Hearing Officer Transmittal Checklist

Hearing Date
08/02/2001
Agenda Item No.
8 5

Project Number: R2010-01094-(5)

Case(s): Conditional Use Permit Case No. 201000117
Environmental Assessment Case No. 201000052

Planner: Steven Mar

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By:

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Los Angeles County Hearing Officer will conduct a public hearing on the following project and consider adoption of a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Tuesday, August 2, 2011 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): R2010-01094-(5), RCUP 201000117

Project Location: 3371 Rubio Canyon Rd., Altadena

Description: The applicant, Rubio Cañon Land and Water Association, is requesting a Conditional Use Permit (CUP) for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir owned and operated by the Rubio Cañon Land and Water Association in the R-A-2 (Residential Agricultural - 2 Acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.440. The new well will be 18 inches in diameter, 200 to 300 feet deep, and use a 60 horsepower submersible pump to pump 300 gallons per minute to the existing treatment plant through a new 4-inch diameter, 87-foot long pipeline buried under the parking area with 16 inches of cover.

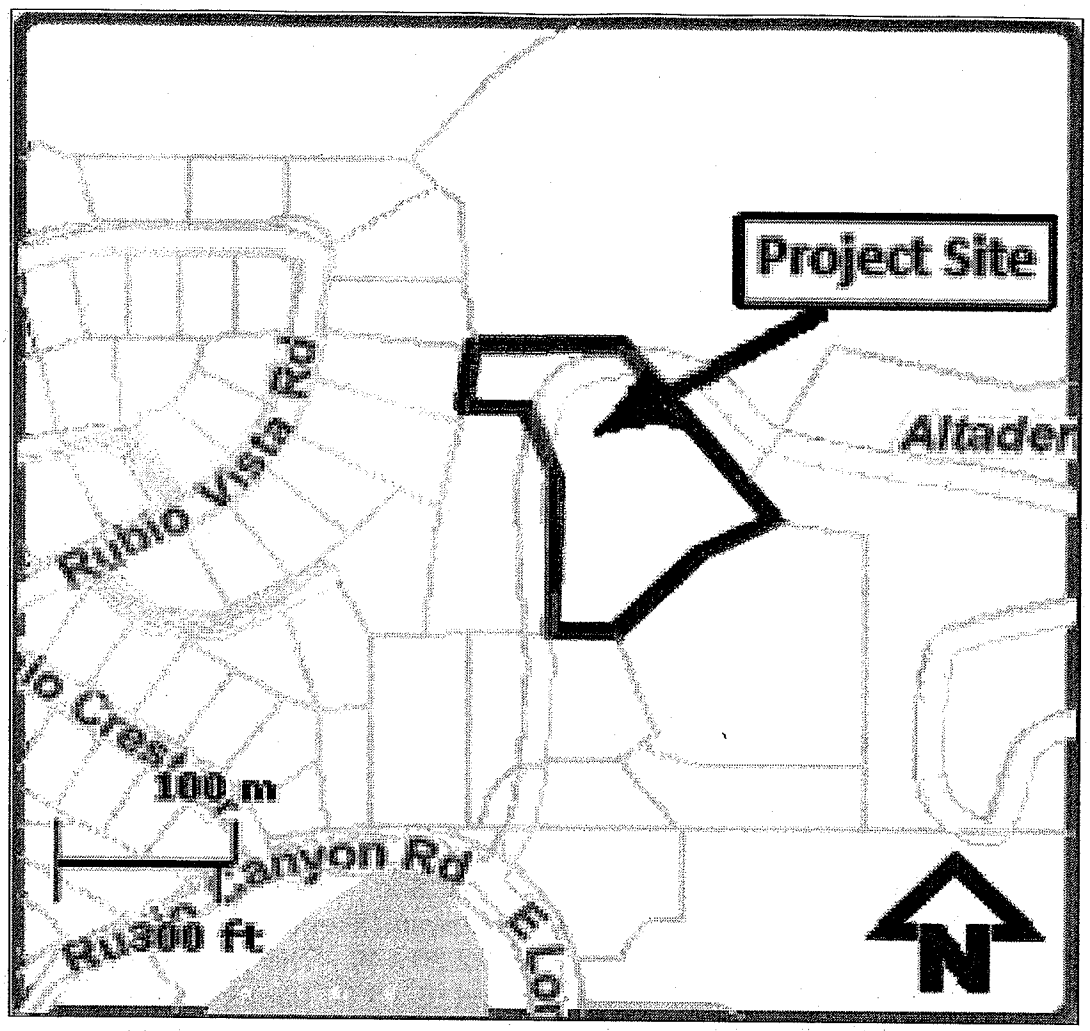
Comment Period: From 07/4/2011 to 08/2/2011 on the Mitigated Negative Declaration

Addt'l Info: Review case materials online at *http://planning.lacounty.gov/case* or at
Altadena Library
600 East Mariposa St
Altadena CA 91001
(626) 798-0833

Contact: Steven Mar
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6438 Fax: 213-626-0434
E-mail: smar@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.


