

Hearing Officer Transmittal Checklist

Hearing Date
1/17/2012

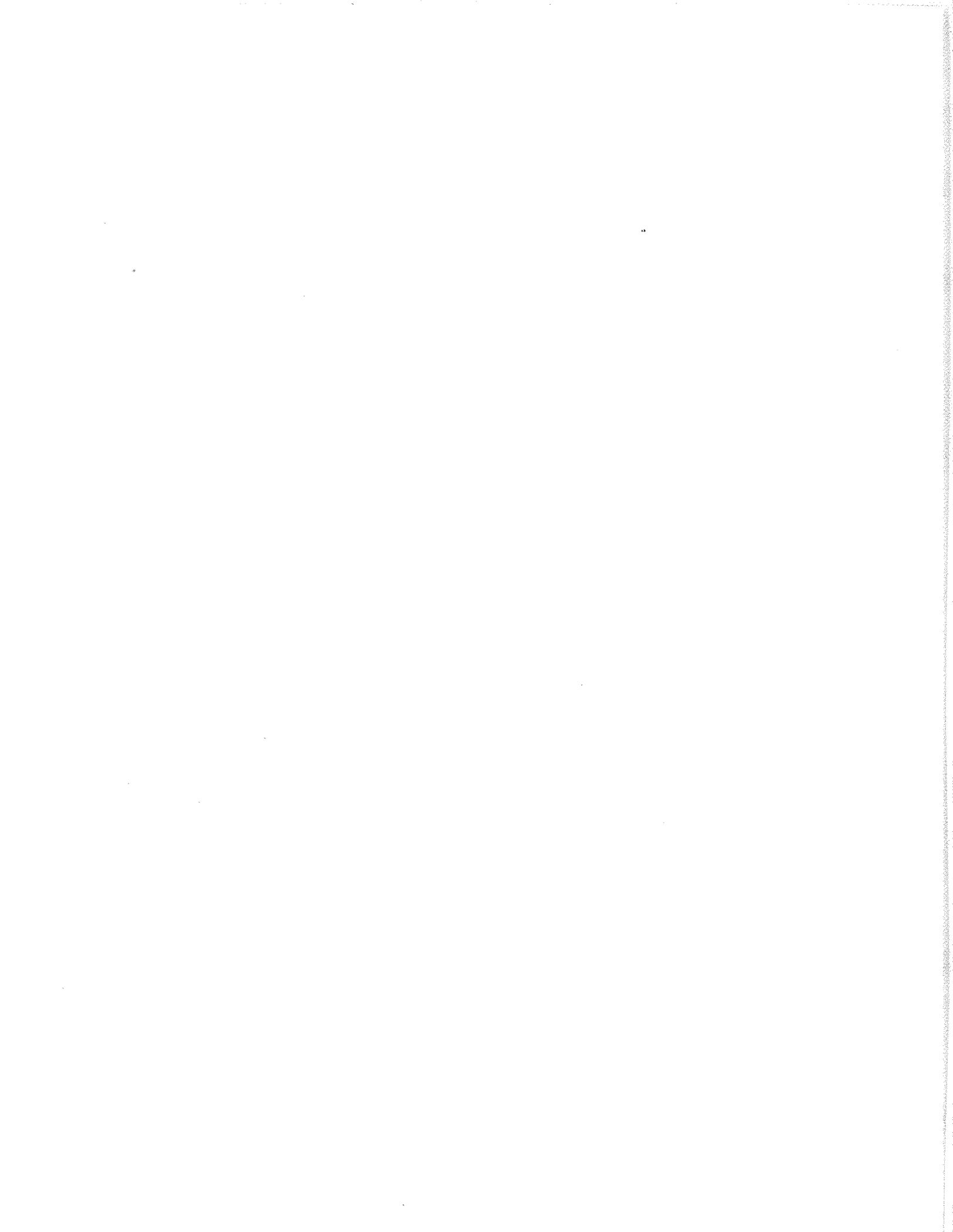
Agenda Item No.
6

Project Number: R2011-00792-(5)
Case(s): Conditional Use Permit Case No. 201100069
Environmental Assessment Case No. 201100106
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 R2011-00792-(5)
CONDITIONAL USE PERMIT No. 201100069
ENVIRONMENTAL ASSESSMENT No. 201100106

