

Hearing Officer Transmittal Checklist

Hearing Date
03/20/2012
Agenda Item No.
5.

Project Number: R2011-00719-(2)
Case(s): Conditional Use Permit Case No. 201100066
Environmental Assessment Case No. 201100100
Planner: Steve 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: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435

PROJECT NUMBER R2011-00719-(2)
CONDITIONAL USE PERMIT No. 201100066
ENVIRONMENTAL ASSESSMENT No. 201100100

PUBLIC HEARING DATE
 March 20, 2012

AGENDA ITEM
 5.

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

APPLICANT California American Water Company	OWNER same as applicant	REPRESENTATIVE same as applicant
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PROJECT DESCRIPTION
 The applicant, California American Water Company, is requesting a conditional use permit (CUP) for the replacement of an existing water supply booster station with the construction of a new water booster station and appurtenant piping and dechlorination vault on the existing Olympiad reservoir and booster station site in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100. The existing booster station shall be removed once the new station is completed.

REQUIRED ENTITLEMENTS
 A conditional use permit is required to allow the construction and operation of water reservoirs, water supply booster stations, and any other use normal and appurtenant to the storage and distribution of water in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100.

LOCATION/ADDRESS
 4118 Athenian Way, Los Angeles

SITE DESCRIPTION
 The site plan depicts the Olympiad reservoir and booster station facility on a 1.23 acre site consisting of an existing covered water reservoir and the proposed booster pump station, along with new underground piping and a new dechlorination vault. The proposed booster pump station is located on the southeast corner of the project site and contains four vertical turbine pumps and the provision for a fifth pump for future expansion. The booster pump station also contains an electrical room and a chemical room. Surrounding land uses consist of single-family residences to the north, east, and west, and single-family residences and a vacant lot to the south.

ACCESS via Athenian Way	ZONED DISTRICT View Park
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ASSESSORS PARCEL NUMBER 5011-021-003	COMMUNITY Ladera Heights/View Park – Windsor Hills
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SIZE 1.23 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Water Reservoir and Water Supply Booster Station	R-1 (Single-family Residence)
North	Single-family Residences	R-1 (Single-family Residence)
East	Single-family Residences	R-1 (Single-family Residence)
South	Single-family Residences	R-1 (Single-family Residence)
West	Single-family Residences	R-1 (Single-family Residence)

GENERAL PLAN/COMMUNITY PLAN Countywide General Plan	LAND USE DESIGNATION 1 – Low Density Residential (1 to 6 du/ac)	MAXIMUM DENSITY 1 to 6 du/ac
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ENVIRONMENTAL DETERMINATION
 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 R2011-00719-(2)
CONDITIONAL USE PERMIT NUMBER 201100066

PROJECT DESCRIPTION

The applicant, California American Water Company, is requesting a conditional use permit (CUP) for the replacement of an existing water supply booster station with the construction of a new water booster station and appurtenant piping and dechlorination vault on the existing Olympiad reservoir and booster station site in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100. The existing booster station shall be removed once the new station is completed. The new booster pump station will consist of four new vertical turbine pumps with the provision for a fifth pump for future expansion. All facility mechanical components will be enclosed within the booster station to reduce noise generated from the operation of pumps and motors.

REPRESENTATIVE: California American Water Company

APPLICANT: California American Water Company

OWNER: California American Water Company

LOCATION

The subject property is located at 4118 Athenian Way and in the View Park Zoned District.

Assessor's Parcel Number: 5011-021-003

EXISTING ZONING

Subject Property: The subject property is zoned R-1 (Single-family Residence).

Surrounding Zoning:

- North: R-1 (Single-family Residence) zone.
- East: R-1 (Single-family Residence) zone.
- South: R-1 (Single-family Residence) zone.
- West: R-1 (Single-family Residence) zone.

EXISTING LAND USE

Subject Property: The subject property contains a water reservoir and booster station.

Surrounding Land Uses:

- North – Single-family Residences
- East – Single-family Residences
- South – Single-family Residences, Vacant Lot
- West – Single-family Residences

Community Standards District (CSD): None

Town Council / Homeowners Association: View Park Community Council

SITE DESCRIPTION:

The site plan depicts the Olympiad reservoir and booster station facility on a 1.23 acre site consisting of an existing covered water reservoir and the proposed booster pump station, along with new underground piping and a new dechlorination vault. The proposed booster pump station is located on the southeast corner of the project site and contains four vertical turbine pumps and the provision for a fifth pump for future expansion. The booster pump station also contains an electrical room and a chemical room. The site has a slight slope and is landscaped with trees, grass, and other vegetation. A landscaped water conservation garden is located on

the western edge of the property along the sidewalk and parkway on Valley Ridge Avenue. A portion of the site located near the new booster station building will be relandscaped with new shrubs, perennials, and succulents. The site is located off of Athenian Way and is accessed via a driveway from Athenian Way. Surrounding land uses consist of single-family residences to the north, east, and west and single-family residences and a vacant lot to the south.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since project impacts have been determined to be less than significant.

STAFF ANALYSIS

Previous Case/Zoning History

There are no previous cases for this property. The Olympiad reservoir and booster station was originally constructed in the 1930s. Over the years, the facility has gone through a series of facility upgrades and modifications to meet expanding customer demands. Because of the age of the facility the booster pump station has not been permitted through the Conditional Use Permit process established with the County of Los Angeles.