Project Site
Altader
Rubio Vista Rd
Canyon Rd
100 m
300 ft
N

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
Telephone (213) 974-6461

PROJECT NUMBER R2010-01094-(5)
CONDITIONAL USE PERMIT No. 201000117
ENVIRONMENTAL ASSESSMENT No. 201000052

PUBLIC HEARING DATE	AGENDA ITEM
August 2, 2011	5
RPC CONSENT DATE	CONTINUE TO
N/A	N/A

APPLICANT	OWNER	REPRESENTATIVE
Rubio Cañon Land and Water Association	same as applicant	same as applicant

PROJECT DESCRIPTION

The applicant, Rubio Cañon Land and Water Association, is requesting a conditional use permit (CUP) for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir owned and operated by the Rubio Cañon Land and Water Association in the R-A-2 (Residential Agricultural - 2 Acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.440. The new well will be 18 inches in diameter, 200 to 300 feet deep, and use a 60 horsepower submersible pump to pump 300 gallons per minute to the existing treatment plant through a new 4-inch diameter, 87-foot long pipeline buried under the parking area with 16 inches of cover.

REQUIRED ENTITLEMENTS

A conditional use permit is required to allow the construction and operation of a water supply well in the R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.440.

LOCATION/ADDRESS

3371 Rubio Canyon Road, Altadena

SITE DESCRIPTION

The site plan depicts the Rubio Cañon Land and Water facility on a 2.63 acre site consisting of a reservoir, treatment facilities, sludge drying beds, and other appurtenant facilities. The proposed new well with a new pump, motor, and new piping line is depicted on the northern end of the site plan in an existing paved parking area. Surrounding land uses consist of open space to the north, open space and single-family residences to the east, single-family residences to the south, and flood control facilities and single-family residences to the west.

ACCESS	ZONED DISTRICT
via private access road off of Rubio Canyon Road	Altadena
ASSESSORS PARCEL NUMBER	**COMMUNITY**
5843-010-002	Altadena
SIZE	**COMMUNITY STANDARDS DISTRICT**
2.63 Acres	Altadena CSD

	EXISTING LAND USE	EXISTING ZONING
Project Site	Water reservoir, water treatment plan, and settling ponds w/appurtenant parking	R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area)
North	Open Space	R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area)
East	Open Space, Singe-family Residences	R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area), R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area)
South	Single-family Residences	R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area)
West	Flood Control Facilities, Single-family Residences	R-1-15000 (Single-family Residential – 15,000 sq. ft. Minimum Required Area)

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Altadena Community Plan	FC – Flood Control Facilities	N/A

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration

RPC LAST MEETING ACTION SUMMARY

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

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

STAFF CONTACT PERSON: Steve Mar		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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

STAFF REPORT
PROJECT NUMBER R2010-01094-(5)
CONDTIONAL USE PERMIT NUMBER 201000117

PROJECT DESCRIPTION

The applicant, Rubio Cañon Land and Water Association, a mutual water company that provides potable drinking water to the central and eastern portions of Altadena, is requesting a conditional use permit (CUP) for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir in the R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) Zone pursuant to Los Angeles County Code Section 22.20.440.

REPRESENTATIVE: Rubio Cañon Land and Water Association
APPLICANT: Rubio Cañon Land and Water Association
OWNER: Rubio Cañon Land and Water Association

SITE PLAN DESCRIPTION

The site plan depicts the Rubio Cañon Land and Water facility on a 2.63 acre site consisting of a reservoir, treatment facilities, sludge drying beds, and other appurtenant facilities. The proposed new well with a new pump, motor, and new piping line is depicted on the northern end of the site plan in an existing paved parking area.

LOCATION

The subject property is located at 3371 Rubio Canyon Road and in the Altadena Zoned District.
Assessor's Parcel Number: 5843-010-002

EXISTING ZONING

Subject Property: The subject property is zoned R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area).
Surrounding Zoning:

- North: R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) zone.
- East: R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) and R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area) zones.
- South: R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area) zone.
- West: R-1-15000 (Single-family Residential – 15,000 sq. ft. Minimum Required Area) zone.

Community Standards District (CSD): Altadena CSD
Town Council / Homeowners Association: Altadena Town Council

SITE DESCRIPTION:

The Rubio Cañon Land and Water facility is a 2.63 acre site consisting of a reservoir, treatment facilities, sludge drying beds, and other appurtenant facilities. The site is located off of Rubio Canyon Road and is accessed via a private driveway (Camp Huntington Road) from Rubio Canyon Road. Surrounding land uses consist of open space to the north, open space and single-family residences to the east, single-family residences to the south, and flood control facilities and single-family residences to the west.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since implementation of mitigation measures will bring project impacts to a less than significant level. Impacts that have been identified include; aesthetics, biological resources, hazards/hazardous materials, noise, and recreation.

STAFF ANALYSIS

Previous Case/Zoning History

There are no previous cases for this property. The RCLWA was established in 1886 and has rights, established in 1892, to up to 2.2 cubic feet per second of water from Rubio Canyon. The RCLWA treatment plant was constructed approximately 20 years ago.

The Zoning History of this parcel is as follows: R-1-20000 (May 9, 1950), R-A-2 (January 9, 1975).

Ordinance No. 5,541 enacted May 9, 1950, established the R-1-20000 zone on the property.

Ordinance No. 11,060 / Zoning Case No. 6551-(5) enacted January 9, 1975, established the R-A-2 zone on the property.

General Plan Consistency

The Altadena Community Plan land use designation of the subject property is FC – Flood Control Facilities. Currently, the site is being used as a water treatment plant and reservoir. The existing design of the water treatment facility is consistent with the land use compatibility goals and policies of the Countywide General Plan.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County Code (Zoning Ordinance) specifies water reservoirs, treatment plants, pumping stations, and any other use normal and appurtenant to the storage and distribution of water as a use. Pursuant to Section 22.20.440 of the County Code, development of water supply well with a new pump is a permitted use in Zone R-2-A (Residential Agricultural – 2 Acre Minimum Required Area), provided that a CUP is obtained.