PUBLIC HEARING DATE
 January 17, 2012

AGENDA ITEM
 6

RPC CONSENT DATE
 N/A

CONTINUE TO
 N/A

APPLICANT Sunny Slope Water Company (SSWC)	OWNER same as applicant	REPRESENTATIVE Stetson Engineers
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PROJECT DESCRIPTION
 The applicant, Sunny Slope Water Company, is requesting a conditional use permit (CUP) for the construction and operation of a new Liquid Phase Granular Activated Carbon (LGAC) treatment facility within an existing facility containing a water reservoir, groundwater wells, and water booster pumps in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.100.

REQUIRED ENTITLEMENTS
 A conditional use permit is required to allow the construction and operation of water treatment facilities in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.100.

LOCATION/ADDRESS
 1076 El Campo Dr., Pasadena

SITE DESCRIPTION
 The site plan depicts the existing Sunny Slope Water Company facility on a 12.83 acre site consisting of a reservoir, water wells, an office building, and other appurtenant structures. The proposed new treatment facility consisting of four (4) vessels, each approximately 12' in diameter and 20' in height, containing granular activated carbon and two (2) 43,000 gallon backwash tanks, each approximately 21.5' in diameter and 20' in height, is depicted immediately north and adjacent to the existing reservoir. Surrounding land uses consist of single-family residences to the north, east, and west, and single-family and multi-family residences to the south.

ACCESS via El Campo Drive	ZONED DISTRICT East Pasadena – East San Gabriel
ASSESSORS PARCEL NUMBER 5377-031-007	COMMUNITY East Pasadena
SIZE 12.83 Acres	COMMUNITY STANDARDS DISTRICT East Pasadena – East San Gabriel

	EXISTING LAND USE	EXISTING ZONING
Project Site	Water Reservoir	R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area)
North	Single-family Residences	R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area), R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area)
East	Single-family Residences	R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area)
South	Single-family Residences, Multi-family Residences	R-1 (Single-family Residence), RPD-5000-8.72U (Residential Planned Development – 5,000 sq. ft. Minimum Required Area – 8.72 Units Per Acre)
West	Single-family Residences	R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area), R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area)

GENERAL PLAN/COMMUNITY PLAN General Plan	LAND USE DESIGNATION 1 – Low Density Residential	MAXIMUM DENSITY (1 to 6 du/ac)
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ENVIRONMENTAL DETERMINATION
 Negative Declaration

