APPLICANT
NARCONON Southern Cal.
Catherine L. Savage

OWNERS
Church of Scientology Religious Trust

REPRESENTATIVE
Michael J. Smith

REQUEST
CONDITIONAL USE PERMIT REQUEST: To authorize a residential drug and alcohol treatment facility for 66 adults. The project includes the conversion and upgrading of the existing structures for staff and client usage. The proposal also includes parking for 29 vehicles.

OAK TREE PERMIT REQUEST: To authorize the removal of two oak trees and the encroachment upon five oak trees.

LOCATION/ADDRESS
36491 Bouquet Canyon Road
ACCESS
Bouquet Canyon Road.

EXISTING ZONING
R-R-1 (Resort and Recreation-one acre required)

SIZE
30.4 acres
EXISTING LAND USE
Vacant Private Boarding School
SHAPE
irregular-shaped
TOPOGRAPHY
Sloping to the SW

SURROUNDING LAND USES & ZONING
North:
W (Watershed) and A-2-2 (Heavy Agricultural two acres required )/Angeles National Forest, Single Family Residential

East:
R-R-1 (Resort & Recreation one acre required)/ Angeles National Forest, Single Family Residential

South:
W & R-R-1/ Vacant, Angeles National Forest

West
w Angeles National Forest, Agriculture-Dry Farm-Desert, and Vacant Land

GENERAL PLAN DESIGNATION MAXIMUM DENSITY CONSISTENCY
Antelope Valley Areawide Plan Open Space-National Forest 1 du/5 ac See Staff Analysis

ENVIRONMENTAL STATUS
Mitigated Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan depicts the existing 11 structures totaling approximately 16,531 square feet. Three of the structures are proposed to be used as dorms for clients and two of the structures would be utilized for staff housing. The balance of the structures on the subject property would be support structures (dining hall, offices and classrooms, etc.). The plan also depicts the 29 proposed parking spaces dispersed adjacent to the structures. The site has 51 oak trees. Two of these trees are proposed for removal. Access to the site is via Bouquet Canyon Rd.

KEY ISSUES
• Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements.
• Satisfaction of Section 22.56.2100, Title 22 of the Los Angeles County Code, Oak Tree Permit Burden of Proof requirements.