The project lies within the Altadena Community Standards District. None of the standards of the Altadena Community Standards District apply to the project.

Section 22.52.1140 of the Los Angeles County Code specifies not less than one automobile parking space for each two persons employed for industrial uses. The project will have a maximum of two employees per shift requiring parking for one automobile. Although the project does not have designated parking stalls, 3,500 sq. ft. of paved area is available for parking and meets the parking requirement.

Neighborhood Impact/Land Use Compatibility

Allowing the construction of the new well and well pump will ensure a reliable water supply for the existing treatment plant. The proposed well would be constructed on the north end of the

existing paved parking area of the treatment plant, 13 feet from the fence line, and would have a completed footprint of 6 feet by 6 feet and an aboveground height of 3 feet. The subject property is surrounded by open space to the north, single-family residences to the south, open space and single-family residences to the east, and flood control facilities and single-family residences west.

EXISTING LAND USE

Subject Property: The subject property is located at 3371 Rubio Canyon Road in Altadena and in the Altadena Zoned District.

Surrounding Land Uses:

- North – Open Space
- East – Open Space, Singe-family Residences
- South – Single-family Residences
- West – Flood Control Facilities, Single-family Residences

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached **(Attachment A)**. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Department of Public Works recommended approval of the proposed CUP with the attached conditions in its letter dated January 18, 2011.

The County of Los Angeles Department of Parks and Recreation, in response to the draft Mitigated Negative Declaration, recommended approval of the proposed CUP with the attached mitigation measures in its letter dated May 23, 2011.

PUBLIC COMMENTS

No public comments had been received at the time of this report.

The Altadena Town Council was notified of the project per standard notification procedures. No comments have been received from the Altadena Town Council at the time of this report.

FEES/DEPOSIT

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion, on June 25, 2011 and in The Pasadena Star News, on June 27, 2011. A total of 48 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 500-foot radius of the subject property on June 22, 2011. This number also includes notices sent to the local community groups and residents on the Altadena Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the Altadena County Library, Los Angeles, on June 24, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on June 29, 2011.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit No. 201000117, subject to the attached conditions.

HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER R2010-01094 - (5)

CONDITIONAL USE PERMIT NO. 201000117

HEARING DATE: August 2, 2011

SYNOPSIS: The applicant, Rubio Cañon Land and Water Association, a mutual water company that provides potable drinking water to the central and eastern portions of Altadena, is requesting a conditional use permit (CUP) for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir owned and operated by the Rubio Cañon Land and Water Association in the R-A-2 (Residential Agricultural - 2 Acre Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.440. The new well will be 18 inches in diameter, 200 to 300 feet deep, and use a 60 horsepower submersible pump to pump 300 gallons per minute to the existing treatment plant through a new 4-inch diameter, 87-foot long pipeline buried under the parking area with 16 inches of cover.

PROCEEDINGS BEFORE THE HEARING OFFICER:
~~*(A duly noticed public hearing was held on August 2, 2011 before the Hearing Officer.)*~~

Findings

1. The subject property is located at 3371 Rubio Canyon Road in Altadena and in the Altadena Zoned District.

2. The subject property is zoned R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area). The existing zoning for the surrounding properties are as follows:
   North: R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) zone.
   East: R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area) and R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area) zones.
   South: R-1-20000 (Single-family Residential – 20,000 sq. ft. Minimum Required Area) zone.
   West: R-1-15000 (Single-family Residential – 15,000 sq. ft. Minimum Required Area) zone.

3. The subject property contains an existing water treatment plant and reservoir. The existing land use for the surrounding properties are as follows:
   North: Open space
   East: Open space, Single-family residences
   South: Single-family residences
   West: Flood Control Facilities, Single-family residences

4. This approval is for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir. The completed well will be 18-inches in diameter and 200 to 300 ft. deep containing a 60 horsepower submersible pump that would pump up to 300 gallons per minute to the existing treatment plant through a new 4-inch diameter, 87-foot

long pipeline buried under the parking lot with 16 inches of cover. The new well will have a completed footprint of 6 feet by 6 feet and an aboveground height of 3 feet.

5. Ordinance No. 11,060 enacted January 9, 1975, established the R-A-2 zone on the property.

6. The subject property is designated Flood Control Facilities in the Altadena Community Plan. Currently, the area is being used as a water treatment plant and reservoir. The proposed well is consistent with the land use compatibility goals and policies of the Countywide General Plan.

7. Pursuant to Section 22.20.440 of the County Code, construction and operation of a water supply well is permitted in the R-A-2 (Residential Agricultural – 2 acre Minimum Required Area) zone, provided that a CUP is obtained.

8. Construction and operation of the water supply well will help restore and enhance the water supply for the treatment plant and for the community.

9. The well is located approximately 812 feet north of Rubio Canyon Road. The well is located in the existing paved parking lot on the northwest corner of the existing water treatment plant and reservoir. The subject property is surrounded by open space to the north, single-family residences to the south, open space and single-family residences to the east, and flood control facilities and single-family residences to the west.

10. The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since implementation of mitigation measures will bring project impacts to a less than significant level.

11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

12. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.

13. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

A. That the existing use is consistent with the adopted general plan for the area;

B. That the request to construct and operate a new water supply well with accompanying pump, motor, and piping, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and 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. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the existing 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.

