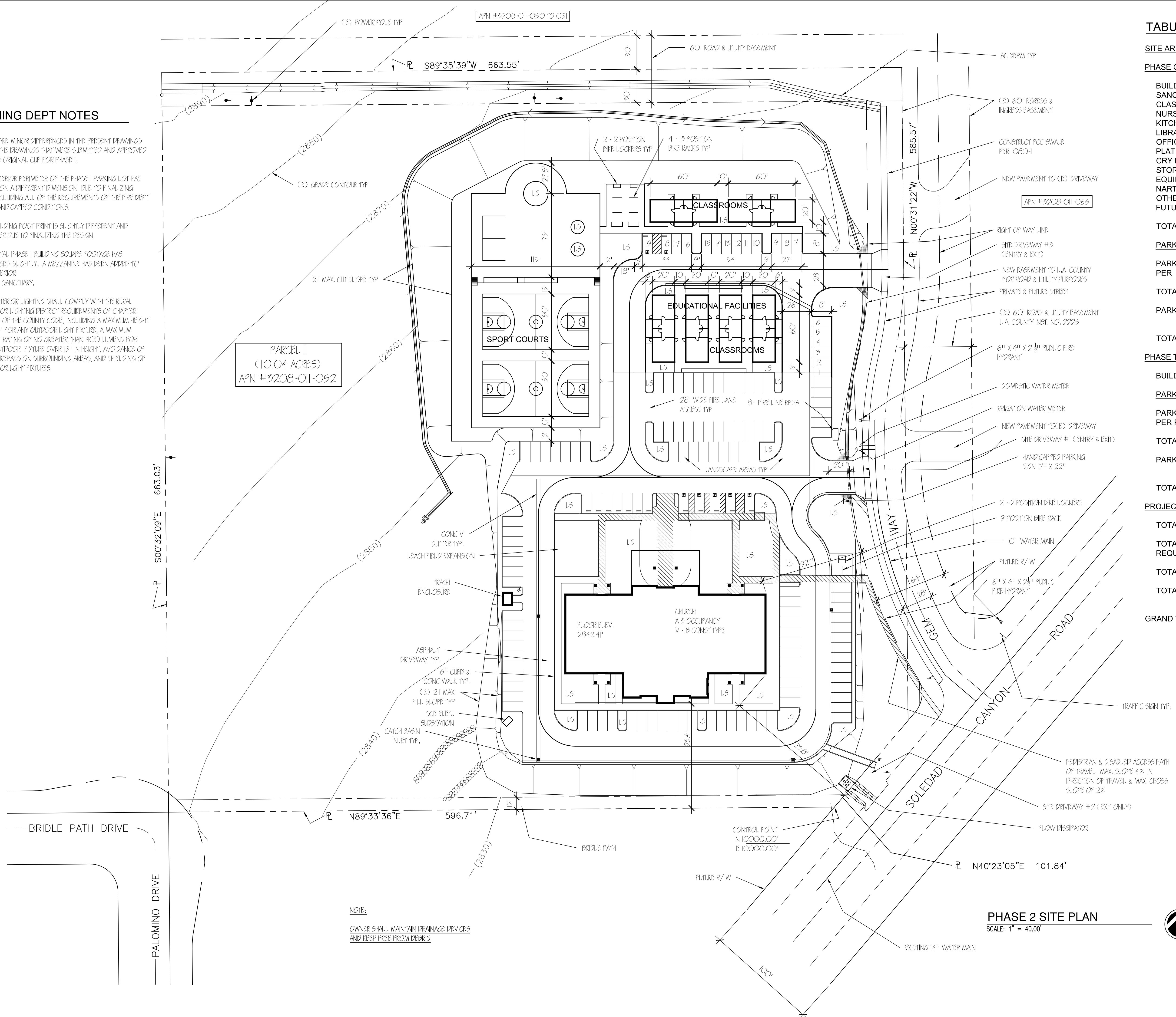
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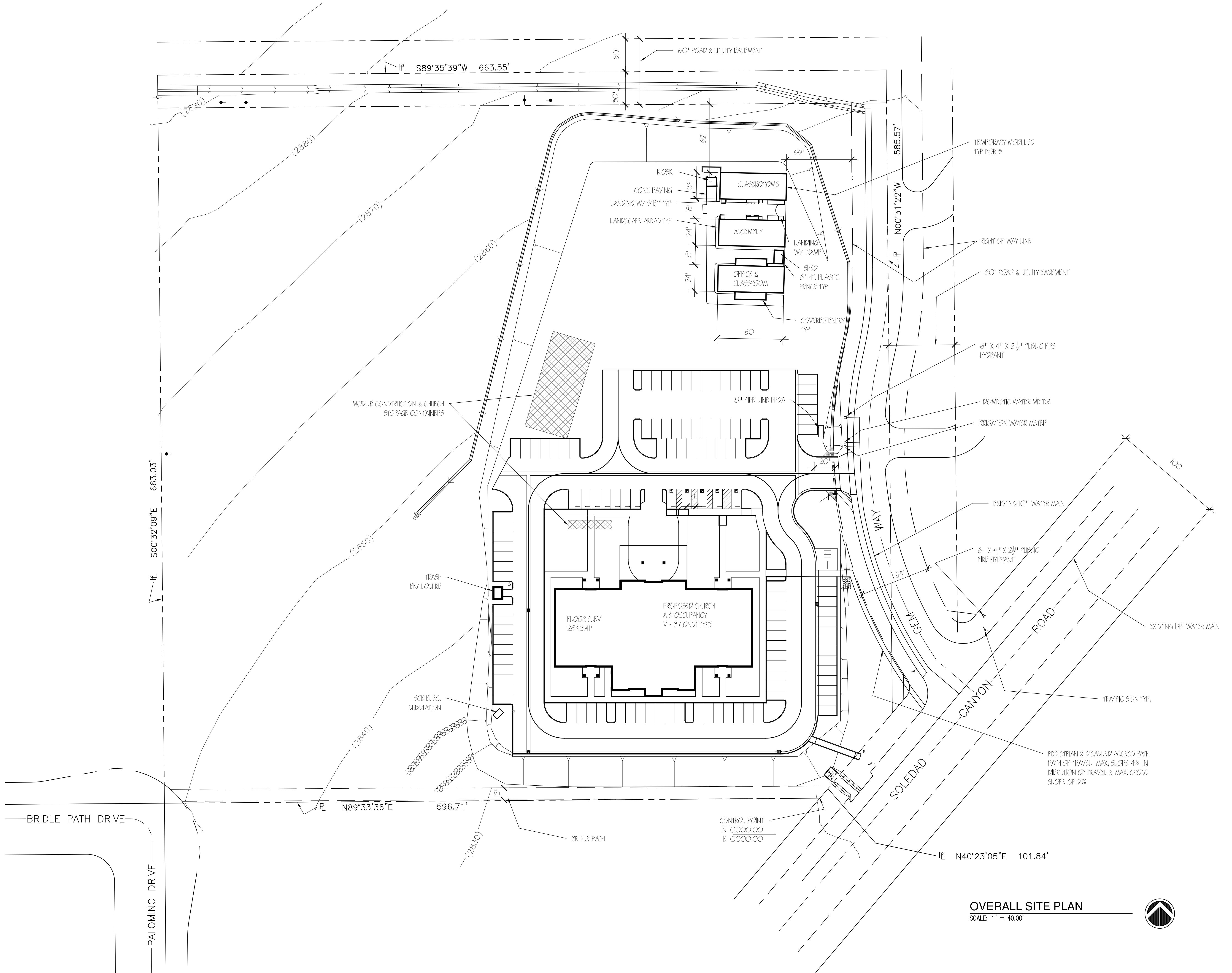
TABULATIONS

SITE AREA	437,202 SQ. FT.
<b>PHASE ONE SANCTUARY</b>	
BUILDING AREA	
SANCTUARY	2802.6 SQ. FT.
CLASSROOMS	3646.3 SQ. FT.
NURSERY	602 SQ. FT.
KITCHEN	526.2 SQ. FT.
LIBRARY	251 SQ. FT.
OFFICES	783.8 SQ. FT.
PLATFORM	436.3 SQ. FT.
CRY ROOM	100 SQ. FT.
STORAGE	156 SQ. FT.
EQUIPMENT	412 SQ. FT.
NARTHEX	1048 SQ. FT.
OTHERS	5732.8 SQ. FT.
FUTURE MEZZ.	1504 SQ. FT.
TOTAL BUILDING	16,497 SQ. FT.
PARKING	
PARKING REQUIRED PER PLANNING DEPT.	75 STANDARD 4 HANDICAPPED 1 VAN ACCESSIBLE 80 SPACES
TOTAL REQUIRED	114 STANDARD 4 HANDICAPPED 1 VAN ACCESSIBLE 119 SPACES
PARKING PROVIDED	114 STANDARD 4 HANDICAPPED 1 VAN ACCESSIBLE 119 SPACES
TOTAL PROVIDED	
<b>PHASE TWO CLASSROOM</b>	
BUILDING AREA	7200 SQ.FT.
PARKING	
PARKING REQUIRED PER PLANNING DEPT.	10 STANDARD 1 STANDARD ACCESSIBLE 1 VAN ACCESSIBLE 12 SPACES
TOTAL REQUIRED	17 STANDARD 1 STANDARD ACCESSIBLE 1 VAN ACCESSIBLE 19 SPACES
PARKING PROVIDED	17 STANDARD 1 STANDARD ACCESSIBLE 1 VAN ACCESSIBLE 19 SPACES
TOTAL PROVIDED	
<b>PROJECT TOTALS</b>	
TOTAL BUILDING	23,697 SQ.FT.
TOTAL PARKING REQUIRED	85 STANDARD 5 HANDICAPPED 2 VAN ACCESSIBLE 92 SPACES
TOTAL REQUIRED	131 STANDARD 5 HANDICAPPED 2 VAN ACCESSIBLE 138 SPACES
TOTAL PROVIDED	
GRAND TOTAL PROVIDED	

PLANNING DEPT NOTES

1. THERE ARE MINOR DIFFERENCES IN THE PRESENT DRAWINGS FROM THE DRAWINGS THAT WERE SUBMITTED AND APPROVED ON THE ORIGINAL CUP FOR PHASE 1.
2. THE EXTERIOR PERIMETER OF THE PHASE 1 PARKING LOT HAS TAKEN ON A DIFFERENT DIMENSION DUE TO FINALIZING AND INCLUDING ALL OF THE REQUIREMENTS OF THE FIRE DEPT AND HANDICAPPED CONDITIONS.
3. THE BUILDING FOOT PRINT IS SLIGHTLY DIFFERENT AND SMALLER DUE TO FINALIZING THE DESIGN.
4. THE TOTAL PHASE 1 BUILDING SQUARE FOOTAGE HAS INCREASED SLIGHTLY. A MEZZANINE HAS BEEN ADDED TO THE INTERIOR OF THE SANCTUARY.
5. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE RURAL OUTDOOR LIGHTING DISTRICT REQUIREMENTS OF CHAPTER 22.80 OF THE COUNTY CODE, INCLUDING A MAXIMUM HEIGHT OF 20' FOR ANY OUTDOOR LIGHT FIXTURE, A MAXIMUM OUTPUT RATING OF NO GREATER THAN 400 LUMENS FOR ANY OUTDOOR FIXTURE OVER 15' IN HEIGHT, AVOIDANCE OF LIGHT TRESPASS ON SURROUNDING AREAS, AND SHIELDING OF OUTDOOR LIGHT FIXTURES.





ACTON FAITH BIBLE CHURCH  
26643 GEM WAY, ACTON, CA 91350

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REVISION  
hrald a. meier architect  
23232 market street newhall california 91321  
(661) 222-1200 (661) 222-1127



PROJECT NUMBER	HEARING DATE
PRJ2022-004528	February 11, 2026
REQUESTED ENTITLEMENT(S)	
Conditional Use Permit No. RPPL2022014060	

## PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Acton Faith Bible Church	November 21, 2025

### PROJECT OVERVIEW

The applicant, Acton Faith Bible Church, is requesting a Conditional Use Permit ("CUP") to authorize the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade in the A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) Zone. The project includes two phases. Phase I includes a 16,497 square foot church building and Phase II will include six new modular classroom buildings with a total area of 7,200 square feet for the school. This project is subject to an addendum to a previously adopted MND pursuant to CEQA reporting requirements.

LOCATION	ACCESS	
32643 Gem Way, Acton	Soledad Canyon Road/Gem Way	
ASSESSORS PARCEL NUMBER(S)	SITE AREA	
3208-011-052	10 Acres	
GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
Antelope Valley Area Plan	Soledad	Antelope Valley
LAND USE DESIGNATION	ZONE	
Rural Land 2	A-2-2	
PROPOSED UNITS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT(S)
N/A	1 Dwelling Unit/2 acres	Acton Community Standards District ("CSD")

### ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to a Mitigated Negative Declaration ("MND")

### KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Chapter 22.302 (Acton CSD requirements)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Richard Claghorn	(213) 893 - 7015	rclaghorn@planning.lacounty.gov

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

**FINDINGS OF THE REGIONAL PLANNING COMMISSION**  
**AND ORDER**

**PROJECT NO. PRJ2022-004528-(5)**  
**CONDITIONAL USE PERMIT NO. RPPL2022014060**

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on February 11, 2026, in the matter of Conditional Use Permit ("CUP") No. RPPL2022014060.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED** The Permittee, Acton Faith Bible Church ("Permittee"), requests the CUP to authorize the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade ("Project") in the A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) Zone. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and Chapter 22.158 (Conditional Use Permits), a CUP is required for the church and school on a property located at 32643 Gem Way ("Project Site") in the unincorporated community of Acton.
4. **LOCATION.** The Project Site is located at 32643 Gem Way within the Soledad Zoned District, Acton Community Standards District ("CSD"), and Antelope Valley Planning Area. The Project Site is also known as Assessor's Parcel Number 3208-011-052.
5. **PREVIOUS ENTITLEMENT(S).** The uses were previously established through CUP No. 97-141. CUP No. 97-141, approved by the Commission on February 6, 2002, authorized the construction of a new assembly and education building and a bridle path; the placement of six one-story modular classrooms and the construction of outdoor sports courts; the construction of a two-story sanctuary; the construction of a two-story 1,700 square foot parsonage; sports fields; and a school for kindergarten through eighth grade for a maximum of 275 students. CUP No. 97-141 expired on February 6, 2022.
6. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2-One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is located in the Soledad Zoned District and is currently zoned A-2-2. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities; and for schools, grades K-12.

## 8. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL1 (Rural Land 1-One Dwelling Unit per Acre), RL2	A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area), A-2-2	Vacant land, single-family residences ("SFRs")
EAST	RL2, IL (Light Industrial)	A-2-2, M-1 (Light Manufacturing)	Mobilehome park, truck storage, vacant land
SOUTH	RL1, RL2, IL, P (Public and Semi-Public)	A-1-1, A-2-2, M-1	Vacant land, RV storage, railroad, SFRs
WEST	RL1, RL2	A-1-1, A-2-2	Vacant land, SFRs

## 9. PROJECT AND SITE PLAN DESCRIPTION.

### A. Existing Site Conditions

The Project Site is 10.00 gross acres (9.97 net acres) in size and consists of one legal lot. The Project Site is nearly square in shape with mostly flat to gently sloping topography and is developed with a church building, which is under construction, and three (3) modular classrooms. The western portion of the Project Site, which contains existing native vegetation, is to remain undeveloped.