The Zoning History of this parcel is as follows: R-1 (September 16, 1947).

Ordinance No. 4,988 enacted September 16, 1947, established the R-1 zone on the property.

General Plan Consistency

The General Plan land use designation for the subject property is 1 – Low Density Residential (1 to 6 du/ac). Currently areas within this designation, in addition to low density residential development, may have a variety of use types and intensities. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map. The existing facility has been at the current site since the 1930s and the surrounding residential area developed around the facility in subsequent years. The proposed new water booster station will replace the existing booster station and will not change the use or character of the site.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County Code (Zoning Ordinance) specifies water reservoirs, pumping stations, and any other use normal and appurtenant to the storage and distribution of water as a use. Pursuant to Section 22.20.100 of the County Code, development of a water booster station is a permitted use in Zone R-1 (Single-family Residence), provided that a CUP is obtained and in full force and effect.

Parking

Section 22.52.1220 of the Los Angeles County Code specifies where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. The project will have a maximum of two employees per shift. Although the project does not have designated parking stalls, adequate space is available for parking and meets the parking requirement.

Landscaping

The project site contains existing landscaping that consists of various trees, shrubs, and grass. A landscaped water conservation garden is located on the western edge of the property along the sidewalk and parkway on Valley Ridge Avenue. New additional landscaping will be planted near the new booster station and will consist of new shrubs, perennials, and succulents. The landscaping meets current requirements.

Neighborhood Impact/Land Use Compatibility

Allowing the construction of the new water booster station will ensure a reliable water supply for the surrounding neighborhood. California America Water Company provides potable water to approximately 6,500 customers in the Baldwin Hills area of Los Angeles. Because of the steep topography of the neighborhood, booster stations help pump water to higher elevations within the water system. The existing aged facility does not have sufficient capacity to satisfy current peak water demand for the local water customers and therefore requires replacement. The proposed booster station would be constructed on the southeast corner of the property and would have a completed footprint of approximately 30 feet by 57 feet.

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 Health recommended approval of the proposed CUP in its letter dated September 6, 2011, and had no further comments in response to the draft Negative Declaration.

The County of Los Angeles Fire Department recommended approval of the proposed CUP in its letter dated August 30, 2011, and had no further comments in response to the draft Negative Declaration in its letter dated November 22, 2011.

The County of Los Angeles Department of Public Works had no comments for the proposed CUP in its email dated June 22, 2011, and had no further comments in response to the draft Negative Declaration in its email dated November 28, 2011.

The County of Los Angeles Department of Parks and Recreation had no comments in response to the draft Negative Declaration in its email dated November 30, 2011.

PUBLIC COMMENTS

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

The View Park Community Council was notified of the project per standard notification procedures. No comments have been received from the View Park Community 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 February 11, 2012 and in The Daily Breeze, on February 10, 2012. A total of 125 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 View Park District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the View Park County Library, Los Angeles, on February 6, 2012. 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 February 16, 2012.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit No. 201100066, subject to the attached conditions.

Prepared by Steven Mar, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:

- Factual
- Property Location Map
- Draft Conditions of Approval
- Draft Findings for Approval
- Applicant's Burden of Proof Statement
- Initial Study
- Site Photographs

MM:SM
03/20/12

[DRAFT] HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER R2011-00719 - (2)

CONDITIONAL USE PERMIT NO. 201100066

ENVIRONMENTAL DOCUMENT 201100100

HEARING DATE: March 20, 2012

SYNOPSIS: The applicant, California Water Company, is requesting a conditional use permit (CUP) for the replacement of an existing water supply booster station with the construction of a new water booster station and appurtenant piping and dechlorination vault on the existing Olympiad reservoir and booster station site in the R-1 (Single-family Residence) zone pursuant to Los Angeles County Code Section 22.20.100. The existing booster station shall be removed once the new station is completed. The new booster pump station will consist of four new vertical turbine pumps with the provision for a fifth pump for future expansion. All facility mechanical components will be enclosed within the booster station to reduce noise generated from the operation of pumps and motors.

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 4118 Athenian Way in the unincorporated community of View Park and in the View Park Zoned District.
2. The subject property is zoned R-1 (Single-family Residence). The existing zoning for the surrounding properties are as follows:
 - North: R-1 (Single-family Residence) zone.
 - East: R-1 (Single-family Residence) zone.
 - South: R-1 (Single-family Residence) zone.
 - West: R-1 (Single-family Residence) zone.
3. The subject property contains an existing water reservoir and water booster station. The existing land use for the surrounding properties are as follows:
 - North: Single-family residences
 - East: Single-family residences
 - South: Single-family residences, Vacant Lot
 - West: Single-family residences
4. This approval is for the construction and operation of a new water booster station with accompanying new piping and dechlorination vault to replace an existing booster station within an existing water reservoir facility. The completed booster station will be approximately 30 feet wide by 57 feet long and contain four vertical turbine pumps and the provision for a fifth pump for future expansion. The booster pump station will also contain an electrical room and a chemical room. A portion of the site located near the new booster

station will be relandscaped with new shrubs, perennials, and succulents. The existing booster station shall be removed once the new station is completed.