The information submitted by the applicant and presented at the public hearing substantiate the required findings identified by Section 22.56.090 of the Los Angeles County Code.

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer 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 Hearing Officer, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000117 is **approved** subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

MM:SM:sm

[DRAFT] CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2010-01094-(5)
CONDITIONAL USE PERMIT NO. 201000117

PROJECT DESCRIPTION

The project is a request for a conditional use permit (CUP) for the construction and operation of a new water supply well, with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and

duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on August 2, 2026**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$1,400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial (one every other year)** inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, 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 (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,085.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the **Mitigated Negative Declaration** for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

14. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

17. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works.

19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being

operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification 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.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

10-01094

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached page.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

See attached page

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

see attached page

10-01094

Burden of Proof

A. The requested use is a domestic water well with a submerged pump motor. Once constructed, the final structure will be a pad 6 feet square and 3 feet high in the paved parking lot of an existing domestic water facility. The well will create no noise or aesthetic or traffic effects beyond existing operations at this site. Therefore it would not adversely affect persons residing in the area, or be materially detrimental to the use or valuation of any other property. The well will be constructed and operated in compliance will all public health and OSHA regulations and will therefore not adversely affect public health, safety or general welfare. Construction noise will be temporary and be limited to daytime hours; no construction would occur at night.

B. The proposed site is a 6 foot square area in an existing paved parking lot and includes no yards, fences, parking, loading facilities or landscaping.

C. The project would create no additional traffic or require change in vehicle type on the site or access ways, except temporarily during construction. Existing highways and streets are of adequate size. No other private or public facilities will be required.

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

Project title: Rubio Cañon Land and Water Association / Project No. R2010-01094 / Case No(s). RENVT201000052/RCUP201000117

Project location: 3371 Rubio Canyon Road, Altadena
APN: 5843-010-002 *Thomas Guide:* 536, B4 *USGS Quad:* Mt. Wilson

Gross Acreage: 2.63 acres

Description of project: The applicant, Rubio Cañon Land and Water Association (RCLWA), is requesting a Conditional Use Permit (CUP) for the construction and operation of a new water supply well (Well # 8), with accompanying new pump, motor, and piping, in the paved parking lot of an existing water treatment plant and reservoir owned and operated by the RCLWA in the R-A-2 (Residential Agriculture - 2 Acre Minimum Required Area) zone. RCLWA provides domestic water supply to a portion of Altadena. RCLWA has rights, established in 1892, to up to 2.2 cubic feet per second of water from Rubio Canyon. The RCLWA treatment plant, with a capacity of 400 gallons per minute, was constructed approximately 20 years ago to provide additional treatment for sediment found in the Canyon water. The plant provides conventional water treatment with chlorine gas disinfection. Water sources for the treatment plant are the existing RCLWA Well # 3, constructed approximately 100 years ago and has been partially collapsed, and the RCLWA canyon collection system of perforated steel pipes in the canyon bottom alluvium. The site currently contains a reservoir, treatment plant structures, sludge drying beds, paved parking lot, and other ancillary equipment. Access to the site is through a private access road off of Rubio Canyon Road. Less than 10 cu. yd. of soil will be excavated from the site.

General plan designation: FC – Flood Control Facilities
Community/Area wide Plan designation: Altadena Community Plan
Zoning: R-A-2 (Residential Agricultural – 2 Acre Minimum Required Area), Altadena CSD

Surrounding land uses and setting: The site is located in a hilly suburban area at the mouth of Rubio Canyon on the southern foothills of the San Gabriel Mountains. The site is surrounded by single-family homes to the west and two homes to the south on the private access road and open space to the east, north, and south.

Major projects in the area:

Project/Case No.	*Description and Status*
TR53790	*9 single-family lots and 1 open space lot on 43 acres (Pending)*
PM065656	*Two lot subdivision (Pending)*
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
- ☐ Sanitation District
- ☒ Public Health: Environmental Hygiene (Noise)
- ☐ Sheriff Department
- ☐ Parks and Recreation
- ☐ Subdivision Committee
- ☐

Public agency approvals which may be required:

Public Agency	*Approval Required* (E.g., permits, financing approval, or participation agreement.)
____	
____	____

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

Project sponsor's name and address:
Rubio Cañon Land and Water Association
583 East Sacramento Street
Altadena, CA 91001

Contact person and phone number: Steve Mar, (213) 974-6435

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact	Less than Significant Impact	Less than Significant Impact w/ Project Mitigation	Potentially Significant Impact	
Environmental Factor	Pg.					*Potential Concern*
1. Aesthetics	6	☐	☐	☒	☐	*Riding and hiking trail*
2. Agriculture/Forest	7	☐	☒	☐	☐	
3. Air Quality	8	☐	☒	☐	☐	
4. Biological Resources	9	☐	☐	☒	☐	*Sensitive birds*
5. Cultural Resources	11	☒	☐	☐	☐	
6. Energy	12	☐	☒	☐	☐	
7. Geology/Soils	13	☐	☒	☐	☐	
8. Greenhouse Gas Emissions	15	☐	☒	☐	☐	
9. Hazards/Hazardous Materials	16	☐	☐	☒	☐	*Emergency response,*
10. Hydrology/Water Quality	18	☐	☒	☐	☐	
11. Land Use/Planning	20	☒	☐	☐	☐	
12. Mineral Resources	21	☒	☐	☐	☐	
13. Noise	22	☐	☐	☒	☐	*Construction noise*
14. Population/Housing	23	☒	☐	☐	☐	
15. Public Services	24	☒	☐	☐	☐	
16. Recreation	25	☐	☐	☒	☐	*Open space connectivity*
17. Transportation/Traffic	26	☐	☒	☐	☐	
18. Utilities/Services	28	☐	☒	☐	☐	
19. Mandatory Findings of Significance	30	☐	☐	☒	☐	*Aesthetics, Biological, Hazards, Noise, Recreation*