### B. Site Access

The Project Site is accessible via Soledad Canyon Road, a Major Highway on the County Master Plan of Highways to the south through Gem Way, a 64-foot wide private street which runs north from Soledad Canyon Road. Primary access to the Project Site will be via an entrance/exit on Gem Way. There is no secondary access to the Project Site.

### C. Site Plan

The site plan depicts Phase I, which is a one-story 16,497 square foot Assembly and Christian Education building with 14,993 square feet dedicated to the first floor and 1,504 square feet for a mezzanine level. Phase I is currently under construction. It also

depicts Phase II, which includes six (6) one-story modular classrooms with a total area of 7,200 square feet and the construction of outdoor sports courts. Three (3) one-story modular classrooms existing on the subject parcel are also depicted on a separate page. The site plan proposes 119 parking spaces surrounding the main building after completion of Phase I. A total of 138 parking spaces are proposed at the completion of Phase II, the final phase of the Project. Separate site plans are included for Phase I and Phase II. A separate temporary module site plan shows the three existing temporary modular classrooms, temporary storage containers, and the church building under construction. The temporary modular classrooms will be removed and replaced by the permanent modular classrooms during Phase II. The site plan package also includes floor plans and elevation plans of the church building which is under construction as well as plans for landscaping, irrigation, and street improvements. The elevation plans depict the church building exterior, which will include wood-like planks and stone veneers on the building façades and metal roofing. The church design is nearly the same as approved in 2011 under REA 201100278, except the proposed cross on top has been removed.

D. Parking

The Project will provide 119 parking spaces surrounding the main building at the conclusion of Phase I. At the conclusion of Phase II, the final phase, 138 parking spaces will be provided.

**10. CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, Staff determined that an addendum to the Mitigated Negative Declaration ("MND") previously adopted for the Project in 2002, is the appropriate environmental document 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. On February 6, 2002, the Commission approved CUP No. 97-141 to authorize the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade, and established a 20-year grant term, ending February 6, 2022. The Commission also adopted an MND and Mitigation Monitoring Program ("MMP") to mitigate project impacts to a less than significant level. The MMP included mitigation measures for the following topics: water quality, traffic/access, and biota.

The Project remains essentially the same as previously approved in 2002, except for design changes to Phase I, the assembly and education building, increasing its overall size from 16,412 square feet to 16,497 square feet (Phase I); minor changes to Phase II for the configuration of the six proposed classroom buildings with an overall area of 7,200 square feet; and the elimination of Phases III and IV, including a 13,951 square foot sanctuary

building, 1,700 square foot parsonage, and sports fields. Phase I remains under construction and Phase II has not yet begun.

The County has prepared an addendum to the adopted MND pursuant to the CEQA Guidelines Section 15164. The changes to the previously approved Project will not result in new impacts, as the scope of the Project has been reduced through the elimination of Phases II and IV. It was determined that the requested changes to the proposed plans are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. The requested changes to the Project scope as described above, would not create a substantial alteration or material deviation from the previously approved conditions and mitigation measures. There are no significant changes to the Project that would conflict with Section 15162 of the CEQA Guidelines ("Subsequent EIRs and Negative Declarations"). The Project does not result in any significant effects not discussed in the previous MND. No significant effects previously examined will be substantially more severe than shown in the previous MND. No changes to the adopted mitigation measures are necessary to substantially reduce any significant effects due to a change in the feasibility of any mitigation measure previously found not to be feasible.

Therefore, an addendum to the adopted MND is the appropriate environmental documentation for this CUP. Accordingly, the adopted MMP will remain in effect until all mitigation measures have been completed, as determined by LA County Planning.

**11. COMMUNITY OUTREACH.** On August 7, 2023 and September 18, 2023, prior to the Commission's public hearing on the Project, the Permittee presented the Project to the Acton Town Council ("ATC"). The ATC requested revisions to the elevation plans to show a maximum building height of 34 feet4 inches, which the Permittee agreed to do. The elevation plans were revised accordingly.

**12. PUBLIC COMMENTS.** Staff received a notarized letter signed by the owner and manager of the mobilehome park on the adjoining property to the east expressing support for the Project. Staff has not received any other public comments at the time of report preparation.

**13. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated August 28, 2025.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated November 1, 2024.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated June 26, 2024.

D. County Department of Parks and Recreation: Recommended clearance to public hearing with conditions in a letter dated August 22, 2023.

**14. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Acton Agua Dulce Weekly News*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On December 23, 2025, a total of 60 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 28 notices to those on the courtesy mailing list for the Soledad Zoned District.

**GENERAL PLAN CONSISTENCY FINDINGS**

**15. LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 designation is intended for SFRs, equestrian and limited animal uses, and limited agricultural and related activities. Specific allowable uses are determined by the underlying zone, and the A-2 Zone allows churches and schools with a CUP. A church and school are therefore permitted in the RL2 designation and A-2 Zone with a CUP. The purpose of this request is to continue the uses approved under the previous CUP that expired in 2022. This application is requesting a new CUP to replace CUP 97-141 to allow the same uses as previously approved, with minor changes to Phase I and Phase II, including minor changes to the church building elevations and parking layout, and changes in the placement of the Phase II modular buildings, which remain the same number of buildings and the same building sizes in the same general area, and to eliminate Phases III and IV. Based on the relatively small scale of the church and school and their history in the area, the Project Site is well-suited for the existing church and school uses, which are consistent with the RL2 land use category. The Project is compatible with the surrounding land uses as it is a low-intensity facility that does not unduly overburden or impact the area. Along the frontage of the Project Site, Soledad Canyon Road is considered a Scenic Drive in the Area Plan. The Project will not adversely affect the quality of the Scenic Drive, as it is an existing use, currently using temporary facilities on the Project Site. The permanent facilities, which are being built in accordance with previous approvals and remain under construction, include an attractive church building and ancillary facilities and landscaping that will enhance the area when completed.

**16. GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the General Plan and Area Plan:

*General Plan Land Use Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*

The church and school have served the community of Acton for many years, and the continued operation of these uses will contribute to a vibrant, livable and healthy community.

*General Plan Land Use Policy LU 5.5: Ensure that all households have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to age 13.*

The school provides education for children from kindergarten through eighth grade, providing families in the surrounding area with educational options.

*Area Plan Conservation and Open Space Element Policy COS 15.4: Require compliance with the provisions of the Rural Outdoor Lighting District throughout the unincorporated Antelope Valley.*

The outdoor lighting on the Project is in compliance with the applicable requirements of County Code Chapter 22.80 (Rural Outdoor Lighting District) and future lighting will be required to comply with those requirements.

*Area Plan Public Safety, Services, and Facilities Element Policy PS 8.7: Provide trails, bikeways, and bicycle routes for recreational purposes, as directed in the policies of the Mobility Element.*

The Project conditions will include the development of a multi-use trail along the south boundary of the Project Site within a public trail easement.

#### **ZONING CODE CONSISTENCY FINDINGS**

- 17. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-2-2 zoning classification as a church and school are permitted in such zone with a CUP pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).
- 18. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.16.050.A (Development Standards for Zones A-1 and A-2, Required Yards). The minimum required yards in the A-2 Zone are 20 feet in front, five feet on the sides, and 15 feet in the rear. The proposed setbacks for the proposed buildings are at least 95 feet on all sides from existing lot lines. The yards for all existing and proposed structures meet the requirements for the A-2 Zone.
- 19. HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2). The height of the structure is 34 feet4 inches while a maximum height of 35 feet is allowed in the A-2 Zone for SFRs. There is no height limit specified in the A-2 Zone for other uses, but the CSD has a height limit of 35 feet for all nonresidential uses in the Rural Land Use classifications. The structures will not exceed a height of 34 feet4 inches.

20. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The required parking for a church is based on one parking space per five persons based on the occupant load of the largest assembly area. The largest assembly area is the church sanctuary, which has an occupant load of 400. Therefore, a minimum of 80 parking spaces are required for the church. The required parking for schools is based on one parking space per classroom up to grade six. For grade seven and up, parking is based on one space per classroom plus one space per five persons based on the occupant load of the auditorium or largest assembly room. There are a total of 12 classrooms provided for the school, with grade eight being the highest. Since there will be no auditorium or assembly area and only classrooms, 12 parking spaces would be adequate to serve the school. A total of 92 parking spaces is sufficient to meet the parking requirements for both the church and school uses. The Project will provide a total of 119 parking spaces after the completion of Phase I and 138 parking spaces after the completion of Phase II, which will exceed the number of parking spaces required.

21. **SIGNS.** The Commission finds that the Project is consistent with the applicable standards identified in County Code Chapter 22.114 (Signs). County Code Section 22.114.190 (Directional or Informational Signs) allows directional and informational signs not to exceed 12 square feet in sign area or 24 feet in total sign area in the A-2 Zone. There are multiple directional and informational signs for the church which are under the maximum size allowed. County Code Section 22.114.230 (Signs for Uses Granted by a CUP in Agricultural, Residential, or Watershed Zones) allows the Commission or Hearing Officer to approve business signs deemed appropriate for such use as part of a CUP application; provided, however, that no business sign or signs may be authorized that would not be permitted in Zone C-1 (Restricted Commercial). County Code Section 22.114.120 (Roof and Freestanding Business Signs) allows freestanding signs with an area not to exceed 50 square feet plus one-fourth square foot of sign area for each one foot of street or highway frontage in excess of 100 feet in the C-1 Zone. Based on the street frontage of approximately 101 feet, the maximum allowable freestanding sign area is 50 square feet. There is an existing freestanding business sign for the church near Soledad Canyon Road with an area of approximately 45.67 square feet. This sign is consistent with the allowable area within the C-1 Zone and is eligible for approval of the signage in conjunction with the CUP. All signs on the Project Site will be required to comply with the applicable sign requirements of the County Code.

22. The Commission approves the existing freestanding sign near Soledad Canyon Road with an area not to exceed 50 square feet and height not to exceed five feet, pursuant to County Code Sections 22.114.230 (Signs for Uses Granted by a CUP in Agricultural, Residential, or Watershed Zones), 22.114.120 (Roof and Freestanding Business Signs), and 22.302.060.F (CSD Community Wide Development Standards, Signs).

23. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.302 (Acton CSD). Pursuant to County Code Section 22.302.060.C (CSD Community Wide Development Standards, Architectural Style and Project Design Considerations) the CSD has a height limit of 35 feet for all nonresidential uses in the Rural Land Use classifications. The structures will not exceed a height of 34 feet 4 inches. The CSD also requires all nonresidential uses to be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in the appendix for this CSD. The main church building has an exterior of wood-like planks and a stone veneer and an appearance that is in substantial conformance with the style criteria. The church design is nearly the same as approved in 2011 under REA 201100278, except the proposed cross on top has been removed. The CSD allows a maximum of 82 percent of the total lot area for churches and schools to be impervious, pursuant to County Code Section 22.302.060.D.2.c (CSD Community Wide Development Standards, Drainage). The proposed impervious area is less than half of the total area of the Project Site. The CSD requires signage to be unobtrusive, to be consistent with the Western frontier architectural guidelines, to avoid internal illumination, and for freestanding signs to have a maximum height of five feet. The existing wooden freestanding sign is consistent with the CSD standards, including a height of five feet, conformance with style guidelines, and no internal illumination. Conditions of Approval will require signage to comply with the CSD and other applicable signage requirements.

24. **RURAL OUTDOOR LIGHTING DISTRICT (“ROLD”).** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (ROLD). The Project Site is located in a ROLD and is subject to the applicable ROLD requirements, including a maximum height of 20 feet for outdoor lighting fixtures and full shielding of outdoor lighting fixtures. The existing lighting fixtures are fully shielded and in compliance with the ROLD requirements based on a site inspection conducted by LA County Planning on July 31, 2025. Conditions of Approval will require lighting to comply with the ROLD requirements.

25. **TREE PLANTING.** The Commission finds that the standards identified in County Code Chapter 22.126 (Tree Planting Requirements) are not applicable to the Project. Pursuant to County Code Section 22.126.020.B.1 (Tree Planting Requirements, Applicability) these standards do not apply to the Project, as a complete application for it was filed prior to April 28, 2016. Although the application for the current Project was filed after that date, the current request is for a renewal of the previously approved project and it remains essentially the same as the approval for REA 201100278, approved in 2011, which was to update the plans for CUP 97-141, approved in 2002. The church remains under construction in accordance with active building permits and consistent with the REA 201100278 approval. The Permittee has submitted a landscape plan for County review which depicts a total of 36 trees to be planted. If County Code Chapter 22.126 (Tree Planting Requirements) was applicable to the Project, approximately 73 trees would be required.

**26. INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from the Inclusionary Zoning Ordinance pursuant to County Code Section 22.121.030 (Inclusionary Housing, Applicability) because the Project does not include a housing component.

**CONDITIONAL USE PERMIT FINDINGS**

**27. 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.** The church has been in operation in the Acton area since 1977. In addition, CUP 97-141 was in effect for the church and school at the current location from February 6, 2002 until it expired on February 6, 2022. The church and school have served the community well for many years. Although there have been some zoning violations related to conformance with the approved CUP, they have not been significant in nature and have been addressed and resolved. The church and school have been a benefit to the community, and it is not anticipated that these uses will adversely affect the surrounding area. A minor change to the design of the church building was made following the recommendation of the ATC as mentioned in the previous finding on community outreach.

**28. 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.** The church and school uses have been in operation at this location since 2002 and had previous approval for a CUP to operate. The Project Site is 9.97 acres in net area and there is more than sufficient room for the existing and proposed structures and ancillary uses as well as all required yards, parking, landscaping and other development features necessary to comply with development standards of Title 22 (Planning and Zoning) of the County Code.

**29. The Commission finds that the proposed site is adequately served by highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is adequately served by Soledad Canyon Road, a Major Highway in the County Master Plan of Highways, with a variable width of approximately 80 to 100 feet at the Project Site. Soledad Canyon Road has a pavement width of approximately 26 feet and two lanes at the frontage of the Project Site and is considered a Scenic Drive in the Area Plan. Access from Soledad Canyon Road to the Project Site is provided by Gem Way, a private street with a width of 64 feet which acts as the primary access to the church and school. The Project Site is also adequately served by an Onsite Wastewater Treatment System and adequate water service by Waterworks District No. 37.

**ENVIRONMENTAL FINDINGS**

30. The Commission finds that an addendum to the MND previously adopted for the project in 2002 is the appropriate environmental document for the project under CEQA and the County environmental guidelines. On February 6, 2002, the Commission approved CUP No. 97-141 to authorize the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade and established a 20-year grant term, ending February 6, 2022; the Commission adopted an MND and MMP to mitigate project impacts to a less than significant level. The MMP included mitigation measures for the following topics: water quality, traffic/access, and biota.