5. Ordinance No. 4,988 enacted September 16, 1947, established the R-1 zone on the property.
6. The subject property is designated 1 – Low Density Residential in the General Plan. Currently, areas within this designation may have a variety of use types and intensities. Such uses typically include local commercial and industrial services, schools, churches, local parks and other community-serving public facilities. It is not the intent of General Plan policy to preclude further development or expansion of such uses within areas depicted as residential on the Land Use Policy Map. The existing facility has been at the current site since the 1930s and the surrounding residential area developed around the facility in subsequent years. The proposed new water booster station will replace the existing booster station and will not change the use or character of the site.
7. Pursuant to Section 22.20.100 of the County Code, construction and operation of a water supply booster station is permitted in the R-1 (Single-family Residence) zone, provided that a CUP is obtained and in full force and effect.
8. Construction and operation of the water booster station will help enhance the water supply for the reservoir and help satisfy current and future peak water demand for the community.
9. The proposed booster station will be located on the southeast corner of the property. The booster station's pumps and all other mechanical components will be enclosed within the booster station to reduce noise. The pumps will also be located approximately 6 feet below finish grade to help further reduce noise.
10. The project site contains existing landscaping that consists of various trees, shrubs, and grass. A landscaped water conservation garden is located on the western edge of the property along the sidewalk and parkway on Valley Ridge Avenue. New additional landscaping will be planted near the new booster station and will consist of new shrubs, perennials, and succulents.
11. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Document Reporting Guidelines, since project impacts have been determined to be less than significant.
12. 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.
13. 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 20 years.
14. 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 booster station with accompanying piping and dechlorination vault 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 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 Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201100066 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. R2011-00719-(2)
CONDITIONAL USE PERMIT NO. 201100066**

PROJECT DESCRIPTION

The project is for the replacement of an existing water supply booster station with the construction of a new water booster station and appurtenant piping and dechlorination vault on the existing Olympiad reservoir and booster station site 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 and 11. 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 March 20, 2032.** 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 **\$1,200.00**. 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 **six (6) (one every three years)** 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 **\$2,176.50** (\$2,101.50 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. 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.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
14. 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.
15. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
16. 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.

17. 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.



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The project replaces an existing Pump Station, and will have similar construction; ie pumps and motors will be contained within a building.

the project will renew facilities which are vital to the delivery of potable water for the community.

front yard landscaping will be "california friendly" low water use, similar to existing landscaping on the west side of the facility.

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

The project is not in need of variances. Proposed building setback from the property lines are over 20 feet front yard and 10 feet side yard. there is a 10 foot block wall near the entrance to

visually block a mobile emergency generator that will be parked on site behind the wall.

the generator currently is located next to the existing pump building and is viewable to the southern homes. upon completion of construction, the generator will not be viewable to these homes.

this project ensures continued reliable water service to the community.

C. That the proposed site is adequately served:

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

the project is replacing an existing pump station. no additional access or facilities are required.

traffic to the finished facility will not increase from current practices.

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



Project title: R2011-00719 / CUP201100066 / RENVT201100100

Project location: 4118 Athenian Way, Los Angeles (Ladera Heights/Viewpark – Windsor Hills)
APN: 5011-021-003 **Thomas Guide:** 673-D4 **USGS Quad:** Hollywood, Inglewood

Gross Acreage: 1.23

Description of project: The applicant, California American Water Company, is requesting a conditional use permit for the replacement of an existing water supply booster station with the construction of a new 11,490 sq. ft. booster station on the existing 1.23 acre Olympiad reservoir and booster station site. The existing booster station will remain in service until the new booster pump station is completed and operational. The new booster pump station will consist of four vertical turbine pumps; three (3) 830 gallon per minute (gpm) pumps and one (1) 1,000 gpm pump and the provision for a fifth pump (1,000 gpm) in the future. All pumps, motors, and facility mechanical and electrical components will be enclosed within the building and the pumps will be located approximately 6 ft. below finish grade. Provisions for a portable emergency generator located outside of the building will be provided and will be used during periods of power outages. Grading will be balanced onsite with 255 cu. yd. cut and 255 cu. yd. fill.

General plan designation: 1 – Low Density Residential (1 to 6 du/ac)

Community/Area wide Plan designation: N/A

Zoning: R-1 (Single-family Residence)

Surrounding land uses and setting: The project site is located in an urbanized, hilly area surrounded by single-family residences. The site contains a potable water reservoir and a booster pump building. Vegetation on site consists of evergreen trees to screen the existing facility from surrounding homes.

Major projects in the area:

<i>Project/Case No</i>	<i>Description and Status</i>
<u>TR060002</u>	<u>One multi-family lot (72 attached condos) and one office lot on 1.84 acres (Pending)</u>
<u>PM21052</u>	<u>4 SF lots on 0.77 acres (Inactive)</u>
<u>PM065181</u>	<u>4 SF lots on 0.98 acres (Pending)</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

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 Los Angeles
- City of Inglewood
- View Park Community Council

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)
 - Environmental Programs Division
 - Waterworks Division

- Fire Department -Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

Public agency approvals which may be required:

<i>Public Agency</i>	<i>Approval Required</i>
<u>County of Los Angeles, Department of Regional Planning</u>	<u>Conditional Use Permit</u>

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:

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Biological Resources	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Cultural Resources	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Energy	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Greenhouse Gas Emissions	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Hazards/Hazardous Materials	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Hydrology/Water Quality	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land Use/Planning	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Population/Housing	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Mandatory Findings of Significance	30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