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature — Date: 6/20/11

Signature — Date: 6/20/11

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	☐	☐	☒	☐

The project is not located within the view of a designated scenic resource nor is it large enough to impact any views from surrounding residences.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☒	☐	☐

Camp Huntington Trail crosses the project site on the northwestern portion of the property.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☐	☐	☒

The project construction will take place adjacent to an existing water treatment plant and does not affect or damage any natural areas or historic buildings.

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

The project is not large enough to visually affect the existing visual character or quality of the site or its surroundings.

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

The project will not create new sources of glare, light or substantial shadows.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

There is no farmland in the vicinity of the project.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐

The project site is zoned Residential Agricultural. However the operation of a water supply well is allowed in this zone under an approved Conditional Use Permit. There is also no existing agricultural use on the site or in the area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	☐	☐	☐	☒

No rezoning of forest land is being proposed.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No loss or conversion of forest land is being proposed.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

No loss or conversion of farmland or agricultural uses is being proposed.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☒	☐

The pump motor will be powered by electricity and will not release any exhaust emissions. No additional vehicle miles would be required for the operation of the pump.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	☐	☐	☒	☐

The project does not contribute to any of these State criteria for regional significance.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	☐	☐	☒	☐

The project will not exceed any AQMD threshold.

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

The pump motor will be powered by electricity and will not release any exhaust emissions. No additional vehicle miles would be required for the operation of the pump.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	☐	☐	☒	☐

The project is not a sensitive receptors use nor does it generate significant pollutant concentrations.

f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Operation of the pump will not create any odors.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

Potential impacts to sensitive bird species if construction took place during breeding season (February 15 to August 31). If construction takes place outside the breeding season, no impacts would occur. If construction takes place during breeding season, mitigation measures will lessen impacts to less than significant.

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	☐	☐	☒	☐

The project site is not located in a sensitive natural community.

c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

The project does not affect any federally protected wetlands and would not interrupt the wetland hydrology of Rubio Creek because the depth to water is 43 feet below the streambed.

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

The project would be constructed in a paved parking lot that is not used as a wildlife corridor.

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

The project site does not contain any oaks or other unique native trees. There is one oak tree approximately 40 feet west of the proposed well site. The oak is approximately 20 feet tall and its canopy edge is at least 30 feet from the well site. The project will not encroach upon the protected zone of this oak tree.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)? ☐ ☐ ☒ ☐

The project site does not contain any biological resources that are protected by any local polices or ordinances.

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

The project site is not located in any adopted state, regional or local habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒
The project site is not listed in any cultural or historical resources database.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒
The project site is not listed in any cultural or historical resources database.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☐	☒
The project site is not listed in any cultural or historical resources database.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
The project site is not listed in any cultural or historical resources database.				

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	☐	☐	☒	☐

The project does not meet the requirements for the County Green Building Standards to apply.

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

The project will not involve the inefficient use of energy resources.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	☐	☐	☒	☐
The project site is not located within an Alquist Priolo zone.				
ii) Strong seismic ground shaking?	☐	☐	☐	☒
The project site is not located within an Alquist Priolo zone.				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
A small portion of the site lies within a liquefaction zone.				
iv) Landslides?	☐	☐	☐	☒
The project is not located within a landslide zone.				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
The project will not require substantial grading therefore there will be minimal loss of topsoil.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
The project site is not located on a geologic unit or soil that is unstable or would become unstable as a result of the project.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
The project site does not lie on expansive soil.				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The project requires no wastewater facilities.

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

The project site is not located in a Hillside Management Area.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	☐	☐	☒	☐

The operation of the pump motor will not create any source emissions of greenhouse gases.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	☐	☐	☒	☐

The project does not conflict with any plan, policy, or regulation reducing the emissions of greenhouse gases.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	☐	☐	☐	☒
The project does not contain hazardous materials.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
The project does not contain hazardous materials or waste.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	☐	☐	☐	☒
The project does not emit hazardous emissions or contain hazardous materials or waste.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
The project site is not on a list of hazardous materials sites.				
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
The project site is not located within two miles of a public airport.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
The project site is not located within two miles of a public airport.				

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

Construction activities could conflict with an emergency evacuation plan.

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

The project is located in a Very High Fire Hazard Severity Zone (Zone 4). However, no structures are proposed to be built as part of the project.

i) in a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐

The project is located in a Very High Fire Hazard Severity Zone (Zone 4). However, no structures are proposed to be built as part of the project.

ii) in a high fire hazard area with inadequate access?	☐	☐	☒	☐

The project contains adequate access for firefighting purposes.

iii) in an area with inadequate water and pressure to meet fire flow hazards?	☐	☐	☒	☐

The project is located in an urbanized area with adequate fire protection in place.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☒	☐

The project contains chlorine tanks stored on site.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
Developed well test water would be discharged to the RCLWA water treatment plant.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
The new well will not substantially deplete groundwater supplies based on its size.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
The new well structure will not alter the existing drainage pattern of the site.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
The new well structure will not alter the existing drainage pattern of the site.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☐	☒
The new well structure will not create additional runoff water from the site.				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐

The new well structure will not create additional runoff water from the site.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? ☐ ☐ ☐ ☒

The project is not subject to the County's Low Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☐ ☐ ☒ ☐

The project does not generate point or nonpoint source pollutant discharges.

j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course? ☐ ☐ ☐ ☒

The project does not use septic systems.

k) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

Best Management Practices during construction will be implemented to reduce sediment laden runoff to Rubio Creek.