The Project remains essentially the same as previously approved in 2002, except for design changes to Phase I, the Assembly and Christian Education building, increasing its overall size from 16,412 square feet to 16,497 square feet (Phase I); minor changes to Phase II for the configuration of the six proposed classroom buildings with an overall area of 7,200 square feet; and the elimination of Phases III and IV, including a 13,951 square foot sanctuary building, 1,700 square foot parsonage, and sports fields. Phase I remains under construction and Phase II has not yet begun.

The County has prepared an addendum to the adopted MND pursuant to the CEQA Guidelines Section 15164. The changes to the previously approved Project will not result new impacts, as the scope of the Project has been reduced through the elimination of Phases II and IV. It was determined that the requested changes to the proposed plans are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. The requested changes to the Project scope as described above would not create a substantial alteration or material deviation from the previously approved conditions and mitigation measures. There are no significant changes to the Project that would conflict with Section 15162 of the CEQA Guidelines ("Subsequent EIRs and Negative Declarations"). The Project does not result in any significant effects not discussed in the previous MND. No significant effects previously examined will be substantially more severe than shown in the previous MND. No changes to the adopted mitigation measures are necessary to substantially reduce any significant effects due to a change in feasibility of any mitigation measure previously found not to be feasible.

Therefore, an addendum to the adopted MND is the appropriate environmental documentation for this CUP. Accordingly, the adopted MMP will remain in effect until all mitigation measures have been completed, as determined by LA County Planning.

31. The Commission finds that the MMP adopted in 2002 for CUP 97-141, 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 Hearing Officer further finds that the MMP'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 MMP.

32. The Commission finds that a grant term is not necessary as the church has been serving the community since the 1970s and the use is considered integral to the community to continue to serve the needs of the residents. Therefore, it would not be necessary to include an expiration date for this CUP.

**ADMINISTRATIVE FINDINGS**

33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County 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 North County Development Services Section, LA County Planning.

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

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Area 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 improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE COMMISSION:**

- 1. Certifies that the Addendum to the Mitigated Negative Declaration for the Project previously adopted in 2002 is the appropriate environmental document for the Project under CEQA and

the County environmental guidelines and that the MMP is adequately designed to ensure compliance with the mitigation measures and adopts the Addendum; and

2. The Commission Approves **CONDITIONAL USE PERMIT NO. RPPL2022014060**, subject to the attached conditions.

**ACTION DATE: February 11, 2026**

SD: RC

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2022-004528-(5)  
CONDITIONAL USE PERMIT NO. RPPL2022014060**

**PROJECT DESCRIPTION**

The project is to authorize the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the church and/or school and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Mitigation Monitoring Program.** 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.
11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").

15. **Maintenance.** 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.
16. **Graffiti.** 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 LA County Planning. These shall include any of the above that do not directly relate to the uses being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be temporary seasonal decorations.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

17. **Revisions to the Exhibit "A".** 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, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **March 26, 2026.**
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy 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.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning staff. The pastor and all employees and volunteers of the church and school shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PROJECT SITE-SPECIFIC CONDITIONS**

20. **Scope of Approval.** This grant shall authorize the construction and continued operation and maintenance of an existing church with an accessory education facility consisting of a school for kindergarten through eighth grade.
21. **Required Vehicle Parking.** The Permittee shall provide vehicle parking as required by the County Code, calculated at a parking ratio of one parking space per five occupants of the largest assembly area for the church and one parking space per classroom for the school. The church sanctuary is the largest assembly area and has an occupant load of 400 persons,

which would require not less than 80 spaces be provided based on the applicable ratio of one parking space per five occupants upon completion of Phase 1. In addition, the school will have 12 classrooms, which will require a minimum of one parking space per classroom at the completion of Phase 2, for a minimum of 92 parking spaces for both uses at the completion of Phase 2.

If the church and/or school substantially change their mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

22. The Permittee shall comply with all conditions set forth in the attached Public Works letter dated August 28, 2025.
23. The Permittee shall comply with all conditions set forth in the attached Fire letter dated November 1, 2024.
24. The Permittee shall comply with all conditions set forth in the attached County Department of Public Health ("Public Health") letter dated June 26, 2024.
25. The Permittee shall comply with all conditions set forth in the attached County Department of Parks and Recreation ("Parks and Recreation") letter dated August 22, 2023.
26. **Outdoor Lighting.** Outdoor lighting shall comply with the applicable standards in County Code Chapter 22.80 (Rural Outdoor Lighting District). In the event that the Director determines light trespass is caused by the outdoor lighting, the Permittee shall submit a subsequent revision to the Exhibit "A" to the Director for review and approval of a lighting plan within 90 days of such determination.
27. The use of the facility for bingo, lotteries, carnivals, or large-scale fundraisers shall be prohibited.
28. The use of chimes, outdoor public address system, or similar acoustical devices audible from outside the buildings shall be prohibited.
29. The school enrollment shall be limited to 275 students and grades shall be limited to kindergarten through eighth grade.
30. Outdoor storage on the subject property shall be expressly prohibited, except for storage related to construction activities, while a building permit is in effect for such construction activities.

31. Signage on the subject property shall comply with all applicable standards for signs, including County Code Chapters 22.114 (Signs) and 22.302 (Acton Community Standards District).

**Attachments:**

- Exhibit D-1 Public Works Letter dated August 28, 2025
- Exhibit D-2 Fire letter dated November 1, 2024
- Exhibit D-3 Public Health letter dated June 26, 2024
- Exhibit D-4 Parks and Recreation letter dated August 22, 2023
- Exhibit D-5 MMP



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

MARK PESTRELLA, 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

August 28, 2025

IN REPLY PLEASE  
REFER TO FILE:

LD-2

TO: Samuel Dea  
North County Development Services  
Department of Regional Planning

Attention Richard Claghorn

FROM: James Chon  
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2022014060)  
32643 NORTH GEM WAY  
ASSESSOR'S MAP BOOK 3208, PAGE 11, PARCEL 52  
UNINCORPORATED ACTON**

As requested, Public Works reviewed the zoning permit application and site plan for the continued use of the previously approved and expired Conditional Use Permit, 97-141-(5). The project continues the construction, use, and maintenance of a church with facilities for incidental educational and social activities, and a school for kindergarten through eighth grade.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit Street Improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

**Previously approved conditions:**

- 1.1.1. Maintain a minimum centerline curve length of 100 feet and a minimum centerline curve radius of 350 feet on Gem Way.
- 1.1.2. Provide adequate landing area at a maximum three percent grade on all "T" intersections to the satisfaction of Public Works.
- 1.1.3. Provide standard property line return radius of 13 feet at all local street intersections.
- 1.1.4. Dedicate street right of way, 50 feet from the centerline, on Soledad Canyon Road.
- 1.1.5. Make an offer of private and future street right of way, 32 feet from the street centerline, on Gem Way on an alignment to the satisfaction of Public Works. Gem Way may be dedicated if 40 feet of 64 feet of right of way is provided.
- 1.1.6. Make an offer of private and future street right of way, 30 feet from the northerly property line.
- 1.1.7. Make an offer of private and future street right of way, required for a knuckle on Bridle Path Drive and Palomino Drive, to the satisfaction of Public Works.
- 1.1.8. Dedicate slope easements beyond the offer of all private and future streets to the satisfaction of Public Works.
- 1.1.9. Dedicate vehicular access rights on Soledad Canyon Road.
- 1.1.10. Whenever there is an offer of a future street or private and future street, provide a drainage statement/letter.

- 1.1.11. Provide intersection sight distance, commensurate with a design speed of 40 mph (415 feet), on Gem Way from the parking lot to the satisfaction of Public Works. Line of sight shall be within the street right of way or dedicate airspace easements to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.
- 1.1.12. All line-of-sight easements shall be depicted on grading plans.
- 1.1.13. Prepare Signing and Striping plans for Soledad Canyon Road to the satisfaction of Public Works.
- 1.1.14. Provide and install street name signs prior to occupancy of buildings.
- 1.1.15. Construct 14-feet-wide street pavement and 4-feet concrete flow lines (rural street section) on Gem Way. A minimum of 24 feet of pavement is required.

**Additional conditions:**

- 1.1.16. Acquire off-site easements and permission for all work on off-site properties.
- 1.1.17. Make an offer for a street corner cut off at the northwest corner at the intersection of Gem Way and Soledad Canyon Road.
- 1.1.18. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the property line. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.19. Execute an Agreement to Improve for the above street improvements.

For questions regarding the street conditions, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or [kgodoy@pw.lacounty.gov](mailto:kgodoy@pw.lacounty.gov).

Samuel Dea  
August 28, 2025  
Page 4

2. Streetlighting

2.1. Prior to issuance of a Certificate of Occupancy, comply with the Streetlighting conditions per the attached Public Works, Traffic Safety and Mobility Division, memo dated February 22, 2024.

For questions regarding the Streetlighting condition, please contact Sergio Chavez Jr. of Public Works, Traffic Safety and Mobility Division, at (626) 300-4733 or [schavez@pw.lacounty.gov](mailto:schavez@pw.lacounty.gov).

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

DK:la

\\\Pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\ICUP\RPPL2022014060 - 32643 N Gem Way\2025-07-17 Submittal\DPW\_Cleared\_2025-08-13\_RPPL2022014060.docx

Attach.

EXHIBIT MAP DATE SUBMITTED 08-24-2023

The CUP project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

**STREETLIGHT REQUIREMENTS**

1. If new curb, gutter and sidewalk are to be constructed within Los Angeles County Right of Way, new Streetlights and annexation to County Lighting Maintenance District will be required. No other requirements.

Prepared by: Sergio Chavez 

Phone: (626) 300-4733

Date: 02/22/2024



## 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

EPIC-LA NUMBER: RPPL2022014060

PROJECT NUMBER: Acton Faith Bible  
Church @ 32643 N  
Gem Way

CITY/COMMUNITY: Acton

STATUS: Cleared

PROJECT ADDRESS: 32643 N Gem Way  
Acton, CA 93510

DATE: 11/01/2024

### CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
3. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
6. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
7. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
8. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
9. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
10. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
11. The required fire flow for the public fire hydrants for this project is 1750 GPM at 20 psi residual pressure for 2

A handwritten signature in black ink, appearing to read "W. J. [Signature]". It is positioned above a line for a signature and below the "Reviewed by:" label.

Reviewed by:

Page 1 of 2

hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

12. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

13. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1

14. Install 2 private on-site fire hydrants as noted by the Fire Department. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

15. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Fire Code Appendix C106.1

16. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7

17. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to the issuance of the building permit. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angelino Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or  
[Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

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



**BOARD OF SUPERVISORS**

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June 26, 2024

**TO:** Samuel Dea  
Supervising Regional Planner  
Department of Regional Planning

ccogD

Attention: Richard Claghorn

**FROM:** Charlene Contreras  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST**  
**CASE: RPPL2022014060**  
**32643 N. GEM WAY ACTON CA 93510**

Thank you for the opportunity to review the application and project located at the subject property. This applicant requests the use of a previously approved CUP 97-141-(5) to authorize the continued construction, use, and maintenance of a church with facilities for educational, social activities and a kindergarten through eighth grade school.

The applicant obtained approval from the Department of Public Health Environmental Health Onsite Wastewater Treatment Program (OWTP) for the existing Onsite Wastewater Treatment System (OWTS) on 01/30/2013.

The applicant provided a water "Will Serve" letter from Los Angeles County Waterworks Districts dated May 16, 2024.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

#### 1. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning).

##### 1.1 Exterior Noise

Ordinance:

##### **Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

##### 1.2 Construction Noise

Ordinance:

##### **Construction Noise (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

### 1.3 Community Noise

#### Ordinance:

#### **12.08.530 Residential air conditioning or refrigeration equipment**

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

#### Findings:

The subject site was zoned for instructional use (church) and was surrounded by residential zoned properties.

#### Per the applicant:

1. Construction includes a one-story 16,497 square foot assembly and christian education building, 7,200 square feet building comprised of six one-story modular classroom buildings, with 2 classrooms in each building and outdoor sports courts.

2. The school serves a maximum of 275 students.
3. 160 parking spaces will be available.
4. Social activities such as church picnics, youth game nights, community meetings and more will be offered.

On February 29, 2024, background noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) within the subject site. Measuring background noise assists in determining allowable noise levels.

As shown in Table 4 below, the exterior background noise level results did not exceed all commercial and residential standards but exceeded the L0 residential noise standards (see highlighted noise level). The exceedance was caused by vehicles passing through Solidad Canyon Road located south of the subject site. This background noise level become the L0 exterior noise standard.

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	3:38 pm – 4:38 pm	50	49.4	55	51.9	60	55.1	65	59.8	70	78.7
Commercial	3:38 pm – 4:38 pm	60	49.4	65	51.9	70	55.1	75	59.8	80	78.7

Table 4. Std = Standard dB that may not exceed the cumulative period.

## 1.4 Recommendations

### 1.4.1 Exterior Noise

The church and school usage noise impacts to any nearby sensitive receptors (residential zones) needs to be determined and noise mitigation measures implemented as needed.

### 1.4.2 Construction Noise

The construction noise impacts to any nearby sensitive receptors (residential zones) needs to be determined and noise mitigation measures implemented as needed.

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

#### 1.4.3 Community noise

1. Ensure air-conditioner noise level does not exceed 55 dBA at the neighboring property line.

#### 1.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause *Coccidioidomycosis* (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to demolishing/renovation of the existing building, if applicable, asbestos, lead-based paint, or other hazardous material need to be identified and addressed. Adhere to all applicable rules and regulations including the South Coast Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or [ytaye@ph.lacounty.gov](mailto:ytaye@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_32643 N. GEM WAY ACTON CA 93510\_RPPL2022014060\_06.26.2024



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

August 22, 2023

TO: Richard Claghorn, Senior Regional Planner  
Department of Regional Planning  
Zoning Permits North Section

FROM: Michelle O'Connor, Trails Section Head  
Department of Parks and Recreation  
Planning Division

SUBJECT: **RPPL2022014060 – ACTON FAITH BIBLE CHURCH**  
**APN 3208-011-052**

*WIC*

**NOTICE OF TRAIL CONDITIONS**

The Department of Parks and Recreation (DPR) has completed the trail review of the Phase 1 Acton Faith Bible Church Revised Plan.

The project is located at 32643 Gem Way, Acton CA 91350 within a DPR Local Park Service Area for future public connectivity to Acton Park and within the project boundary is a segment of the County of Los Angeles Board of Supervisors-Adopted Acton Community Trail. A public trail easement is requested to provide continued public trail access in perpetuity.

DPR recommends, that the trail conditions shown below be applied to the project if ultimately approved by the advisory agency.