Steven Ma

Signature

1-25-2012

Date

[Handwritten Signature]

Signature

1-25-2012

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(State of California Department of Transportation)</i>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(County of Los Angeles Bicycle Master Plan)</i>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Google Maps)</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Google Maps)</i>				
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>(Site Plan)</i>				
<u>The project does not contain any scenic resources, is not located along a scenic vista or corridor, nor will it create any new sources of shadows, light, or glare.</u>				

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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? (California Farmland Mapping and Monitoring Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract? (Los Angeles County Code, Title 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)? (Los Angeles County Code, Title 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Los Angeles County Code, Title 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Los Angeles County Code, Title 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site does not contain farmland or forest uses.</u>				

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Create objectionable odors affecting a substantial number of people?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not generate any air pollutants or odors.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
<p>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)?</p> <p><u>(Site Plan)</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p><u>(Los Angeles County General Plan)</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p><u>(Thomas Brothers Map)</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p><u>Site is in a fully urbanized area. (Land Use Map)</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

There are no oak woodlands on site. (Site Plan/Project Application)

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)?

(Los Angeles County Code)

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

The site is located in a fully urbanized area and contains no sensitive populations of flora or fauna. There are no natural or artificial geographical features that would support significant biological resources on the site.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p> <p><u>There are no historical resources located on the project site. (Los Angeles County Historic Properties Database)</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p> <p><u>The site has been developed as a water reservoir facility since the 1930s. No archaeological resources are to be found on the site.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?</p> <p><u>The site has been developed as a water reservoir facility since the 1930s. There are no unique paleontological or geologic features found on the site.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p><u>The site has been developed as a water reservoir facility since the 1930s. There is no potential for the site to contain human remains.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. ENERGY

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

The project consists of new drought tolerant landscaping to be planted on the site. (Los Angeles County Code, Project Application)

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project consists of replacing old, existing equipment with newer, more efficient equipment.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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. (California Geological Survey – Seismic Hazard Map)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (California Geological Survey – Seismic Hazard Map)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (California Geological Survey)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (California Geological Survey)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Project Application)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <u>The project is not located in an area with unstable soil. (California Geological Survey)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <u>The project is not located in an area with expansive soil.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 does not propose any use of septic systems. (Project Application)

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?

(Los Angeles County Code)

8. GREENHOUSE GAS EMISSIONS

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

9. HAZARDS AND HAZARDOUS MATERIALS

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(Site Plan/Project Application)

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not contain hazardous materials. (Project Application)

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(Project Application/Land Use Map)

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(California Department of Toxic Substances Control/Envirostor)

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(Los Angeles County Airport Land Use Plan)

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(Los Angeles County Airport Land Use Plan)

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

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

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

(County of Los Angeles Fire Department – Pre-Fire Management Plan)

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

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

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

(Site Plan/Project Application)

10. HYDROLOGY AND WATER QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Site Plan/Project Application)</i>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Site Plan/Project Application)</i>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Site Plan/Project Application)</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Site Plan/Project Application)</i>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(Site Plan/Project Application)</i>				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Site Plan/Project Application)

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)?

(Project Application)

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

(Site Plan/Project Application)

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

(Project Application)

j) Otherwise substantially degrade water quality?

The installation of a new booster station will not affect the water quality of the facility. (Project Application)

k) 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?

(Site Plan, FEMA)

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

(Site Plan, FEMA)

m) 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 site contains a covered water reservoir which may cause minor flooding in the event of reservoir failure. (Site Plan)

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

(Site Plan, State of California Department of Conservation)

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community? (<u>Site Plan/Project Application</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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. (<u>Los Angeles County General Plan</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be inconsistent with the zoning designation of the subject property? (<u>Los Angeles County Code – Title 22</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. MINERAL RESOURCES

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

(Los Angeles County General Plan – Special Management Areas)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(Los Angeles County General Plan – Special Management Areas)

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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? (Project Application)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels? <u>No sensitive receptors are found within 500 ft. of the project site. (Land Use Map)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas? <u>The new booster station will replace an existing booster station. No new increase of noise is expected. (Project Application)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <u>Short term construction noise would take place between 7 am to 4 pm, weekdays as the project is constructed. (Project Application)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? (Los Angeles County Airport Land Use Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Los Angeles County Airport Land Use Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cumulatively exceed official regional or local population projections? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of the replacement of an existing water booster station with a new booster station. This project will have no impact on population or housing numbers.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project 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? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project will not create an increased demand for these public services.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Would the project interfere with regional open space connectivity?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of the replacement of an existing water booster station with a new booster station. This project will have no impact on recreation needs.

17. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>				
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Result in 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)?

