



**Los Angeles County
Department of Regional Planning**

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

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

See Attachment : Conditional Use Permit Burden of Proof

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

See Attachment : Conditional Use Permit Burden of Proof

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

See Attachment : Conditional Use Permit Burden of Proof

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1076 El Campo Drive, Pasadena, CA 91107;
APN 5377-031-007

A1) Sunny Slope Water Company (SSWC), a private mutual water company, currently operates active groundwater wells, a water storage reservoir and water booster pumps at the proposed project site (1076 El Campo Drive, Pasadena, CA 91107; APN 5377-031-007). SSWC's primary source of water for their customers is groundwater. SSWC currently extracts groundwater from their wells. The water produced by their wells is stored in the existing reservoir and then pumped to their distribution system to their customers. These facilities at this location have been in place for many years to provide potable water service to the surrounding community. SSWC's proposed Liquid Phase Granular Activated Carbon (LGAC) Treatment Facility will serve to treat trace amounts of 1,2,3 trichloropropane from water produced by two of their wells. Treatment will occur by running the water from two existing wells through vessels containing granular activated carbon. The vessels will have no moving mechanical parts and will not produce noise during operation. From the vessels, the water will continue to flow to the existing reservoir on site. SSWC's proposed LGAC Treatment Facility will be constructed on SSWC's property. The entire property is shielded from public rights-of-way and adjacent residential lots by existing trees and landscaping. SSWC anticipates the construction of the proposed SSWC LGAC Treatment Facility will produce minimal or no impact regarding noise, greenhouse gas, traffic, and hazardous materials within the project site and surrounding area. SSWC will conduct construction activity during daytime hours and comply with applicable rules and regulations.

Routine daily operations of the LGAC Treatment Facility will not generate any additional noise that would be detrimental to surrounding properties. In addition, the proposed site is screened from neighboring properties by existing trees and landscaping. Approximately once a year (over the course of several days), the granular activated carbon in the vessels must be replaced. This will require trucks to deliver new carbon and haul away the spent carbon. No more than

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eight (8) trucks would come to the site for carbon change out during the course of a year. After the new carbon is installed in the vessels, it must be backwashed. The backwash wastewater produced by these operations will be held in two proposed tanks constructed as part of the project. The wastewater will then be pumped from the tanks to the existing sewer in Gainsborough Road. The proposed wastewater pump requires the use of an air compressor for operation. The air compressor will be rated to produce no more than 67 decibels at 3 feet. (The proposed LGAC Treatment Facility will be located no closer than 200 feet away from any existing property line or public right of way.) The compressor will operate no more than 2 to 3 hours daily (daylight hours only) during pumping of the backwash water.

The operations of the LGAC Treatment Facility will not generate odors as the system is closed to the atmosphere. The backwash water to be held temporarily in the tanks will be composed of water, carbon fines, and inorganic granular material (sediments). The backwash water will not produce odors.

A2) SSWC does not anticipate the proposed LGAC Treatment Facility will negatively impact surrounding property values. As mentioned in section A1, the construction of the LGAC Treatment Facility will be conducted on SSWC property that already has existing wells and an existing storage reservoir. The LGAC Treatment Facility will be a relatively minor addition to SSWC's existing facilities at the site. The project site is shielded by existing landscaping. The proposed LGAC Treatment Facility is an addition to the existing groundwater facility and will be built within a paved area adjacent to the existing storage reservoir. The construction activity will not significantly change the topography or geology of the project site and will not impact the topography or geology of the surrounding area.

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SSWC already maintains park-like landscaping and open space on the parcel. Roughly half of the parcel is undeveloped and maintained in this manner which adds to the natural beauty of the neighborhood.

A3) The proposed SSWC LGAC Treatment Facility will serve to augment the reliable potable water supply to SSWC customers and reduce the need to produce more expensive groundwater from the Main San Gabriel Basin. The LGAC Treatment Facility removes 1,2,3-TCP and other Volatile Organic Compounds (VOCs) from groundwater produced by existing wells. The treatment will allow SSWC to operate the existing on-site wells more frequently for their municipal water operations.

The project would not be expected to jeopardize, endanger or otherwise constitute a nuisance to the public health, safety and general welfare of the surrounding community. The project will actually enhance public health by augmenting the supply of safe drinking water to SSWC's neighbors and customers.