1. Make an offer to dedicate to the County a twelve (12) foot wide multi-use trail easement contiguous to southern parcel boundary shown on plan sheet A-1.1.1 as a Bridle Path and shown on attached Exhibit A.
  - a. The multi-use trail easement to be recorded to the County within eighteen (18) months from advisory agency project approval date.
  - b. The multi-use easement area shall be:
    - i. Free from structures or any at-grade impediments, that would impede public trail access.
    - ii. Contiguous to though outside of the Sierra Highway road right-of-way.

Richard Claghorn  
August 17, 2023  
Page 2

- c. Contact DPR trail planner to obtain trail easement template and further instructions on dedication and recordation.

Thank you for including DPR in the review of this notice. For any trail-related questions, please contact Robert Ettleman, Trail Planner at (626) 588-5323 or by e-mail at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

MO:RE:ev

c: Parks and Recreation: (S. Woods, C. Lau, S. Mathai, R. Ettleman, J. Chien)

**EXHIBIT A: RPPL2022014060 TRAIL MAP**



8/24/2023, 8:23:59 AM

Override 1

Overide 1

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Page 3 of 3

**MITIGATION MONITORING PROGRAM**  
**CUP 97141**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System permit to the satisfaction of the Department of Public Works.	Submittal and approval of Stormwater Pollution Prevention Plan	Prior to issuance of grading permit	Applicant	Public Works
The applicant shall submit a detailed striping and signing plan to the satisfaction of the Department of Public Works.	Submittal and approval of detailed striping and signing plan	Prior to issuance of building permit	Applicant	Public Works
The applicant shall submit a landscape plan incorporating <i>Juniperus californica</i> , <i>Chrysothamnus nauseosus</i> , <i>Ephedra californica</i> , and <i>Eriogonum fasciculatum</i> to the satisfaction of the Department of Regional Planning.	Submittal and approval of landscape plan	Prior to issuance of grading permit	Applicant	Public Works Regional Planning

## **BACKGROUND AND FINDINGS**

**Acton Faith Bible Church**  
**32643 Gem Way**  
**Acton, CA 93510**

**Prepared by APEX LA**  
**REV: June 15, 2023**



### **Background**

The Applicant is requesting renewed authorization for the continued construction, operation and maintenance of a church, including facilities for incidental educational and social activities, as well as a school for kindergarten through eighth grade for a maximum of 275 students. Acton Faith Bible Church is an independent, non-denominational, Protestant, evangelical church established in 1977.

Construction as currently planned consists of two phases: Phase I includes the construction of a one-story 16,497 square foot Assembly and Christian Education building. Phase II includes the construction of 7,200 square-feet of building area, comprised of six one-story modular classroom buildings, with 2 classrooms in each building. Phase II also includes the construction of outdoor sports courts.

The Applicant request is a continuation of Conditional Use Permit Case 97-141, first approved March 2002 and has since expired during COVID-19 protocols. The construction plans outlined above are a reduction in scope from the prior approval, which originally contained two more development phases (Phase III and IV), that the applicant will not be proceeding with at this time.

While the previous grant was utilized to begin construction of Phases I and II, construction is still ongoing and has not been completed prior to the expiration of the prior grant, hence the need for a grant renewal.

#### **B.1 The proposed use will be consistent with the adopted General Plan for the area.**

The subject site falls within the Antelope Valley General Plan, adopted 06/16/2015 by the LA County Board of Supervisors. The stated goal of this plan is to "guide development and conservation within the unincorporated communities of the Antelope Valley". Within this regional area plan, Community-Specific Land Use Concepts are described for individual communities within Antelope Valley, including Acton:

"The Land Use Concepts (Concepts) attempt to provide expectations for how each rural community may change and grow throughout the life of this Area Plan. The Concepts specify the desired land uses for each area and identify potentially incompatible land uses that would not be desirable."

And specifically with regard to Acton, the following qualities are endorsed, within the RL designation the subject site falls in:

"The rural town centers shall continue to be the focal point of the community and shall be linked to the surrounding rural town area through trails and pedestrian routes. Pedestrian routes shall have permeable paving, consistent with rural community character, instead of concrete sidewalks. Public amenities, such as plazas and community bulletin boards, are encouraged in this area.

The majority of new residential development in Acton shall be directed to the rural town area instead of the surrounding rural preserve area, provided that such development is consistent with existing community character. New land divisions shall maintain a large minimum lot size. Various types of agriculture, equestrian, and animal-keeping uses should be allowed through the rural town area, provided that lots meet Zoning Code requirements for those uses. Home-based occupations may also be permitted throughout the rural town area, provided that they meet Zoning Code requirements.".

The applicant request is therefore consistent with the most relevant language designating land use in the area. Previously approved building plans have proven to be aesthetically consistent with the description above with regard to permeable paving and consistency with rural community character. The church aims to amplify public amenities and community involvement, maintains a large lot size, and is proposing no additional construction from the previously approved Conditional Use Permit.

**B.2 The requested use at the location proposed will not:**

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**

The subject site is located in a rural community, on a near 10-acre lot and significant area buffer from residential uses. Commercial/industrial abutting uses across Soledad Canyon Road are limited to low traffic businesses - a storage facility and tow service/lot. Construction as previously approved has and will continue to be limited to daytime hours.

Lighting will comply with the Rural Outdoor Lighting District requirements of Chapter 22.80 of the County Code, including a maximum height of 20 feet for any outdoor light fixture, a maximum output rating of no greater than 400 lumens for any outdoor light fixture over 15 feet in height, avoidance of light trespass on surrounding areas, and shielding of outdoor light fixtures.

The initial Conditional Use Permit approval was issued in light of the fact that, based on the initial study and project revisions as recommended by the County and executed by the applicant, there is no substantial evidence that the project as revised may have a significant effect on the environment. These revisions included submission and approval of detailed striping/signing plans as well as a landscape plan incorporating and featuring local biota.

With regard to regular church operations, the applicant and project will indeed positively affect the peace, comfort and welfare of persons in the surrounding area by providing community oriented services to Acton residents.

**b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**

Similarly to the above, regarding regular church operations, the applicant and project will indeed positively affect the use and enjoyment of the area for property owners in the surrounding area by providing community oriented services to Acton residents, free of any ecological, noise or traffic concerns.

During the original Conditional Use Permit filing process in 2001, one opposing letter to the request was received from a nearby resident, citing that this development would detract from the rural environment of the area. After meeting with the Acton Town Council, and in light of the fact that the subject site is, with appropriate conditions of approval, compatible with the land classification assigned, the Council issued a letter stating that it did not oppose the project as proposed.

No such opposing commentary has since been issued.

**c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The proposed use seeks only to provide a positive hub for the community, such that it will improve the general welfare of the community. Some of the ways the applicant intends to continue this goal include social activities such as church picnics, youth game nights, community meetings and more.

No additional construction or change of use is proposed from the previous approval that would endanger public health and safety.

**B.3 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 findings of fact can still be made of appropriateness in size and shape to accommodate the yards, parking and other development features appropriate to the use.

**Automobile Parking:**

- The Phase I Site Plan identifies 112 parking spaces required and 130 parking spaces provided, of which five parking spaces are handicapped-accessible, as required by code.
- The Phase II Site Plan identifies 6 additional code-required parking spaces and 30 provided in order to accommodate the 12 classrooms. Total parking provided after Phase II are 160 spaces, of which 153 are standard, 5 are handicapped and 2 are van accessible.

**Bicycle Parking:**

- The Phase 1 Site Plan (See page A-1.1.0) identifies the location of 2 2-position long term bike lockers (that can accommodate 4 long-term bicycles) and a 9-position bike rack that can accommodate 9 short-term bicycles for the church building. This exceeds the 4 long-term bicycle parking spaces and 8 short-term bicycle spaces required by current code.
- The Phase 2 Site Plan (See page PS-2.0) identifies the location of 2 2-position long term bike lockers (that can accommodate 4 long-term bicycles) and four 13-position bike racks that can accommodate 52 short-term bicycles parking spaces for the 12 proposed classrooms. This exceeds the 1 long-term bicycle parking space / 10 classrooms and 4 short-term bicycle parking spaces / classroom required by code.

Landscape and irrigation plans have been provided and well-integrated into the site development plan. All such development features described, with regard to proposed and ongoing construction, have been approved under the original Conditional Use Permit. The lot is extremely spacious relative to the sites still to be constructed as proposed. See attached building plans for complete detail.

As stated above, initial Conditional Use Permit approval was issued in light of the fact that, based on the initial study and project revisions as recommended and executed by the applicant, there is no substantial evidence that the project as revised may have a significant effect on the environment. These revisions included submission and approval of detailed striping/signing plans as well as a landscape plan incorporating and featuring local biota.

**B.4 The proposed site is adequately served:**

- a. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and**

Due to the reduction in scope requested in the grant reapproval, following the removal of development Phases III and IV, road traffic would likely be even further reduced from the previously approved grant.

**b. By other public or private service facilities as are required.**

An unpaved service road borders the subject property, allowing any vehicles related to construction to adequately service the site without impeding traffic along Soledad Canyon Road. To address the needs of any nearby single-family residences where horses are kept and ridden adjacent to the property, the applicant has also provided bridle paths on the subject property available for use by the neighboring community. No additional strain on public or private service facilities from the previously approved grant are anticipated.

For these reasons, we humbly request continued approval of the applicant's request.

## PROPOSED ENVIRONMENTAL DETERMINATION

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DETERMINATION DATE:	December 4, 2025
PROJECT NUMBER:	PRJ2022-004528
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2022014060
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	32643 Gem Way, Acton
OWNER:	Acton Faith Bible Church
APPLICANT:	Acton Faith Bible Church
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov

---

Los Angeles County ("County") Staff determined that an addendum to the Mitigated Negative Declaration ("MND") previously adopted for the project in 2002 is the appropriate environmental document for the project under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. On February 6, 2002, the Regional Planning Commission ("Commission") approved CUP No. 97-141 to authorize the construction, operation and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade ("Project") and established a 20-year grant term, ending February 6, 2022; the Commission adopted an MND and Mitigation Monitoring Program ("MMP") to mitigate project impacts to a less than significant level. The MMP included mitigation measures for the following topics: water quality, traffic/access, and biota.

The Project remains essentially the same as previously approved in 2002, except for design changes to Phase I, the Assembly and Christian Education building, increasing its overall size from 16,412 square feet to 16,497 square feet (Phase I); minor changes to Phase II for the configuration of the six proposed classroom buildings with an overall area of 7,200 square feet; and the elimination of Phases III and IV, including a 13,951 square foot sanctuary building, 1,700 square foot parsonage, and sports fields. Phase I remains under construction and Phase II has not yet begun.

The County has prepared an addendum to the adopted MND pursuant to the CEQA Guidelines Section 15164. The changes to the previously approved Project will not result new impacts, as

the scope of the Project has been reduced through the elimination of Phases II and IV. It was determined that the requested changes to the proposed plans are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. The requested changes to the Project scope as described above would not create a substantial alteration or material deviation from the previously approved conditions and mitigation measures. There are no significant changes to the Project that would conflict with Section 15162 of the CEQA Guidelines ("Subsequent EIRs and Negative Declarations"). The Project does not result in any significant effects not discussed in the previous MND. No significant effects previously examined will be substantially more severe than shown in the previous MND. No changes to the adopted mitigation measures are necessary to substantially reduce any significant effects due to a change in feasibility of any mitigation measure previously found not to be feasible.

Therefore, an addendum to the adopted MND is the appropriate environmental documentation for this CUP. Accordingly, the adopted MMP will remain in effect until all mitigation measures have been completed, as determined by LA County Planning.

Attached: Mitigation Monitoring Program (MMP)  
Addendum to MND

## **EXHIBIT F-1-ADDENDUM TO MITIGATED NEGATIVE DECLARATION**

### **ADDENDUM TO MITIGATED NEGATIVE DECLARATION PROJECT NO. PRJ2022-004528-(5), CONDITIONAL USE PERMIT NO. RPPL2022014060**

Conditional Use Permit (“CUP”) No. 97-141-(5) was approved by the Los Angeles County Regional Planning Commission (“Commission”), and a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring Program (“MMP”) were adopted on February 6, 2002. The CUP was to authorize the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade (“Project”) and established a 20-year grant term, ending February 6, 2022. The approval in 2002 included four proposed phases, as follows: Phase I-Construction of a 16,412 square foot Assembly and Christian Education building and bridle path; Phase II-Placement of six one-story modular classrooms with a total area of 7,200 square feet and construction of outdoor sports courts; Phase III-Construction of a two-story 13,951 square foot sanctuary building; and Phase IV-Construction of a two-story, 1,700 square foot parsonage and sports fields.

Modifications to the Project were subsequently made through the Revised Exhibit “A” (“REA”) process, most recently with REA 201100278, approved December 15, 2011, which approved modifications to the main assembly building, including a slight increase in the overall floor area to approximately 16,497 square feet, including 14,993 square feet for the main level and 1,504 square feet for the mezzanine.

The current CUP request is necessary to replace the expired CUP, and it includes only Phases I and II, as Phases III & IV are no longer proposed. The current plans are in substantial conformance with the previous approvals, except for the elimination of Phases III & IV. Phase II still proposes six classroom buildings with an overall area of 7,200 square feet, but the configuration of the buildings has been changed slightly. The minor changes to the previously approved plans will not result in a substantial alteration or material deviation from the previously approved structures and related development, except for the elimination of some previously approved structures and development. It was determined that the requested changes are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. Staff determined that the requested modifications to the Project would not create a substantial alteration or material deviation from the previously approved conditions and mitigation measures.

Section 15164 (“Addendum to an EIR or Negative Declaration”) of the California Environmental Quality Act (“CEQA”) Guidelines authorizes Lead Agencies to prepare an Addendum to a previously adopted MND if only minor technical changes or additions are

necessary or none of the conditions described in Section 15162 of the CEQA Guidelines (“Subsequent EIRs and Negative Declarations”) calling for the preparation of a subsequent EIR or negative declaration have occurred. Staff have determined that none of the conditions described in Section 15162 apply due to the minor changes to the Project. The Project does not result in any significant effects not discussed in the previous MND. No significant effects previously examined will be substantially more severe than shown in the previous MND. No changes to the adopted mitigation measures are necessary to substantially reduce any significant effects due to a change in the feasibility of any mitigation measure previously found not to be feasible. No new environmental effects have been identified, and no new information pertaining to the subject property or the environmental impacts of the Project have been discovered during the preparation of this Addendum. As such, the requested minor changes to the Project are consistent with, and would not affect, the existing conclusions and/or mitigation measures outlined in the MND. Therefore, the previously adopted MND, adopted by the Commission on February 6, 2002, provides adequate environmental analysis for the Project as currently amended. Accordingly, the adopted MMP will be used for the current CUP and will remain in effect until it has been confirmed that all mitigation measures have been completed.