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

The project would operate unmanned for the majority of the time. A maximum of two employees would make periodic visits to the site for regular maintenance and would not cause a significant increase in traffic.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project does not generate wastewater. (Project Application)</u>				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project does not generate wastewater. (Project Application)</u>				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project does not generate wastewater. (Project Application)</u>				
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project does not consume water. (Project Application)</u>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project does not conflict with these ordinances. (Project Application)</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project will replace an old booster station with a more efficient booster station. (Project Application)

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

The project does not generate landfill waste. (Project Application)

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

The project does not generate landfill waste. (Project Application)

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 6, 2011

TO: Dean Edwards
Senior Planner
Zoning Permits North Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2011-00719 / RCUP 201100066
LOCATION: 4110 ATHENIAN WAY, LOS ANGELES

- Environmental Health recommends approval of this CUP.
 Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The applicant (California American Water Company) is requesting a CUP to authorize the construction of a new booster pump station within an existing facility and the demolition of the existing booster pump station,

The Department recommends approval of this CUP with the following condition:

1. All necessary approvals from the California Department of Public Health – Division of Drinking Water and Environmental Management shall be obtained prior to the construction of the proposed project.
2. The project shall comply with the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

If you should have any questions regarding the above conditions, please contact Richard Lavin at (626) 430-5370.

Mar, Steve

From: Mar, Steve
Sent: Wednesday, January 11, 2012 10:31 AM
To: Mar, Steve
Subject: FW: Incident #6760 - Thank you for your Helpdesk submission

Steve Mar
Zoning Permits East Section
213-974-6435

-----Original Message-----

From: Ken Habaradas [<mailto:khabaradas@ph.lacounty.gov>]
Sent: Wednesday, January 11, 2012 8:49 AM
To: Mar, Steve
Subject: RE: Incident #6760 - Thank you for your Helpdesk submission

Hi Steve,

We do not have additional comments. In August of last year, staff from our Toxics Epidemiology Program reviewed the noise specifications of the booster pump submitted by the applicant's consultant, Jeff Lawrence, and determined that the noise impact will be less than significant with the proposed engineering control (enclosure of the pumps under ground level and cement block). Attached is a copy of our CUP clearance letter, dated September 6, 2011. Please let me know if you have any questions.

Regards,

-Ken

Ken Habaradas, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
Environmental Health Division
5050 Commerce Dr.
Baldwin Park, CA 91706
(626) 430-5382
(626) 813-3016 (Fax)

>>> "Mar, Steve" <smar@planning.lacounty.gov> 1/9/2012 3:13 PM >>>

Hey Ken, do you have any comments regarding noise for this new water booster pump facility proposed in the Ladera Heights/View Park area?

From: DRPTechSupport
Sent: Thursday, November 03, 2011 3:38 PM
To: Mar, Steve
Subject: RE: Incident #6760 - Thank you for your Helpdesk submission



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: August 30, 2011

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2011-00719

LOCATION: 4110 Athenian Way

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is **1500** 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.
- Verify 6" X 4" X 2 1/2" public fire hydrant, conforming to AWWA 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.
- Comments** The Fire Department has cleared this project for public hearing.
:
- Water:** The new public fire hydrant shall be installed and tested prior to construction.
- Access:** Vehicular access shall be extended to within 150ft of all portion of the exterior walls of the building. All vehicular gates shall be in compliance with the Fire Department's Regulation 5. Compliance of all access requirements will be reviewed during the architectural plan review process.
- Special Requirements:** Submit architectural plans to the Fire Department Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. Contact 310-263-2732 for additional information on submittal process.

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 at (323) 890-4243.

Inspector: *Juan C. Padilla*

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

November 22, 2011

DEC - 1 2011

Steve Mar, Planner
Department of Regional Planning
Zoning Permits East Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Mar:

INITIAL STUDY, R2011-00719, CUP201100066, RENV201100100, REQUESTING CONDITIONAL USE PERMIT FOR THE REPLACEMENT OF AN EXISTING WATER SUPPLY BOOSTER STATION, 4118 ATHENIAN WAY, LOS ANGELES (FFER #201100180)

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
3. All limited access devices and gates shall comply with the County of Los Angeles Fire Code and with the Fire Department's Regulation #5.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

4. The development may require fire flows up to 1,500 gallons per minute at 20 pounds per square inch residual pressure for up to a two-hour duration. Final fire flows will be based on the size of buildings and the types of construction used. All required fire hydrants shall be installed and tested prior to construction.
5. Specific fire and life safety requirements for the construction phase will be addressed during the architectural plan review process by the Fire Department prior to building permit issuance. There may be additional requirements during this time.
6. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project. Should any questions arise, please contact Juan Padilla at (323) 890-4243 or jpadilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

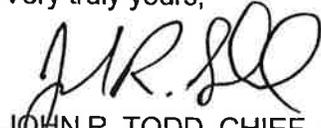
1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:sc

Edwards, Dean

From: Cruz, Ruben [RCRUZ@dpw.lacounty.gov]
Sent: Wednesday, June 22, 2011 11:21 AM
To: Edwards, Dean; Tae, Susan
Cc: Amir Ibrahim; Yanez, Jarrett; Toan Duong
Subject: RE: R2011-00719/RCUP201100066: Permit Consultation

Dean,

Public Works has reviewed the replacement of the water supply booster station and we have no comments or conditions.

From: Ibrahim, Amir
Sent: Tuesday, June 21, 2011 3:41 PM
To: Duong, Toan; Cruz, Ruben; Yanez, Jarrett
Subject: RE: R2011-00719/RCUP201100066: Permit Consultation

Ruben, please respond back to Dean and log it out with no comments. Thank you.

From: Duong, Toan
Sent: Tuesday, June 21, 2011 11:29 AM
To: Ibrahim, Amir; Cruz, Ruben; Yanez, Jarrett
Subject: RE: R2011-00719/RCUP201100066: Permit Consultation

I don't think so either since this would be a utility use that's exempted from road improvement.