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

The project does not involve housing.

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

The project site is not within a 100 year flood hazard area.

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

The project does not involve any levees or dams and is not located near any such structures.

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

The project site is not located in an area subject to inundation.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒

The construction of a small well pump will not physically divide an established community.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	☐	☐	☐	☒

The project will not conflict with any applicable County or Community plans.

c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☐	☒

The existing water treatment facility and proposed well are permitted uses in the R-A-2 zone with a valid CUP.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☐	☒

The project will not conflict with any applicable land use criteria.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The project site is not located within an area of a known mineral resource.

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

The project site is not located within an area of an important mineral resource recovery site.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	☐	☒	☐	☐

Construction of the project will create temporary construction noise. Mitigation measures will reduce construction noise impacts to less than significant.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	☐	☐	☐	☒

The project site is not a sensitive receptor of noise nor are there sensitive noise receptor uses near the site.

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

The well pump motor would be submerged and create no new noise.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☒	☐	☐

Construction of the project will create temporary construction noise. Mitigation measures will reduce construction noise impacts to less than significant.

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

The project site is not located within an airport land use plan.

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

The project is not located within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
The project will not induce population growth.				
b) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
The project will not induce population growth.				
c) Displace existing housing, especially affordable housing?	☐	☐	☐	☒
The project does not displace housing.				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
The project does not displace people.				

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? Operation of the well would not require additional fire protection.	☐	☐	☐	☒
Sheriff protection? Operation of the well would not require additional sheriff or other law enforcement protection.	☐	☐	☐	☒
Schools? The project does not affect local schools.	☐	☐	☐	☒
Parks? The project does not affect local parks.	☐	☐	☐	☒
Libraries? The project does not affect local libraries.	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

The project will have no impact on other public facilities.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
The project will not increase the use of recreational facilities.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
The project will not increase the use of recreational facilities.				
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	☐	☐	☐	☒
The project does not affect any parklands.				
d) Would the project interfere with regional open space connectivity?	☐	☒	☐	☐

Camp Huntington Trail crosses the project site on the northwestern portion of the property.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	☐	☐	☒	☐
The project itself would not generate additional vehicular traffic.				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☐	☒	☐
The project itself would not generate additional vehicular traffic.				
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	☐	☐	☒	☐
The project itself would not generate additional vehicular traffic.				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
The project is not located within the vicinity of an airport.				
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The project contains no design features that would increase road hazards.

f) Result in inadequate emergency access?	☐	☐	☒	☐

The project will not create inadequate emergency access.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

The project does not conflict with any alternative transportation plans.

h) Decrease the performance or safety of alternative transportation facilities?	☐	☐	☒	☐

The project would not decrease the performance or safety of alternative transportation facilities.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☐	☒
The project does not involve waterwater treatment.				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
The project is to improve the existing water treatment facility and does not include any expansion.				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
The project will not create a need for new drainage systems or new storm water drainage facililities.				
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
The project does not require water service.				
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	☐	☐	☒	☐
The project is not subject to these ordinances.				
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The addition of a new well and well pump will not create additional energy demand to warrant construction or expansion of energy facilities.

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

The project does not generate solid waste.

h) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The project does not generate solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
Biological Resources – less than significant with mitigation.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
Aesthetics, Recreation – less than significant with mitigation.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
Hazards, Noise – less than significant with mitigation.				

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: R2010-01094 / RENVT201000052

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. A twenty-foot wide easement shall be dedicated to the County for riding and hiking purposes for the Camp Huntington Trail and for access to the realigned Altadena Crest Regional Trail. The trail easement shall remain open unless required to be closed for RCLWA facilities maintenance or in case of an emergency.

2. If construction during the period February 15 through August 31 cannot be avoided, then a preconstruction survey for nesting birds must be conducted by a qualified biologist. If any nesting activity is detected within 200 feet of the proposed well site, nests must be monitored by the biologist during construction. If construction appears to be disrupting normal nesting behavior, then construction will be halted until nesting is complete

3. The project specifications shall state that providers of emergency services (County Fire Department, County Sheriffs, ambulance services) shall be notified in advance of the construction duration, location and schedule.

4. The project specifications shall state that well drilling shall take place between 7 am and 7 pm weekdays. Sound barriers shall be placed around the drilling site during all drilling activities to minimize noise impacts on adjacent and nearby properties.

5. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

James Fahey, President — 6/14/11

Applicant — Date

Rubio Cañon Land & Water Association

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

Staff — Date

R2010-01094 / RENVT200700126
Mitigation Monitoring Program

	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
1	**Aesthetics** A twenty-foot wide easement shall be dedicated to the County for riding and hiking purposes for the Camp Huntington Trail and for access to the realigned Altadena Crest Regional Trail. The trail easement shall remain open unless required to be closed for RCLWA facilities maintenance or in case of an emergency.	Project Applicant	Dedicate trail easement	DRP DPR	Throughout life of the project
2	**Biota** If construction during the period February 15 through August 31 cannot be avoided, then a preconstruction survey for nesting birds must be conducted by a qualified biologist. If any nesting activity is detected within 200 feet of the proposed well site, nests must be monitored by the biologist during construction. If construction appears to be disrupting normal nesting behavior, then construction will be halted until nesting is complete	Project Applicant	Conduct preconstruction nesting bird survey; active nests within 200 ft. of well site shall be monitored and construction halted if disrupting normal nesting behavior	DRP DFG	Prior to any construction activity from February through August

3	**Hazards** The project specifications shall state that providers of emergency services (County Fire Department, County Sheriffs, ambulance services) shall be notified in advance of the construction duration, location and schedule.	Project Applicant	Notify emergency service providers of construction	DRP	Prior to any construction
4	**Noise** The project specifications shall state that construction, including well drilling, shall take place between 7 a.m. and 7 p.m. on weekdays. Sound barriers shall be placed around the well site during all drilling activities to minimize noise impacts on adjacent and nearby properties.	Project Applicant	Limit drilling hours; Install construction sound barriers	DRP	During construction
5	**Mitigation Compliance** As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting an annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed	Project Applicant and Subsequent Owner(s)	Submittal of annual mitigation compliance report; replenishing mitigation monitoring account	DRP	Annually until such time as all mitigation measures have been implemented and completed

Key:

DRP = Los Angeles County Department of Regional Planning
DFG = California Department of Fish and Game
DPR = Los Angeles County Department of Parks and Recreation
RCLWA = Rubio Cañon Land and Water Association

gisNET
department of regional planning

R2010-01094-(5)/CUP201000117

3371 Rubio Canyon Rd., Altadena

Printed On: Jul 11, 2011

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Boy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

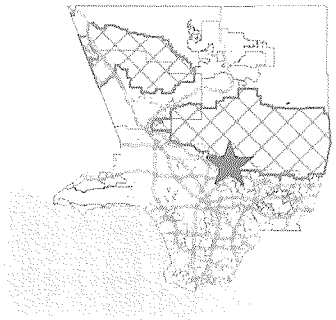
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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N

0 65 130 ft.

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Rubio Canon Land and Water Association

Photo Key

1. Facing W – NW at the fence line.
2. Facing NW 20 ft. from proposed well 8.
3. Facing S – SE 5 ft. from the fence line.
4. Facing NE 40 ft. from proposed well 8.
5. Facing NW 50 ft. from proposed well 8
6. Facing E 15 ft. from reservoir.