**MITIGATION MONITORING PROGRAM**  
**CUP 97141**

<b>Mitigation</b>	<b>Action Required</b>	<b>When Monitoring to Occur</b>	<b>Responsible Agency or Party</b>	<b>Monitoring Agency or Party</b>
The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System permit to the satisfaction of the Department of Public Works.	Submittal and approval of Stormwater Pollution Prevention Plan	Prior to issuance of grading permit	Applicant	Public Works
The applicant shall submit a detailed striping and signing plan to the satisfaction of the Department of Public Works.	Submittal and approval of detailed striping and signing plan	Prior to issuance of building permit	Applicant	Public Works
The applicant shall submit a landscape plan incorporating Juniperus californica, Chrysothamnus nauseosus, Ephedra californica, and Erigonum fasciculatum to the satisfaction of the Department of Regional Planning.	Submittal and approval of landscape plan	Prior to issuance of grading permit	Applicant	Public Works Regional Planning

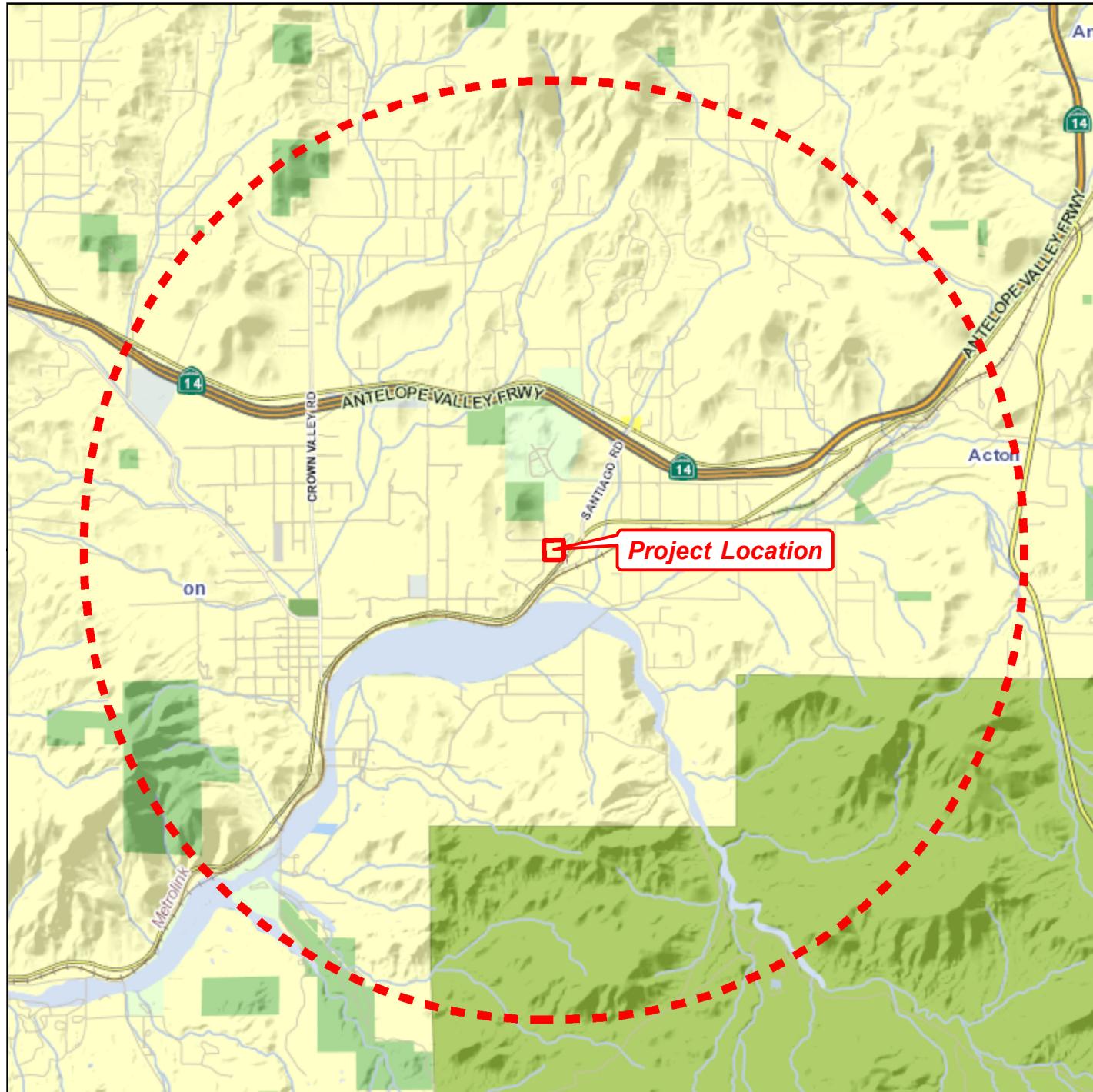


**20-MILE RADIUS**  
**LOCATOR MAP**  
**PROJECT NO. PRJ2022-004528**  
**CUP RPPL2022014060**

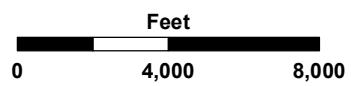


**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012



**3-MILE RADIUS**  
**LOCATOR MAP**  
**PROJECT NO. PRJ2022-004528**  
**CUP RPPL2022014060**

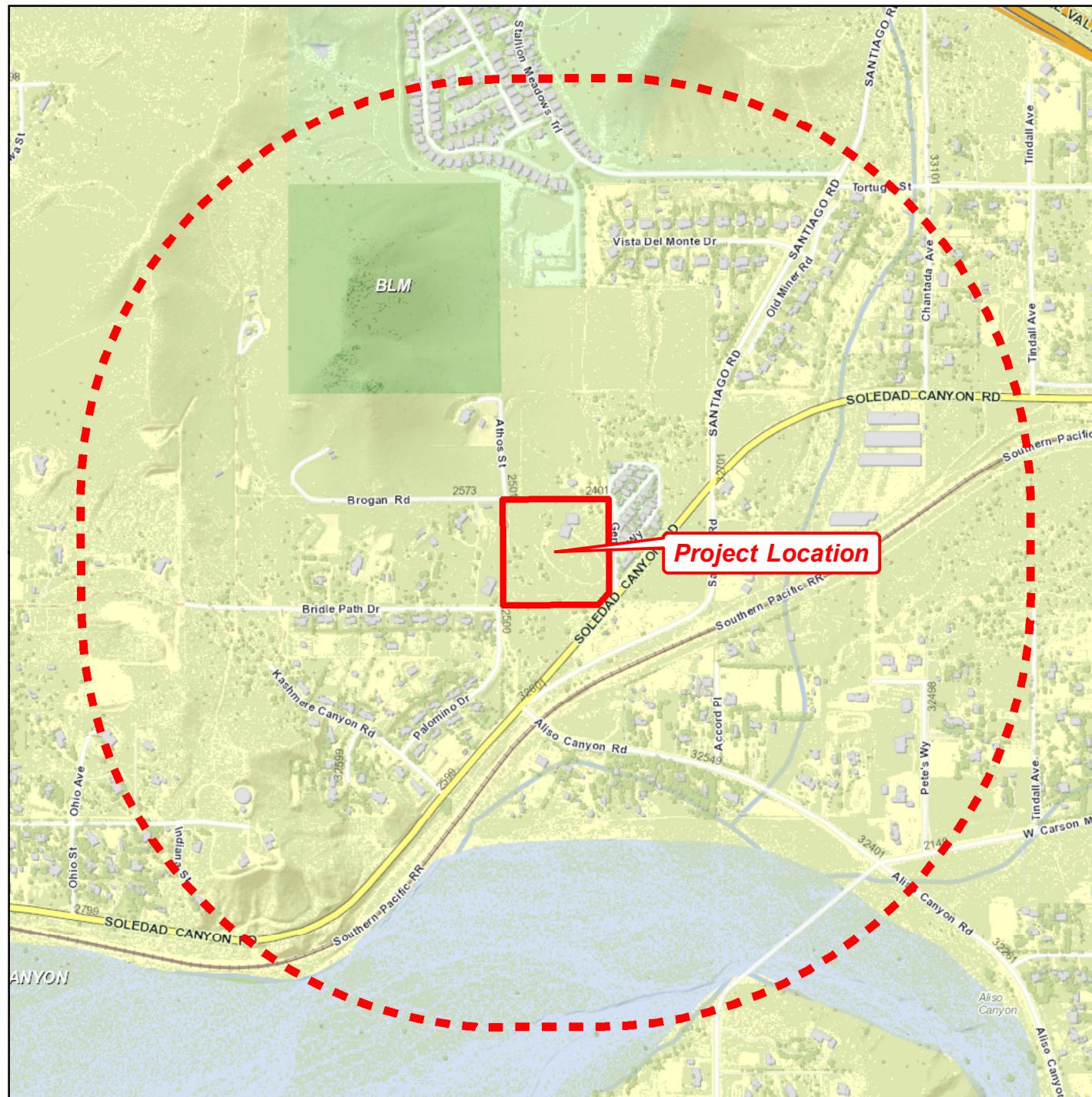


**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012



**HALF-MILE RADIUS**  
**LOCATOR MAP**  
**PROJECT NO. PRJ2022-004528**  
**CUP RPPL2022014060**



Feet  
0 600 1,200



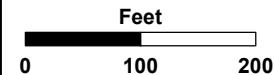
**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



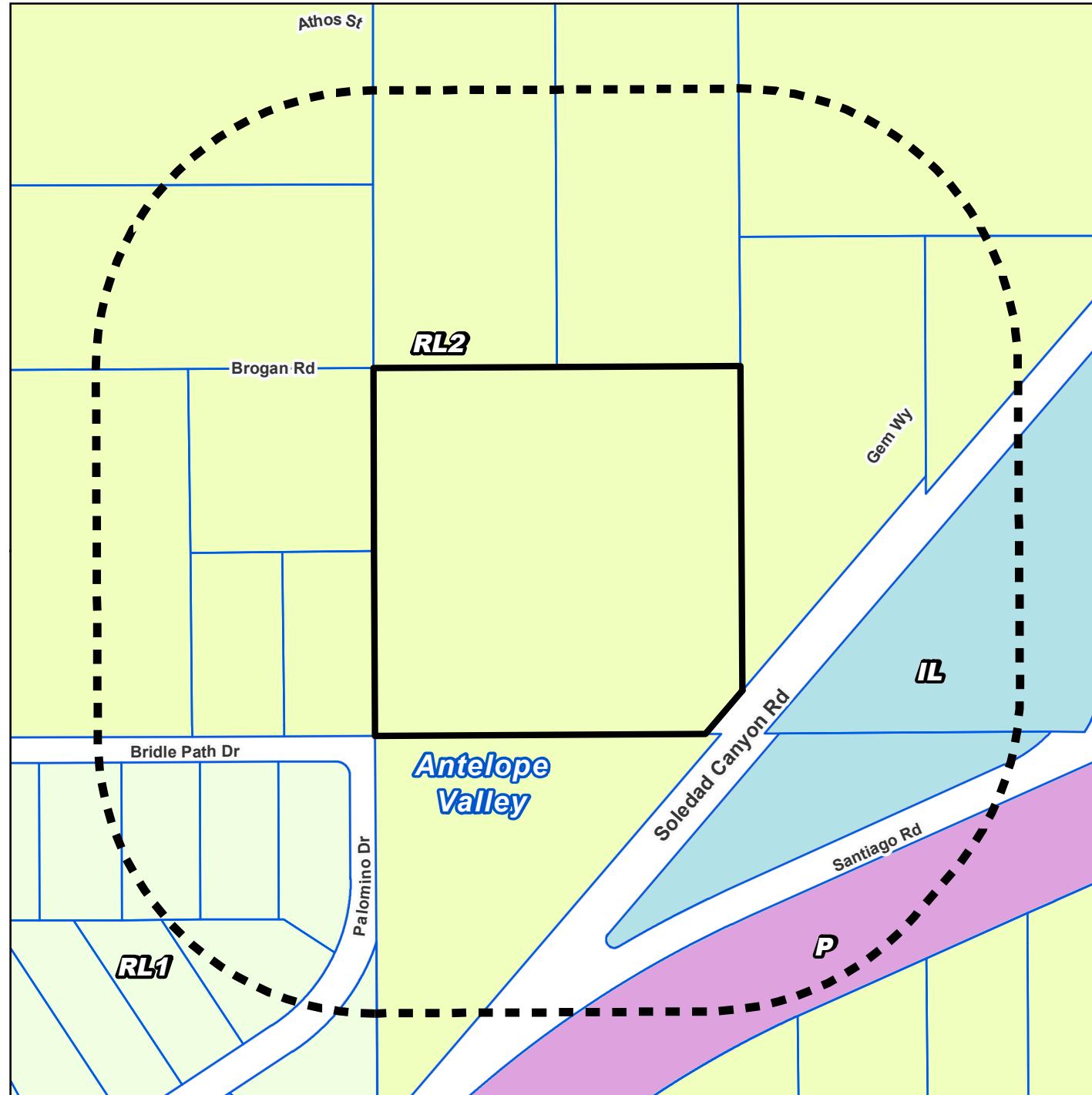
**AERIAL IMAGERY**  
**SITE-SPECIFIC MAP**  
PROJECT NO. PRJ2022-004528  
CUP RPPL2022014060

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

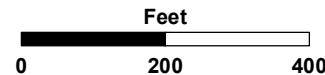


# LAND USE POLICY

## 500-FOOT RADIUS MAP

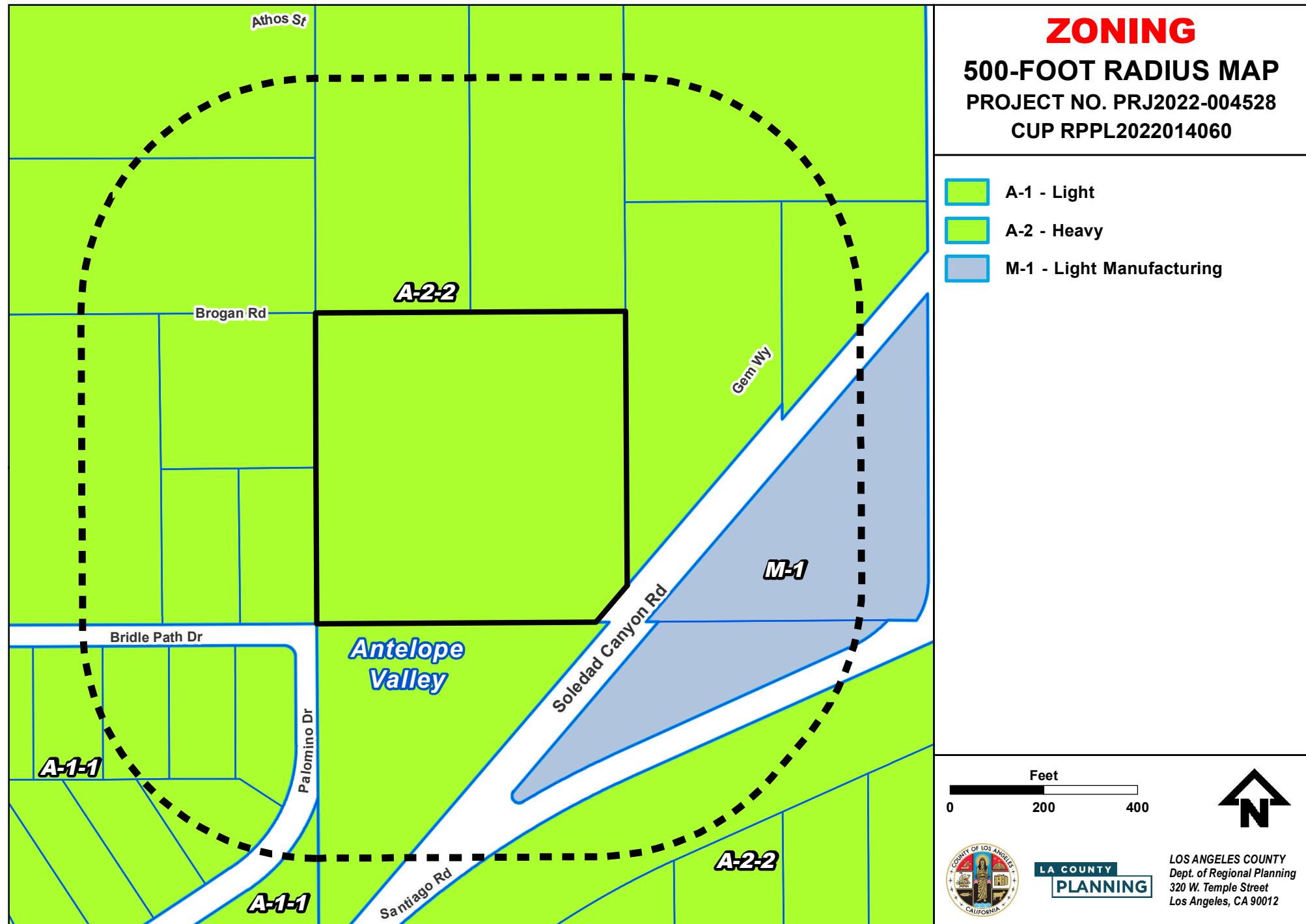
PROJECT NO. PRJ2022-004528  
CUP RPPL2022014060