B) SSWC's proposed LGAC Treatment Facility is to be installed on Assessors Parcel Number 5377-031-007. The parcel is 12.83 acres and is zoned R-1. Los Angeles County Zoning Ordinance allows "Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells and tanks, except those wells and tanks related to a shared water well, and any other use normal and appurtenant to the storage and distribution of water." SSWC has been conducting public water supply and distribution activities from this site for over 100 years. SSWC's proposed LGAC Treatment Facility will be a relatively small addition to SSWC's existing groundwater facility consisting of existing wells and a water storage reservoir. The footprint of the new vessels and backwash tanks will be less than 2900 square feet on a parcel of 12.83 acres (558,874 square feet) of which the majority is landscaping and open land.

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SSWC anticipates minimal to no impact to the existing landscaping, open space, and architecture at the project site due to construction. The project will be constructed within an existing paved area adjacent to the reservoir. SSWC anticipates the addition of the LGAC Treatment Facility will have minimal to no impact to the existing environment on the project site and no impact to the existing environment on the surrounding area.

The proposed project will treat groundwater from wells that produce water from the Raymond Basin. SSWC has rights to groundwater in both the Raymond and Main San Gabriel Basins. The Main San Gabriel Basin tends to be overdrawn by the local water purveyors and requires imported water for replenishment of the basin. This project will allow SSWC to optimize the use of their water rights in the Raymond Basin and reduce their dependence on water produced from the Main San Gabriel Basin. The project supports the conservation policies of the General Plan by allowing SSWC to better utilize their existing groundwater right within the Raymond Basin as opposed to pumping more groundwater from the Main San Gabriel Basin.

The project will not adversely affect the surrounding residential areas because it will be hidden from view from the surrounding public streets by existing landscaping and trees, nor will the project generate significant additional traffic to the neighborhood. No appreciable noise will be generated by the new LGAC Treatment Facility during regular treatment operations. The infrequent noise generated by the air compressor will be limited to 67 decibels at 3 feet away. The property line of the nearest receptors to this noise source is over 200 feet away and operations will be limited to two to three hours per day during daylight hours.

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C1) SSWC anticipates the existing traffic and parking will not be adversely impacted by the construction of the LGAC Treatment Facility with the exception of minor additional traffic from construction material deliveries and construction staff working at the project site. Any increase in traffic and parking demands will occur on the project site on private property. SSWC does not anticipate an increase of traffic and parking demands in the surrounding area of the project site due to the construction activity occurring on the project. SSWC anticipates the proposed project site will have sufficient space to manage traffic and parking demands involved with the construction of SSWC's proposed LGAC Treatment Facility. The project site is shielded by existing structures and landscaping to screen the proposed construction of the LGAC Treatment Facility from the residents in the surrounding area.

As noted above, the construction of the proposed LGAC Treatment Facility on will have no impact to the existing traffic, parking, and pedestrian environment in the surrounding area. SSWC does not anticipate mitigating measures for traffic, parking or the pedestrian environment of the surrounding area will be needed to implement the proposed project.

C2) SSWC's proposed LGAC Treatment Facility project will result in only a slight increase in traffic to SSWC's facilities on an annual basis. As noted above, no more than 8 truck deliveries per year will be required as part of carbon change out operations. Other than these events, traffic in and out of SSWC's existing facilities will remain similar to current conditions. Given the minimal additional traffic generated by the project, no traffic mitigation is warranted as part of the project. SSWC maintains adequate parking areas for their personnel and operations. Truck parking for the carbon change out operations will be next to the proposed vessels. Trucks will enter and exit the SSWC property via the entrance from El Campo Drive. The trucks will access El Campo Drive from Huntington Drive, approximately 700 feet to the south of the site.

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SSWC's proposed LGAC Treatment Facility project is an addition to SSWC's existing water production and distribution system and is not an occupiable development. Therefore the proposed project will not increase service demands from local government services including Sheriff, Fire Department, local roads, transit services, libraries, schools, or parks and recreation.

The carbon change out operations required as part of on going operation and maintenance of the proposed facility will produce backwash wastewater. The backwash operations are expected to generate 160,000 gallons of wastewater annually. SSWC proposes to discharge this wastewater to an existing 30-inch trunk sewer in Gainsborough Road just to the northwest of SSWC's property. SSWC has initiated an Industrial Waste Discharge Permit with the Sanitation Districts of Los Angeles County for this discharge.