From: Ibrahim, Amir
Sent: Tuesday, June 21, 2011 10:54 AM
To: Cruz, Ruben; Yanez, Jarrett; Duong, Toan
Subject: FW: R2011-00719/RCUP201100066: Permit Consultation

I'm not sure if we need to review this.

Replacement of an existing water supply booster station for approximately 6500 customers in the local water system. The new booster station will be located at the existing site and the old building removed.

From: Edwards, Dean [mailto:dedwards@planning.lacounty.gov]
Sent: Tuesday, June 21, 2011 7:52 AM
To: Duong, Toan; Ibrahim, Amir; Juan Padilla; tle@fire.lacounty.gov; Ken Habaradas
Cc: webadmin; Edwards, Dean
Subject: R2011-00719/RCUP201100066: Permit Consultation

Coordinator,

This email replaces the hardcopy routing sheet. The project location and project description are available on the application which is included in the consultation package that will be available at the website below within one business day. Please review the materials and provide comments within 30 days.

<http://planning.lacounty.gov/review>

Username: devreview

DPW

Mar, Steve

From: Duong, Toan [TDUONG@dpw.lacounty.gov]
Sent: Monday, November 28, 2011 6:16 AM
To: Mar, Steve
Cc: Yanez, Jarrett; Tae, Susan
Subject: RE: R2011-00719/CUP201100066: CEQA Consultation

Steve,
We have no comment on this IS/ND.

From: Mar, Steve [mailto:smar@planning.lacounty.gov]
Sent: Thursday, November 03, 2011 3:37 PM
To: Duong, Toan; Ibrahim, Amir; ljaramil@fire.lacounty.gov; Ken Habaradas; jrupert@parks.lacounty.gov; James Barber
Cc: webadmin
Subject: R2011-00719/CUP201100066: CEQA Consultation

CEQA Coordinator,

The consultation package for this project will be available at the website below within one business day from receipt of this email. Please review and provide comments within 30 days.

<http://planning.lacounty.gov/review>

Username: devreview

Password: !!Dr@

Thank you.

For DRP Staff Use:

F:\Current Planning\zoning_permits\Project Files\2011\R2011-00719 NOTE: Angelique – on the <http://planning.lacounty.gov/review/r2011-00719> review page, please rename and switch the R2011-00719_site_plans.pdf and R2011-00719_prelim-drawings.pdf files with each other. The “Preliminary Drawings” should be the plans with the elevations and “Site Plans” should be the Piping Plan and Floor and Roof Plans.

Steve Mar
Planner
Zoning Permits East Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6435

Mar, Steve

From: Julie Yom [jyom@parks.lacounty.gov]
Sent: Wednesday, November 30, 2011 3:48 PM
To: Mar, Steve
Cc: Norma E. Garcia; Larry Hensley; Joan Rupert; James Barber
Subject: RE: R2011-00719/CUP201100066(Ladera Heights/ View Park): CEQA Consultation

Steve,

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please feel free to contact me.

Sincerely,

Julie Yom
County of Los Angeles
Department of Parks and Recreation | Planning Division
510 South Vermont Avenue
Los Angeles, CA 90020
Tel. 213) 351-5127 | Fax 213) 639-3959
jyom@parks.lacounty.gov
Please note that our offices are closed on Fridays.

From: Joan Rupert
Sent: Monday, November 07, 2011 9:56 AM
To: Julie Yom
Subject: FW: R2011-00719/CUP201100066: CEQA Consultation

Joan A. Rupert, Section Head, Environmental and Regulatory Permitting | Los Angeles County Department of Parks and Recreation | Planning Division | 510 South Vermont Ave, Room 201, Los Angeles, CA 90020 | (213) -351-5126

From: Mar, Steve [<mailto:smar@planning.lacounty.gov>]
Sent: Thursday, November 03, 2011 3:37 PM
To: tduong@dpw.lacounty.gov; aibrahim@dpw.lacounty.gov; ljaramil@fire.lacounty.gov; Ken Habaradas; Joan Rupert; James Barber
Cc: webadmin
Subject: R2011-00719/CUP201100066: CEQA Consultation