- RL1 - Rural Land 1 (1 du / 1 gross ac)
- RL2 - Rural Land 2 (1 du / 2 gross ac)
- IL - Light Industrial
- P - Public and Semi-Public



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Los Angeles, CA 90012



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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

EXHIBIT H-PHOTOS



Photo #1-2025 photo of entrance, Gem Way, looking north



Photo #2-2025 photo from entrance to main building, looking west

EXHIBIT H-PHOTOS



Photo #3-2025 photo from entrance area, looking toward church



Photo #4-2025 photo from Soledad Canyon Rd., looking toward church

## EXHIBIT H-PHOTOS



Photo #5-2023 photo of church under construction



Photo #6-2023 photo of temporary church/school buildings, looking north

## EXHIBIT H-PHOTOS



Photo #7-2023 photo of temporary church/school buildings, looking east



Photo #8-2023 photo of interior of a temporary building

EXHIBIT H-PHOTOS



Photo #9-2023 photo of interior of a temporary building



Photo #10-2023 photo of building interior under construction



Photo #11-2026 photo of sign



Photo #12-2026 photo of sign



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

MARK PESTRELLA, 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

August 28, 2025

IN REPLY PLEASE  
REFER TO FILE:

LD-2

TO: Samuel Dea  
North County Development Services  
Department of Regional Planning

Attention Richard Claghorn

FROM: James Chon  
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2022014060)**  
**32643 NORTH GEM WAY**  
**ASSESSOR'S MAP BOOK 3208, PAGE 11, PARCEL 52**  
**UNINCORPORATED ACTON**

As requested, Public Works reviewed the zoning permit application and site plan for the continued use of the previously approved and expired Conditional Use Permit, 97-141-(5). The project continues the construction, use, and maintenance of a church with facilities for incidental educational and social activities, and a school for kindergarten through eighth grade.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit Street Improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

**Previously approved conditions:**

- 1.1.1. Maintain a minimum centerline curve length of 100 feet and a minimum centerline curve radius of 350 feet on Gem Way.
- 1.1.2. Provide adequate landing area at a maximum three percent grade on all "T" intersections to the satisfaction of Public Works.
- 1.1.3. Provide standard property line return radius of 13 feet at all local street intersections.
- 1.1.4. Dedicate street right of way, 50 feet from the centerline, on Soledad Canyon Road.
- 1.1.5. Make an offer of private and future street right of way, 32 feet from the street centerline, on Gem Way on an alignment to the satisfaction of Public Works. Gem Way may be dedicated if 40 feet of 64 feet of right of way is provided.
- 1.1.6. Make an offer of private and future street right of way, 30 feet from the northerly property line.
- 1.1.7. Make an offer of private and future street right of way, required for a knuckle on Bridle Path Drive and Palomino Drive, to the satisfaction of Public Works.
- 1.1.8. Dedicate slope easements beyond the offer of all private and future streets to the satisfaction of Public Works.
- 1.1.9. Dedicate vehicular access rights on Soledad Canyon Road.
- 1.1.10. Whenever there is an offer of a future street or private and future street, provide a drainage statement/letter.

- 1.1.11. Provide intersection sight distance, commensurate with a design speed of 40 mph (415 feet), on Gem Way from the parking lot to the satisfaction of Public Works. Line of sight shall be within the street right of way or dedicate airspace easements to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.
- 1.1.12. All line-of-sight easements shall be depicted on grading plans.
- 1.1.13. Prepare Signing and Striping plans for Soledad Canyon Road to the satisfaction of Public Works.
- 1.1.14. Provide and install street name signs prior to occupancy of buildings.
- 1.1.15. Construct 14-feet-wide street pavement and 4-feet concrete flow lines (rural street section) on Gem Way. A minimum of 24 feet of pavement is required.

**Additional conditions:**

- 1.1.16. Acquire off-site easements and permission for all work on off-site properties.
- 1.1.17. Make an offer for a street corner cut off at the northwest corner at the intersection of Gem Way and Soledad Canyon Road.
- 1.1.18. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the property line. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.19. Execute an Agreement to Improve for the above street improvements.

For questions regarding the street conditions, please contact Kevin Godoy of Public Works, Land Development Division, at (626) 458-5932 or [kgodoy@pw.lacounty.gov](mailto:kgodoy@pw.lacounty.gov).

Samuel Dea  
August 28, 2025  
Page 4

2. Streetlighting

2.1. Prior to issuance of a Certificate of Occupancy, comply with the Streetlighting conditions per the attached Public Works, Traffic Safety and Mobility Division, memo dated February 22, 2024.

For questions regarding the Streetlighting condition, please contact Sergio Chavez Jr. of Public Works, Traffic Safety and Mobility Division, at (626) 300-4733 or [schavez@pw.lacounty.gov](mailto:schavez@pw.lacounty.gov).

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

DK:la

\\\Pw01\pwp\public\ldpub\SUBPCHECK\Plan Checking Files\ICUP\RPPL2022014060 - 32643 N Gem Way\2025-07-17 Submittal\DPW\_Cleared\_2025-08-13\_RPPL2022014060.docx

Attach.

EXHIBIT MAP DATE SUBMITTED 08-24-2023

The CUP project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

**STREETLIGHT REQUIREMENTS**

1. If new curb, gutter and sidewalk are to be constructed within Los Angeles County Right of Way, new Streetlights and annexation to County Lighting Maintenance District will be required. No other requirements.

Prepared by: Sergio Chavez 

Phone: (626) 300-4733

Date: 02/22/2024



## 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

EPIC-LA NUMBER: RPPL2022014060

PROJECT NUMBER: Acton Faith Bible  
Church @ 32643 N  
Gem Way

CITY/COMMUNITY: Acton

STATUS: Cleared

PROJECT ADDRESS: 32643 N Gem Way  
Acton, CA 93510

DATE: 11/01/2024

### CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
3. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
6. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
7. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
8. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
9. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
10. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
11. The required fire flow for the public fire hydrants for this project is 1750 GPM at 20 psi residual pressure for 2

A handwritten signature in black ink, appearing to read "W. J. [Signature]". It is positioned above a line for a signature and below the "Reviewed by:" label.

Reviewed by:

Page 1 of 2

hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

12. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

13. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1

14. Install 2 private on-site fire hydrants as noted by the Fire Department. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

15. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Fire Code Appendix C106.1

16. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7

17. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to the issuance of the building permit. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angelino Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or  
[Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**MEGAN McCLAIRE, M.S.P.H.**  
Chief Deputy Director

**LIZA FRIAS, REHS**  
Director of Environmental Health

**BRENDA LOPEZ, REHS**  
Assistant Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

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



**BOARD OF SUPERVISORS**

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Fifth District

June 26, 2024

**TO:** Samuel Dea  
Supervising Regional Planner  
Department of Regional Planning

Attention: Richard Claghorn

*ccogD*

**FROM:** Charlene Contreras  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST**  
**CASE: RPPL2022014060**  
**32643 N. GEM WAY ACTON CA 93510**

Thank you for the opportunity to review the application and project located at the subject property. This applicant requests the use of a previously approved CUP 97-141-(5) to authorize the continued construction, use, and maintenance of a church with facilities for educational, social activities and a kindergarten through eighth grade school.

The applicant obtained approval from the Department of Public Health Environmental Health Onsite Wastewater Treatment Program (OWTP) for the existing Onsite Wastewater Treatment System (OWTS) on 01/30/2013.

The applicant provided a water "Will Serve" letter from Los Angeles County Waterworks Districts dated May 16, 2024.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

#### 1. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning).

##### 1.1 Exterior Noise

Ordinance:

##### **Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period.

##### 1.2 Construction Noise

Ordinance:

##### **Construction Noise (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed.

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed.

### 1.3 Community Noise

#### Ordinance:

#### **12.08.530 Residential air conditioning or refrigeration equipment**

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property.

#### Findings:

The subject site was zoned for instructional use (church) and was surrounded by residential zoned properties.

#### Per the applicant:

1. Construction includes a one-story 16,497 square foot assembly and christian education building, 7,200 square feet building comprised of six one-story modular classroom buildings, with 2 classrooms in each building and outdoor sports courts.

2. The school serves a maximum of 275 students.
3. 160 parking spaces will be available.
4. Social activities such as church picnics, youth game nights, community meetings and more will be offered.

On February 29, 2024, background noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA) within the subject site. Measuring background noise assists in determining allowable noise levels.

As shown in Table 4 below, the exterior background noise level results did not exceed all commercial and residential standards but exceeded the L0 residential noise standards (see highlighted noise level). The exceedance was caused by vehicles passing through Solidad Canyon Road located south of the subject site. This background noise level become the L0 exterior noise standard.

Exterior Noise Standards, dBA											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Residential	3:38 pm – 4:38 pm	50	49.4	55	51.9	60	55.1	65	59.8	70	78.7
Commercial	3:38 pm – 4:38 pm	60	49.4	65	51.9	70	55.1	75	59.8	80	78.7

Table 4. Std = Standard dB that may not exceed the cumulative period.

## 1.4 Recommendations

### 1.4.1 Exterior Noise

The church and school usage noise impacts to any nearby sensitive receptors (residential zones) needs to be determined and noise mitigation measures implemented as needed.

### 1.4.2 Construction Noise

The construction noise impacts to any nearby sensitive receptors (residential zones) needs to be determined and noise mitigation measures implemented as needed.

Noise mitigation measures should be applied if applicable to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

#### 1.4.3 Community noise

1. Ensure air-conditioner noise level does not exceed 55 dBA at the neighboring property line.

#### 1.4.4 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause *Coccidioidomycosis* (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to demolishing/renovation of the existing building, if applicable, asbestos, lead-based paint, or other hazardous material need to be identified and addressed. Adhere to all applicable rules and regulations including the South Coast Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or [ytaye@ph.lacounty.gov](mailto:ytaye@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_32643 N. GEM WAY ACTON CA 93510\_RPPL2022014060\_06.26.2024



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

August 22, 2023

TO: Richard Claghorn, Senior Regional Planner  
Department of Regional Planning  
Zoning Permits North Section

FROM: Michelle O'Connor, Trails Section Head  
Department of Parks and Recreation  
Planning Division

SUBJECT: **RPPL2022014060 – ACTON FAITH BIBLE CHURCH**  
**APN 3208-011-052**

*WIC*

**NOTICE OF TRAIL CONDITIONS**

The Department of Parks and Recreation (DPR) has completed the trail review of the Phase 1 Acton Faith Bible Church Revised Plan.

The project is located at 32643 Gem Way, Acton CA 91350 within a DPR Local Park Service Area for future public connectivity to Acton Park and within the project boundary is a segment of the County of Los Angeles Board of Supervisors-Adopted Acton Community Trail. A public trail easement is requested to provide continued public trail access in perpetuity.

DPR recommends, that the trail conditions shown below be applied to the project if ultimately approved by the advisory agency.

1. Make an offer to dedicate to the County a twelve (12) foot wide multi-use trail easement contiguous to southern parcel boundary shown on plan sheet A-1.1.1 as a Bridle Path and shown on attached Exhibit A.
  - a. The multi-use trail easement to be recorded to the County within eighteen (18) months from advisory agency project approval date.
  - b. The multi-use easement area shall be:
    - i. Free from structures or any at-grade impediments, that would impede public trail access.
    - ii. Contiguous to though outside of the Sierra Highway road right-of-way.