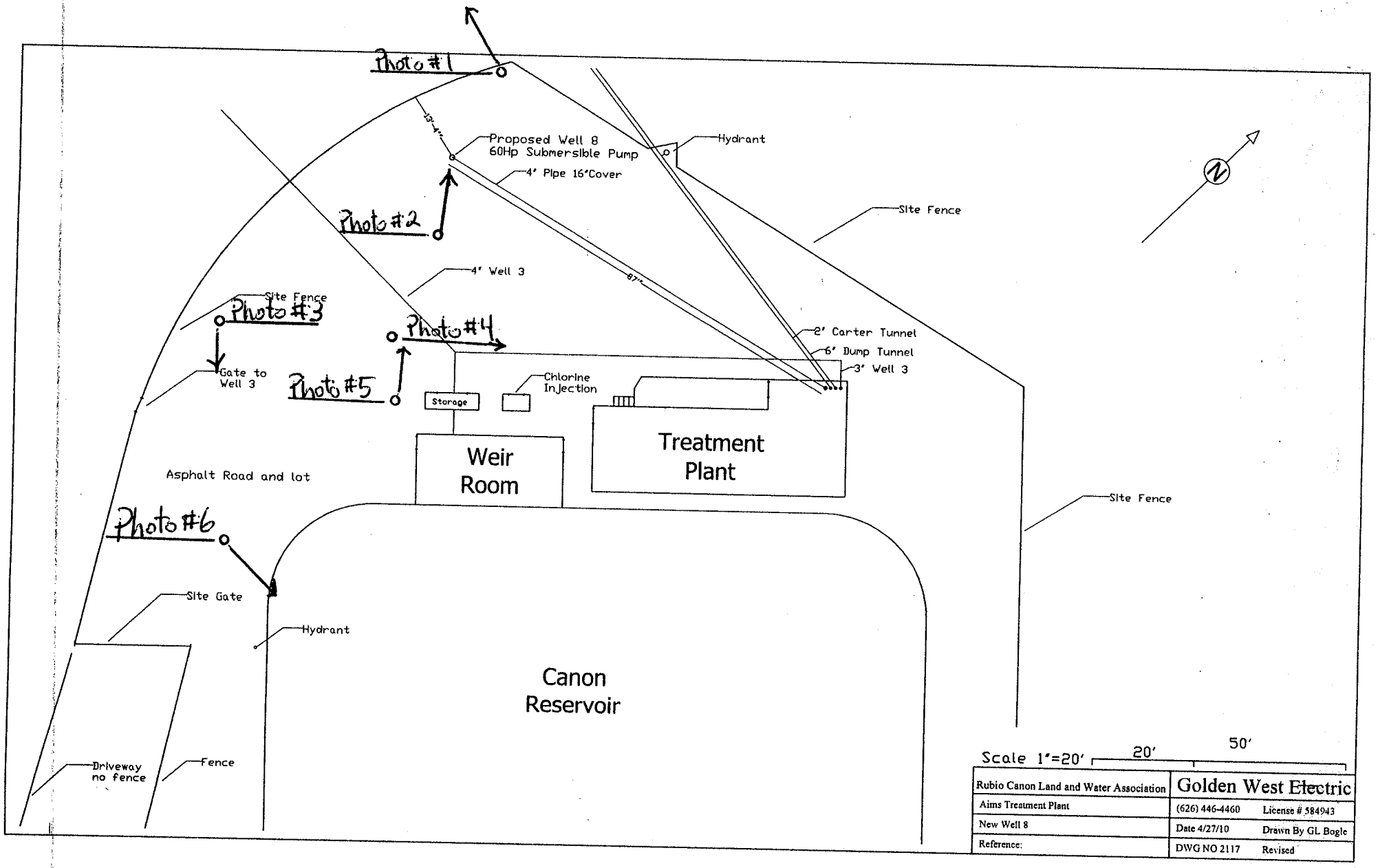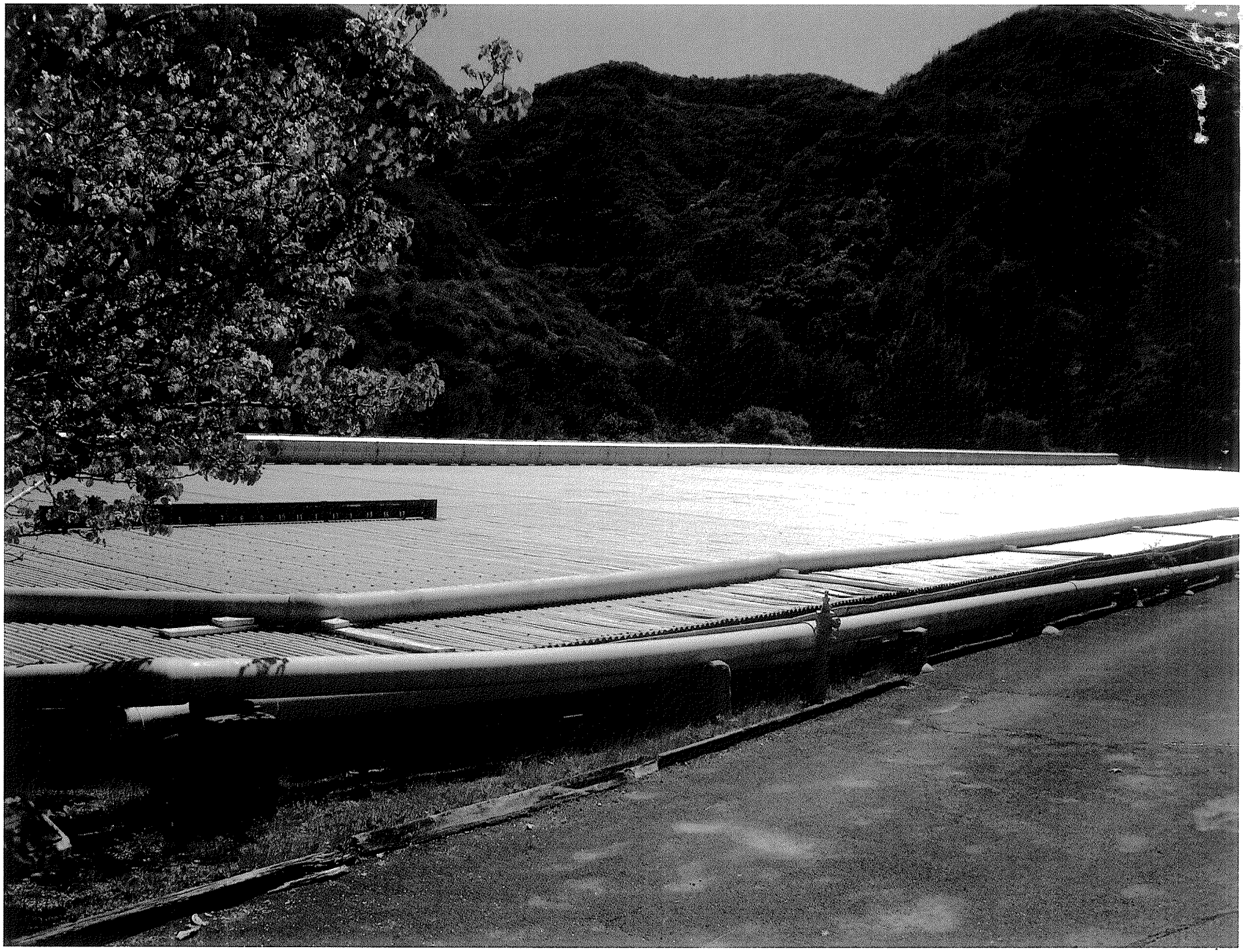
Photo #1
Proposed Well 8
60Hp Submersible Pump
4" Pipe 16"Cover
Hydrant
Photo #2
Site Fence
4" Well 3
Site Fence
Photo #3
Photo #4
2" Carter Tunnel
6" Dump Tunnel
3" Well 3
Gate to
Well 3
Photo #5
Chlorine
Injection
Storage
Weir
Room
Treatment
Plant
Asphalt Road and lot
Site Fence
Photo #6
Site Gate
Hydrant
Canon
Reservoir
Driveway
no fence
Fence
N
Scale 1"=20'
20'
50'
Rubio Canon Land and Water Association
Golden West Electric
Aims Treatment Plant
(626) 446-4460
License # 584943
New Well 8
Date 4/27/10
Drawn By GL Bogle
Reference:
DWG NO 2117
Revised