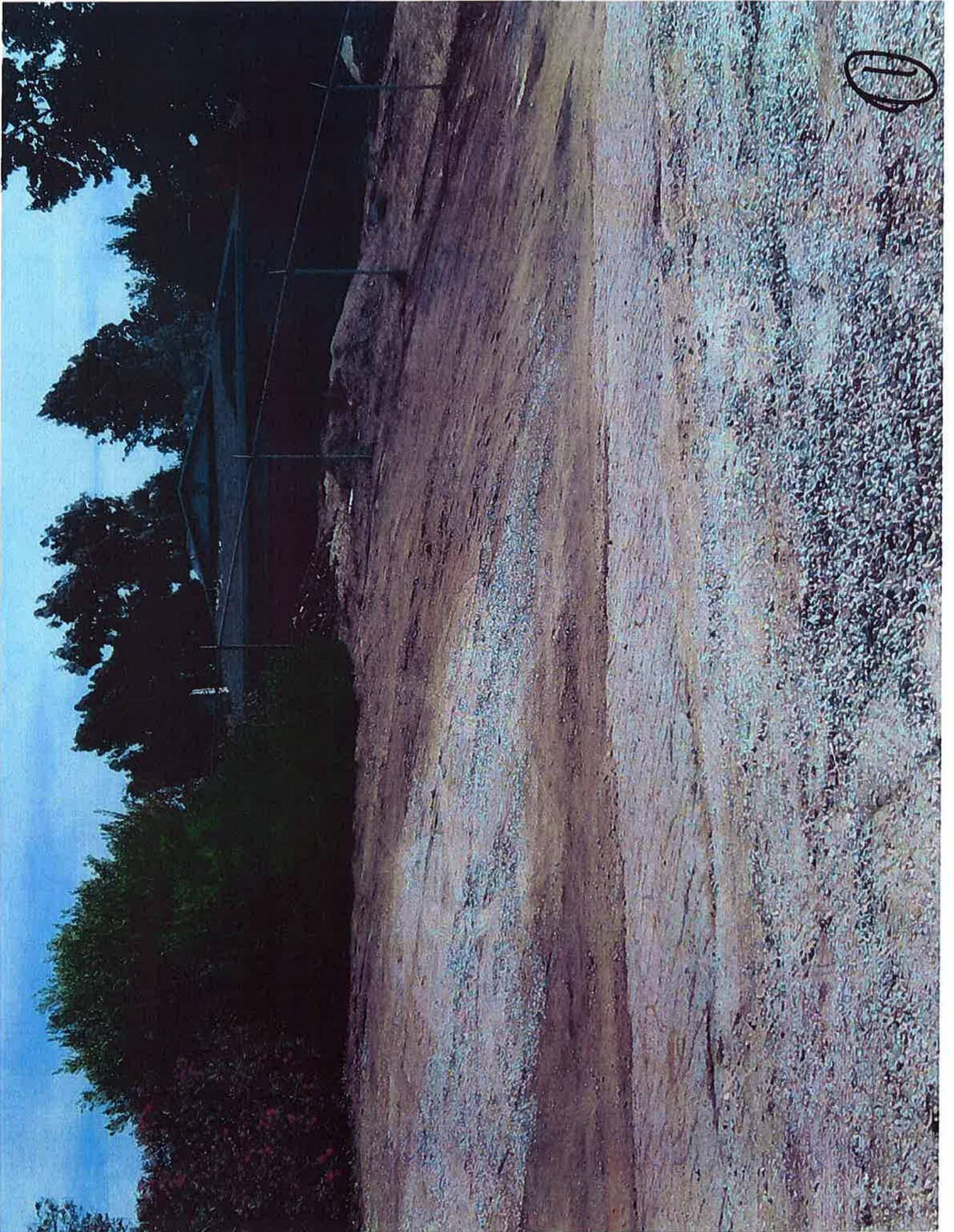
CEQA Coordinator,

The consultation package for this project will be available at the website below within one business day from receipt of this email. Please review and provide comments within 30 days.