Richard Claghorn  
August 17, 2023  
Page 2

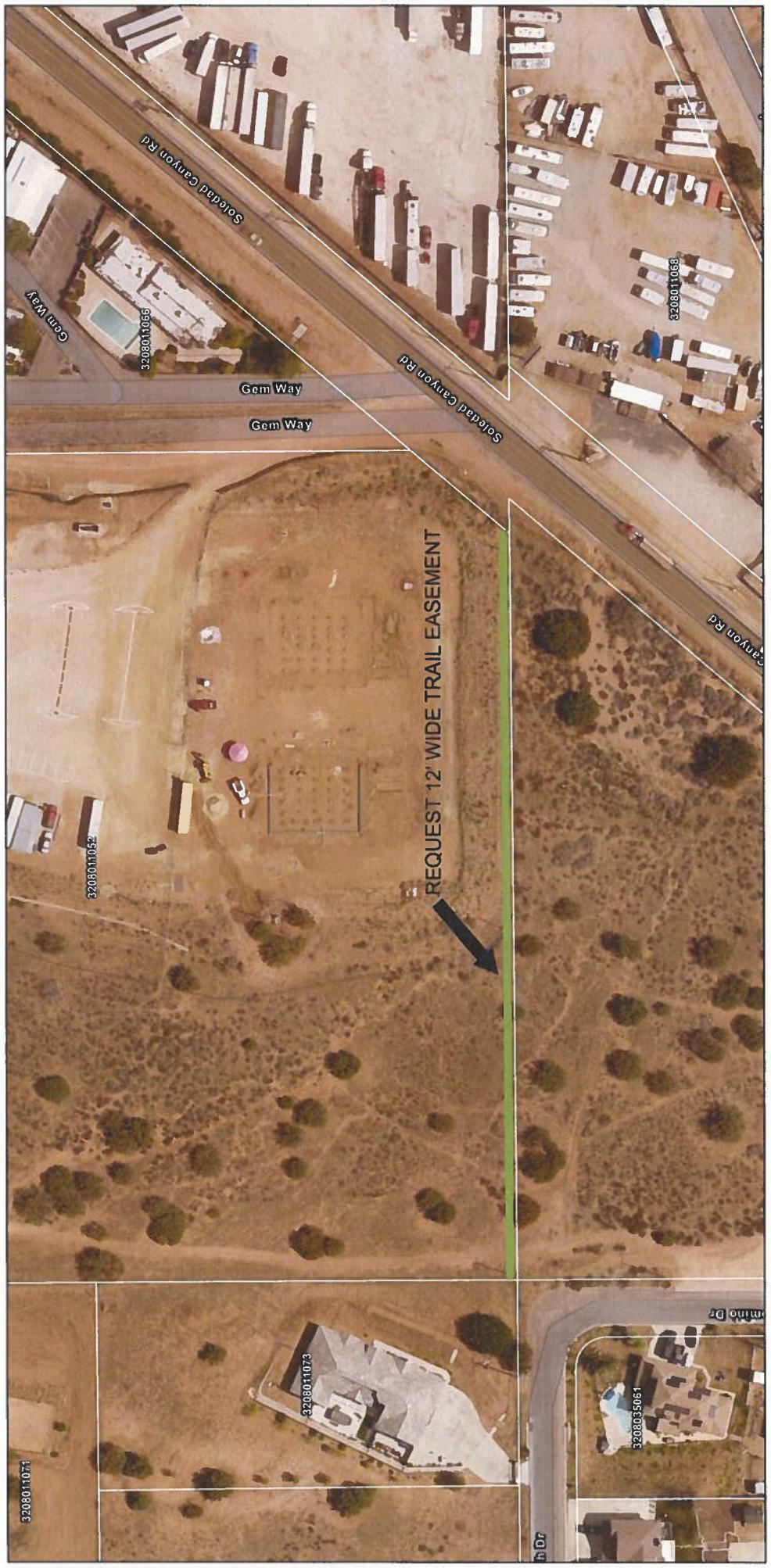
- c. Contact DPR trail planner to obtain trail easement template and further instructions on dedication and recordation.

Thank you for including DPR in the review of this notice. For any trail-related questions, please contact Robert Ettleman, Trail Planner at (626) 588-5323 or by e-mail at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

MO:RE:ev

c: Parks and Recreation: (S. Woods, C. Lau, S. Mathai, R. Ettleman, J. Chien)

## EXHIBIT A: RPPL2022014060 TRAIL MAP





Los Angeles County  
Department of Regional Planning

Director of Planning James E. Hartl, AICP



March 13, 2002

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Gregory Lefler  
Lefler and Associates  
1824 Aleppo  
Thousand Oaks, CA 91362

**RE: CONDITIONAL USE PERMIT CASE NO. 97-141-(5)**

To authorize the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grade.

Dear Applicant:

**PLEASE NOTE:** This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning



Frank Meneses  
Supervising Regional Planner  
Zoning Permits Section

FM:kms

Attachments: Findings and Conditions  
Affidavit

c: Acton Faith Bible Church, Board of Supervisors, Department of Public Works  
(Building and Safety), Department of Public Works (Subdivision Mapping), Zoning  
Enforcement

**CONDITIONAL USE PERMIT CASE NO. 97-141-(5)**

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

**REGIONAL PLANNING COMMISSION HEARING DATES: JULY 25, 2001,  
DECEMBER 5, 2001**

**SYNOPSIS:**

The applicant has requested authorization for the construction, operation and maintenance of a church, Acton Faith Bible Church, with facilities for incidental educational and social activities and a school for kindergarten through eighth grade for a maximum of 275 students. The proposed facility is located in the A-1 zone on a 9.97 acre site on Soledad Canyon Road, 800 feet northeast of Aliso Canyon Road in Acton, in the Soledad Zoned District.

The master plan for the facility includes an assembly/education building, modular classrooms, a sanctuary, playing fields, ball courts, and appurtenant landscaping and parking. The applicant proposes to construct the facility in four phases, each phase consisting of the construction of buildings with related parking and landscaping. The facility is planned to be phased in the following order: 1) Phase I includes the construction of a one-story 16,412 square foot Assembly and Christian Education Building and a bridle path, 2) Phase II includes the placement of six one-story modular classrooms and the construction of outdoor sports courts, 3) Phase III includes the construction of a two-story 13,951 square foot sanctuary, and 4) Phase IV includes the construction of a two-story 1,700 square foot parsonage and sports fields.

Acton Faith Bible Church currently meets in Meadowlark School in Acton; the church has been in Acton since 1977. Acton Faith Bible Church is an independent, non-denominational, Protestant, evangelical church. The church currently has approximately 100 members, with an average attendance of 190. Nearly all the members are residents of Acton or Agua Dulce.

**PROCEEDINGS BEFORE THE COMMISSION**

July 25, 2001 Public Hearing

A duly noticed hearing was held before the Regional Planning Commission. All Commissioners were present. Two people, the applicant and the applicant's agent, testified in favor of the request. There was discussion regarding phasing of the project, the

appearance of the structures to be completed in the later phases, and required parking for the project.

There being no further testimony, the Commission voted to continue the public hearing to October 17, 2001, in order to give the applicant time to obtain an occupancy load determination from the County Engineer and prepare elevations of the buildings that are to be constructed in Phases II and III of the project.

Prior to the October 17, 2001 hearing, the applicant requested a further continuance. The public hearing was continued to December 5, 2001.

#### December 5, 2001 Public Hearing

A duly noticed hearing was held before the Regional Planning Commission. All Commissioners were present. One person, the applicant's agent, testified. There being no opposition and no further testimony, the Commission closed the public hearing, indicated its intent to approve the conditional use permit, and voted (5-0) to instruct Staff to prepare the final environmental documentation and findings and conditions for approval.

#### Findings

1. The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grades.
2. The subject property is a 9.97-acre square parcel with moderate slopes of 5 to 12 percent, located on Soledad Canyon Road, 800 feet northeast of Aliso Canyon Road, Acton, and in the Soledad Zoned District. Gem Way, the entrance road to the adjacent Gemstone Trailer Park, bounds the subject property to the east. Access to the site is via Soledad Canyon Road to the south. The subject property is currently vacant.
3. Zoning on the subject property is A-1-1 (Light Agriculture, one acre minimum required area). The property is located within the Acton Community Standards District.
4. Pursuant to Section 22.24.100 of the Los Angeles County Code, a conditional use permit is required to operate a church or school in the A-1 zone.

5. Surrounding zoning consists of A-1-1 to the north, south, east and west.
6. Surrounding land uses consist of vacant land and single-family residences to the north and west, vacant land to the south, and a mobilehome park to the east.
7. There are no previous zoning cases noted on the subject property.
8. The project site is designated "Non-Urban 2" (N-2) in the Antelope Valley Areawide General Plan. The N-2 classification allows a residential density of up to one dwelling unit per acre. The N-2 classification also allows non-residential uses, subject to discretionary approval after a public hearing and appropriate conditioning of the project design to minimize negative impacts on adjacent land uses. Allowable non-residential uses include commercial uses to serve the needs of local residents, public or semi-public uses such as schools necessary to serve non-urban populations, private and commercial recreational uses, and specialized activities, services, and facilities when designed in a manner compatible with and sensitive to surrounding scenic and natural resources.
9. The proposed church and school, with appropriate conditions of approval, are compatible with the Non-Urban 2 classification.
10. The Acton Community Standards District (CSD) was established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western Heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features. The CSD's community-wide development standards shall apply as appropriate to the proposed development. The proposed development will be required to comply with the following development standards pursuant to Section 22.44.126 of the County Code: Section 22.44.126.2 (Preservation of Native Vegetation), Section 22.44.126.3 (Architectural Style and Project Design Considerations), Section 22.44.126.6 (Signs), Section 22.44.126.7 (Fence Design), Section 22.44.126 (Exterior Lighting), and Section 22.44.126.9 (Street Improvements).
11. The applicant has submitted (4) site plans, one for each phase of the project. The site plan marked Exhibit "A", page 1 of 4, depicts the development proposed in

Phase I of the project, including a 16,412 square foot Assembly and Christian Education Building with a sanctuary, multi-purpose rooms, and seven (7) classrooms, a bridle path, and 106 parking spaces. The building is sited on the southeast corner of the subject property. The site plan also depicts 106 parking spaces and a bridle path. Access to the site is shown via Soledad Canyon Road to the south. The applicant has also provided a floor plan of the Assembly Building proposed to be constructed in Phase I.

12. Exhibit "A", page 2 of 4, depicts the development proposed in Phase II of the project. The site plan depicts outdoor sports courts, including two basketball courts, six modular classrooms north of the Assembly Building, and an additional 41 parking spaces.
13. Exhibit "A", page 3 of 4, depicts the development proposed in Phase III of the project. The site plan depicts a two-story sanctuary west of the Assembly building and an additional 115 parking spaces.
14. Exhibit "A", page 4 of 4, depicts the development proposed in Phase IV of the project. The site plan depicts a two-story parsonage with a two-car garage in the southwest corner of the subject property, and sports fields on the northwest corner of the subject property.
15. The applicant's site plan for Phase I depicts the east, south, and north (elevation facing Soledad Canyon Road) elevations of the assembly building. The elevations show the roof ridgeline at 30'0" above grade and the church spire extends to 43'0" above grade. The applicant has also provided elevations of the classrooms to be constructed in Phase II, and the sanctuary to be constructed in Phase III.
16. Pursuant to Section 22.24.110 of the County Code, the proposed development is required to conform to the following development standards of the A-1 Zone. Front, side and rear yards shall be provided as required in Zone R-1. Front yards shall be not less than 20 feet in depth, side yards shall be not less than 5 feet in depth, and rear yards shall be not less than 15 feet in depth. The proposed parsonage is the building located closest to the front property line, and is set back approximately 20 feet from the front (south) property line. The playing fields are located on the west side of the subject property, and the sanctuary is located approximately 295 feet from the west property line. The modular classrooms are located approximately 95 feet from the east property line and approximately 180 feet from the rear (north) property line. The applicant's site plan is in compliance with the setback standards of the A-1 Zone.

17. Premises in Zone A-1 shall provide the required area as specified in Chapter 22.52 of the County Code. The subject property and the applicant's development proposal are in compliance with the area requirements of Chapter 22.52.
18. Every building or structure in Zone A-1 shall have a height not to exceed 35 feet above grade, except for chimneys and rooftop antennas, unless modified by the Commission. The elevations submitted by the applicant show that the Assembly/Education Building is the only building that exceeds this height limitation. The elevations depict the building rooftop at 30 feet above grade, with the church spire extending to 43 feet above grade. As requested by the applicant, the Commission approves a modification to the development standards of the A-1 zone to authorize a church spire not to exceed 43 feet above grade, pursuant to the provisions of Section 22.56.110 of the County Code (Zoning Ordinance).
19. An initial study was prepared for this project in compliance with the California Environmental Quality Act and the environmental guidelines and reporting procedures of the County of Los Angeles. The initial study identified potentially significant effects of the project, but prior to the release of the proposed mitigated negative declaration and initial study for public review, the applicant made or agreed to revisions in the project, as described below, which would avoid or mitigate the effects to a point where clearly no significant effects would occur. The initial study and project revisions showed there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the initial study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for the proposed project. The following conditions or changes in the project are necessary in order to assure that the proposed project will not have a significant effect on the environment: 1) the applicant shall comply with the requirements of the National Pollutant Discharge Elimination System permit to the satisfaction of the Director of Public Works, 2) the applicant shall submit a detailed striping and signing plan to the satisfaction of the Director of Public Works, and 3) the applicant shall submit a landscape plan incorporating Juniperus Californica, Chrysothamnus nauseosus, Ephedra Californica, and Eriogonum Fasciculatum to the satisfaction of the Director of Planning.
20. One letter was received in opposition to this request. The letter was from a resident whose property abuts the subject property to the west. The letter voiced the following concerns: 1) the resident moved to Acton to live in a rural environment, and this development would detract from that environment, 2) the resident paid

more for her property than others in the vicinity because it was considered a "view lot", and this development would decrease the property value, and 3) the lighting required for the proposed church and school would diminish the country atmosphere.

21. The applicant met with the Acton Town Council on July 16, 2001. The Town Council provided a letter stating that it does not oppose the project as proposed. As with all projects proposed in Acton, the Town Council has concerns regarding water run-off, lot density, and horse trails.
22. Pursuant to Section 22.52 of the County Code, the parking requirements for this development are as follows:

Every church or other similar place used in whole or in part for the gathering together of persons of worship, deliberation or meditation shall provide 1 automobile space/5 persons based on the occupant load determined by the County Engineer.

Every building used in whole or in part for a school shall provide 1 automobile space/each classroom.

23. The County Engineer has determined the occupant load for the Assembly/Education Building that is to be constructed in Phase I to be 579, which requires 116 parking spaces, 5 of which shall be handicapped accessible per American with Disabilities Act (ADA) requirements. The applicant is proposing to construct 6 classrooms in Phase II of the project, which would require an additional 6 parking spaces. Phase III of the project includes building a sanctuary; the County Engineer has determined the occupant load to be 829 for this building, requiring an additional 166 parking spaces, 6 of which shall be handicapped accessible. Phase IV of the project entails the construction of a parsonage which is proposed to have a two-car garage that meets the parking requirement for that use. Therefore at complete build out there shall be 288 on-site parking spaces.
24. The applicant's site plan depicts 106 parking spaces provided in Phase I, 41 parking spaces provided in Phase II, and 115 parking spaces provided in Phase III, for a total of 262 on-site parking spaces. The applicant=s site plan is deficient by 8 parking spaces. As a condition of approval, the applicant will be required to revise the site plan to reflect the number of parking spaces required by the Zoning Ordinance and the ADA for each phase of the project.

25. The applicant proposes to complete Phase I and Phase II within two or three years. Completion of Phases III and IV, consisting of the sanctuary and parsonage, is dependent upon the needs of the congregation.

26. Although the proposed church and school have not yet been established, the applicant has provided what it perceives to be a "typical" week at the subject property after it has been developed through Phase II. The following chart summarizes the proposed activities and hours of operation at the church and school.

DAY	HOURS	EVENT	NO.OF PARTICIPANTS
Sunday	9:30 a.m. - 12:30 p.m.	Sunday school	50
Sunday	10:30 a.m. - 12:30 p.m.	Service, children's programs, nursery	160
Sunday	1:00 p.m. - 3:00 p.m. (once a month)	Deacon meeting	9
Monday	8:00 a.m. - 5:00 p.m.	School K-8	275 students 12 staff
Tuesday	8:00 a.m. - 5:00 p.m.	School K-8	275 students 12 staff
Wednesday	8:00 a.m. - 5:00 p.m.	School K-8	275 students 12 staff
Wednesday	6:00 p.m. - 8:30 p.m.	Youth and adult Bible study	30 +
Thursday	8:00 a.m. - 5:00 p.m.	School K-8	250 students 10 staff
Friday	8:00 a.m. - 5:00 p.m.	School K-8	250 students 10 staff
Saturday	7:30 a.m. - 9:00 a.m.	Men's group, Bible study	20 +

27. Monday through Friday the school office will be open from 8:00 a.m. to 3:30 p.m., classes will run from 8:30 a.m. to 3:00 p.m., and the church staff will be in their offices from 9:00 a.m. to 5:00 p.m. At this time the applicant has no plans for a bus service to transport the children to and from the subject property.
28. The applicant anticipates that there will be additional meetings at both the church and school throughout the year as needs require.
29. The applicant proposes to have "youth game nights" on the subject property. Youth game nights are evenings set aside for outdoor games such as capture the flag, volleyball, or other similar games.
30. The applicant proposes to have a teen "lock in" event at least once a year at the subject property. The event is an all night youth event, and attendees cannot come and go once they have arrived. One such event is the "30 hour famine", an all day and night fast in order to identify with those that have less. These events will have adult supervision.
31. The applicant proposes to have social activities such as church picnics, but no fundraising events, on the subject property.
32. The applicant is aware that the subject property is in close proximity to single-family residences where horses are kept, and that horses are often ridden adjacent to the property on Gem Way and Soledad Canyon Road. The applicant has addressed this issue by providing bridle paths on the subject property that will be available for use by the neighboring community.

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

1. That the requested use at the proposed location is consistent with the adopted general plan for the area;
2. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
3. That the proposed site is adequate in size and shape to accommodate the development features prescribed in the Zoning Ordinance or as is otherwise

required in order to integrate the proposed uses with the uses in the surrounding area;

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

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 97-141-(5) is **APPROVED**, subject to the attached conditions.

**VOTE:** **4-0-1-0****Concurring:** **Commissioners Valadez, Helsley, Bellamy, Rew****Dissenting:** **None****Abstaining:** **Commissioner Modugno****Absent:** **None****Action Date:** **February 6, 2002**FM:kms  
02-14-02

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant, and the fees have been paid pursuant to Condition Nos. 8 and No. 20.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the appropriate fee before the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. **This grant will terminate February 6, 2022.**

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

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,000.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 20 annual inspections.

If any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

12. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
13. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The permittee shall submit for approval three copies of Revised Exhibit "A", page 1 through 4, similar to that presented at the public hearing which clearly shows all changes required by the conditions of approval, including: 1) the number of parking spaces required for all phases as follows: Phase I – 116 on-site parking spaces, 5 of which shall be handicapped accessible with at least one van accessible, Phase II – 6 on-site parking spaces, 1 of which 1 shall be handicapped van accessible, Phase III – 166 on-site parking spaces, of which 6 shall be handicapped accessible with at least one van accessible, 2) the height, type, and location of any fencing or walls proposed on the property lines, 3) the location and type of all wall, bollard, and pole mounted lighting, and shall be in conformance with Section 22.44.126.C.8 of the County Code (Acton CSD), and 4) revised elevations, depicting all structures proposed in all phases of the project, similar to that presented at the public hearing, that show the architectural elements and detailing in conformance with Sections 22.44.126.C.3 and 22.44.163C.7 of the County Code (Acton CSD); the overall building heights shall be 35 feet above finished grade unless otherwise authorized, to the Director of Planning within sixty days of the approval date of this grant. The subject property shall be developed in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
16. The permittee shall develop the subject parcel with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Incidental walkways, if needed, may be developed in the landscaped areas. The permittee shall submit for approval three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A" discussed in Condition No. 15 to the Director of Planning within sixty days of the approval date of this grant. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscaping shall be in

conformance with Section 22.44.126.2 of the County Code (Acton CSD). The landscape plan shall also indicate the final project landscaping as well as how the landscaping will be addressed during the phasing of the project.

17. The permittee shall submit for approval three copies of a sign plan showing any proposed signs in plan view and elevation to the Director of Planning within sixty days of the approval date of this grant. The sign shall comply with Sections 22.52.126.6 and 22.52.860 of the County Code, and shall not be more than 12 square feet in sign area.
18. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.
19. The permittee shall comply with the attached Project/Changes due to Environmental Evaluation dated July 24, 2000 and the corresponding Mitigation Monitoring Program.
20. This grant allows for the construction and maintenance of a church with facilities for incidental educational and social activities and a school for kindergarten through eighth grades, in conformance with the approved Revised Exhibit "A" and subject to the following conditions:
  - a) The *minimum* on-site parking spaces shall be as specified in Condition No. 15 above;
  - b) The hours of operation shall be limited from 8:00 a.m. to 9:00 p.m., seven days a week. These hours may be extended twice a year for inside sleepovers;
  - c) The use of the facility for bingo, lotteries, carnivals, or large-scale fundraisers is prohibited;
  - d) The use of chimes, outdoor public address system, or similar acoustical devices audible from outside the buildings is prohibited;
  - e) To address local neighborhood concerns, the permittee shall hold one (1) annual meeting inviting surrounding property owners and occupants within a 500-foot radius from the property boundaries to discuss issues associated with the retreat operations and addressing compatibility concerns with the neighborhood. The permittee shall provide meeting minutes of said meeting to the Director of Planning (marked with the

project no. 97-141);

- f) Any parking lot lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off no later than 9:00 p.m.;
- g) The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;
- h) The school enrollment, for grades kindergarten through eighth, shall be limited to 275 students;
- i) Outdoor storage on the subject property is expressly prohibited;
- j) The permittee shall comply with the Department of Public Works conditions dated July 19, 2001, or as otherwise modified by said Department;
- k) The permittee shall comply with the Fire Department conditions dated January 24, 2002, or as otherwise modified by said Department.

**Attachments:**

Project Changes/Conditions/Mitigation Monitoring Program

Public Works Conditions dated 07-19-01

Fire Department Conditions dated 01-24-02

FM:kms  
01-31-02



*Los Angeles County*  
*Department of Regional Planning*  
*Director of Planning James L. Hart, AICP*



July 24, 2000

Mr. Daryl Snyder  
 Caldwell Construction  
 15751 Roxford St., Unit M  
 Sylmar, CA 91342

**PROJECT CHANGES/CONDITIONS  
 DUE TO ENVIRONMENTAL EVALUATION**

Project: CUP 97141 - Acton Faith Bible Church

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not have a significant effect on the environment:

- The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System permit to the satisfaction of the Department of Public Works.
- The applicant shall submit a detailed striping and signing plan to the satisfaction of the Department of Public Works prior to issuance of building permit.
- The applicant shall submit a landscape plan incorporating *Juniperus californica*, *Chrysothamnus nauseosus*, *Ephedra californica*, and *Eriogonum fasciculatum* to the satisfaction of the Department of Regional Planning prior to issuance of grading permit.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Daryl Snyder  
 Applicant

Date

8/2/00

No response within 10 days. Environmental Determination requires that these changes/conditions be included in project.

Staff

Date

**MITIGATION MONITORING PROGRAM  
CUP 97141**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
The applicant shall comply with the requirements of the National Pollutant Discharge Elimination System permit to the satisfaction of the Department of Public Works.	Submittal and approval of Stormwater Pollution Prevention Plan	Prior to issuance of grading permit	Applicant	Public Works
The applicant shall submit a detailed striping and signing plan to the satisfaction of the Department of Public Works.	Submittal and approval of detailed striping and signing plan	Prior to issuance of building permit	Applicant	Public Works
The applicant shall submit a landscape plan incorporating <i>Juniperus californica</i> , <i>Chrysothamnus nauseosus</i> , <i>Ephedra californica</i> , and <i>Eriogonum fasciculatum</i> to the satisfaction of the Department of Regional Planning.	Submittal and approval of landscape plan	Prior to issuance of grading permit	Applicant	Public Works Regional Planning



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

JAMES A. NOYES, Director

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

July 19, 2001

IN REPLY PLEASE  
REFER TO FILE: LD-8

TO: Frank Meneses  
Zoning Permits Section  
Department of Regional Planning

FROM: Randine M. Ruiz *RMK*  
Subdivision Mapping Section  
Department of Public Works

### CONDITIONAL USE PERMIT (CUP) NO. 97-141

We have reviewed the subject case in the Acton area in the vicinity of Soledad Canyon Road and Santiago Road. This case is for the construction of a church, ancillary facilities, and school facilities for grades K through 8.

We recommend this permit not be approved at this time. A revised site plan is required to show the following:

- Provide an offer of future right of way 30 feet from the northerly property line.
- Show and dimension the true existing right of way on Soledad Canyon Road. Provide an additional 10 feet of right of way from property line (50 feet from centerline) on Soledad Canyon Road.
- Indicate the present disposition of Gem Way, whether it is a private drive or a private street. Delineate the location of the paved driveway of the adjacent mobile home park to show whether it coincides with any portion of Gem Way.
- Increase the proposed right of way from 60 to 64 feet on Gem Way.
- Show centerline curve data on Gem Way (curve radius and curve length) and centerline grade. Provide a minimum centerline radius of 350 feet and minimum curve length of 100 feet.
- Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on Gem Way from the parking lot driveway. Show the line of sight on the revised site plan.

Frank Meneses  
CUP No. 97-141  
July 18, 2001  
Page 2

- Show portion of a future knuckle required for the intersection of Bridle Path Drive and Palomino Drive.
- Show location of northerly/easterly property line.
- Provide legible contour lines and elevations.

If this recommendation is changed to a recommendation of approval based on additional information, the following are recommended for inclusion in the CUP conditions of approval:

1. Maintain a minimum centerline curve length of 100 feet and a minimum centerline curve radius of 350 feet on Gem Way.
2. Provide adequate landing area at a maximum 3 percent grade on all "tee" intersections to the satisfaction of the Department of Public Works.
3. Provide standard property line return radii of 13 feet at all local street intersections.
4. Dedicate right of way 50 feet from centerline on Soledad Canyon Road.
5. Make an offer of private and future right of way 32 feet from centerline on Gem Way, on an alignment to the satisfaction of the Department of Public Works. Gem Way may be dedicated if 40 feet of 64 feet of right of way is provided.
6. Make an offer of future right of way 30 feet from the northerly property line.
7. Make an offer of future right of way required for a knuckle on Bridle Path Drive and Palomino Drive, to the satisfaction of the Department of Public Works.
8. Make an offer of future slope easements along all future streets to the satisfaction of the Department of Public Works.
9. Dedicate vehicular access rights on Soledad Canyon Road.
10. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
11. Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on Gem Way from the parking lot driveway to the satisfaction of the

Frank Meneses  
CUP No. 97-141  
July 18, 2001  
Page 3

Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Onsite/off-site grading shall be adjusted to accommodate the line of sight.

12. All line of sight easements shall be depicted on grading plans.
13. Prepare signing and striping plans for Soledad Canyon Road to the satisfaction of the Department of Public Works.
14. Construct additional pavement on Soledad Canyon Road to provide acceleration/ deceleration lanes and a striped left-turn lane and pavement transitions at Gem Way to the satisfaction of the Department of Public Works.
15. Provide and install street name signs prior to occupancy of buildings.
16. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) on Soledad Canyon Road. Construct pavement transitions in the vicinity of the northerly and southerly property lines to the satisfaction of the Department of Public Works.
17. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on Gem Way. A minimum of 24 feet of pavement is required.

WH:ca  
P:\LDPUB\SUBDIVSN\APPING\97-141DENIAL

Attach.

cc: Mapping & Property Management  
Traffic and Lighting



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: January 24, 2002

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: C.U.P. 97-141

LOCATION: Soledad Canyon and Gem Way

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 2500 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install   Public and/or   On-site and/or   Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA Standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Location: Fire Hydrant locations to be determined on approved access.
- Access: Vehicular access shall be a minimum width of 26', increase drive on the southerly end of property to meet the minimum width of 26'. Access turns shall be provided with a minimum centerline turning radii of 32'. Indicate compliance on the site plan and resubmit for all phases. See the attached standard for design criteria.  
The proposed parsonage shall provide a minimum access width of 20' unobstructed.
- Special Requirements: Submit 5 copies of the completed site plan to receive specific on-site fire hydrant locations.

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

Inspector: Janna Masi

Co.CUP 9/00

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-4169

Acton Faith Bible Church  
32643 Gem Way  
Acton, California 93510

May 8, 2025

Owner of Gemstone Mobile Home Park  
c/o Sheryllynn Schell, Park Manager  
Gemstone Mobile Home Park  
2451 Soledad Canyon Rd.  
Acton, CA 93510

Re: Acton Faith Bible Church Plan Conditional Use Permit (CUP) Renewal

Dear Sheryllynn,

Pursuant to the requirements of Los Angeles County Regional Planning and Department of Public Works (DPW), we at Acton Faith Bible Church are reaching out to you and the owner of Gemstone Mobile Home Park to obtain notarized statements that you and the owner are still aware of and support our Church Site Construction with Gem Way Street Improvements for our Conditional Use Permit (CUP) Renewal Application Process.

You will be notified of all Plans and Schedules for comment as they become available moving forward.

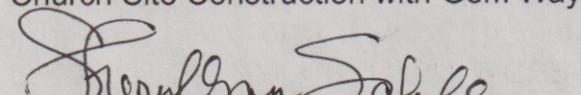
Please confirm your support of our CUP renewal by signing the statement set forth below in the presence of a notary public and then returning the signed statement to the undersigned. Thank you for your continuing support and assistance with this process.

Sincerely,



Ray Hensley for  
Acton Faith Bible Church

The undersigned are aware of, and continue to support, Acton Faith Bible Church's Church Site Construction with Gem Way Street Improvements.



Sheryllynn Schell, Park Manager  
Gemstone Mobile Home Park, LLC



Name: **NELLEEN MORAN**  
Owner of Gemstone Mobile Home Park

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 )  
County of Los Angeles )

On June 2, 2025, before me, Janice R. Brown, a Notary Public, personally appeared Sherylllyn Schell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janice R. Brown



# Acknowledgment by Individual

State of

County of

IdahoKootenaiOn this 16th day of June, 20 25. Before me, \_\_\_\_\_

Name of Notary Public

the undersigned Notary Public, personally appeared

Nelleen Moran

Name of Signer(s)

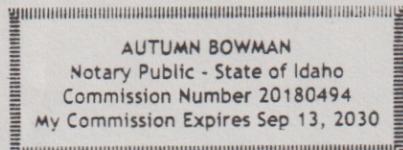
Proved to me on the oath of \_\_\_\_\_

Personally known to me

Proved to me on the basis of satisfactory evidence California Drivers License  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

## For Bank Purposes Only

## Description of Attached Document

## Type or Title of Document

TOGB Permit Renewal

Document Date

Number of Pages

6-16-20252

Signer(s) Other Than Named Above

Account Number (if applicable)

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint  
of Signer

Top of thumb here



F 0 0 1 - 0 0 0 0 0 D S G 5 3 5 0 - 0 1