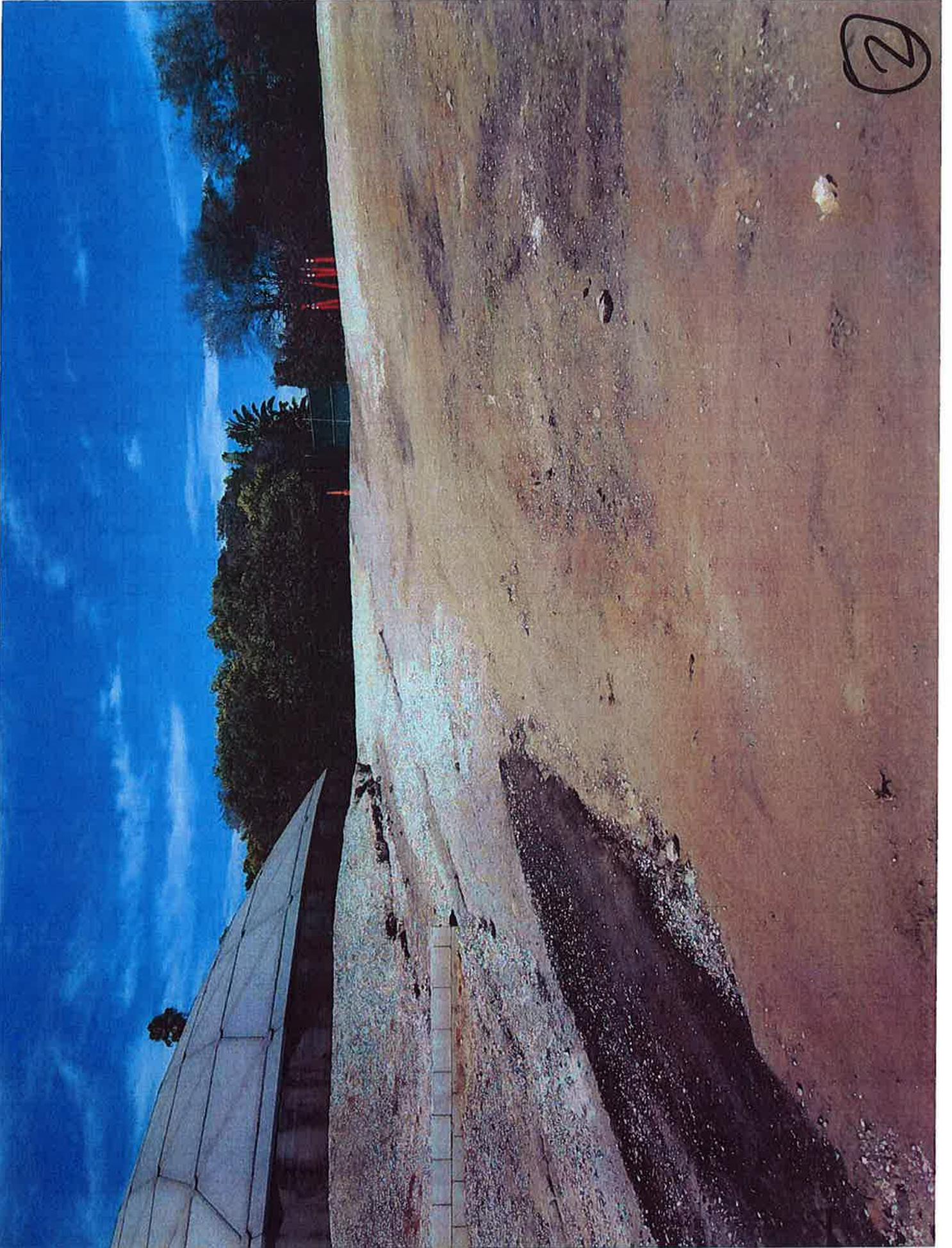
<http://planning.lacounty.gov/review>

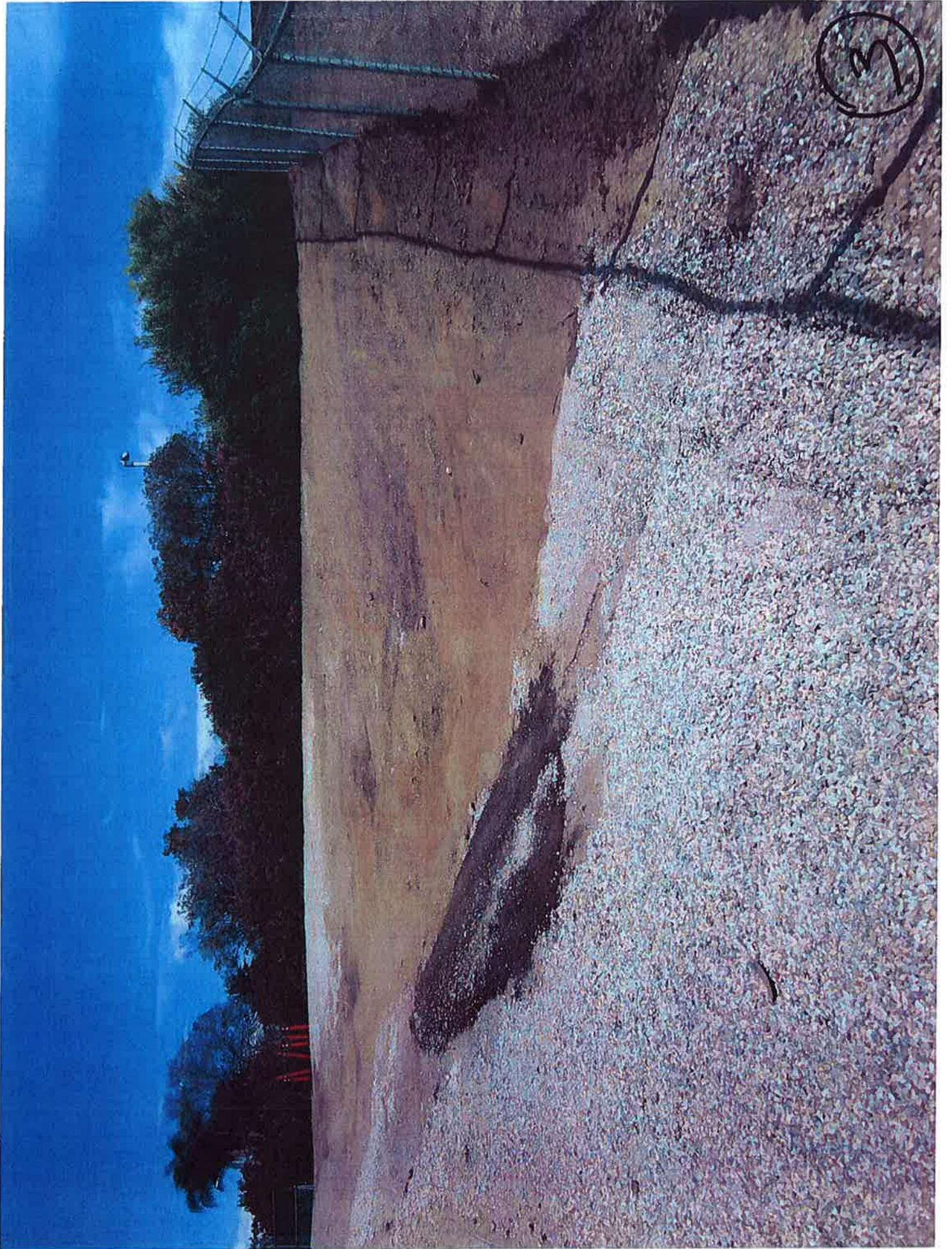
Username: devreview

Password: !!Dr@



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