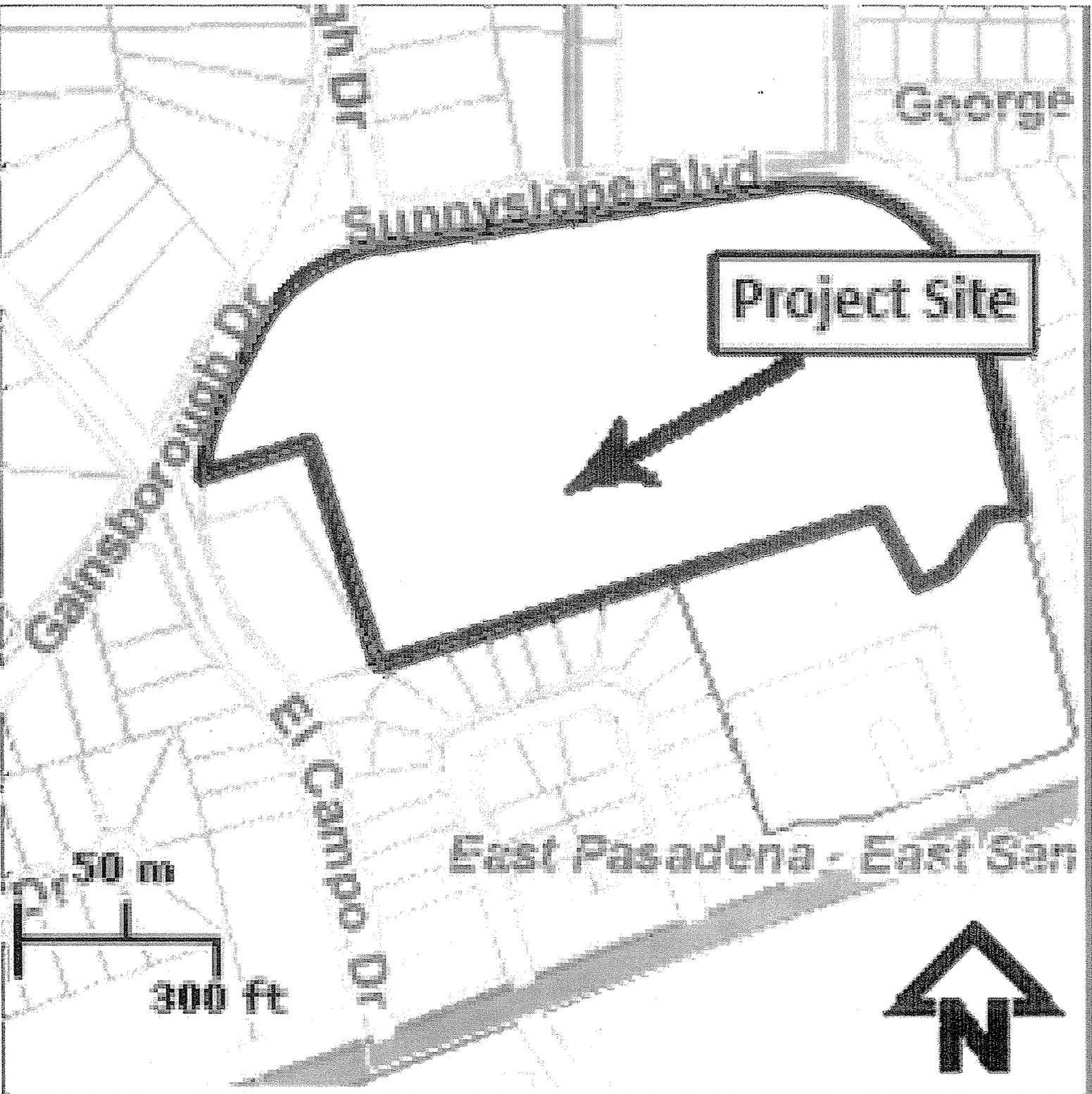
RPC LAST MEETING ACTION SUMMARY

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



George

Sunovislope Blvd

Project Site

Campopo Dr

Campopo Dr

East Pasadena - East San

50 m
300 ft



STAFF REPORT
PROJECT NUMBER R2011-00792-(5)
CONDITIONAL USE PERMIT NUMBER 201100069
ENVIRONMENTAL ASSESSMENT NUMBER 201100106

PROJECT DESCRIPTION

The applicant, Sunny Slope Water Company, is requesting a conditional use permit (CUP) for the construction and operation of a new Liquid Phase Granular Activated Carbon (LGAC) Treatment Facility within an existing facility containing a water reservoir, groundwater wells, and water booster pumps in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.100.

REPRESENTATIVE: Stetson Engineers

APPLICANT: Sunny Slope Water Company

OWNER: Sunny Slope Water Company

SITE PLAN DESCRIPTION

The site plan depicts the existing Sunny Slope Water Company facility on a 12.83 acre site consisting of a reservoir, water wells, an office building, and other appurtenant structures. The proposed new treatment facility consisting of four (4) vessels, each approximately 12' in diameter and 20' in height, containing granular activated carbon and two (2) 43,000 gallon backwash tanks, each approximately 21.5' in diameter and 20' in height, is depicted immediately north and adjacent to the existing reservoir.

LOCATION

The subject property is located at 1076 El Campo Drive and in the East Pasadena – East San Gabriel Zoned District.

Assessor's Parcel Number: 5377-031-007

EXISTING ZONING

Subject Property: The subject property is zoned R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area).

Surrounding Zoning:

- North: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) and R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zones.
- East: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone.
- South: R-1 (Single-family Residence) and RPD-5000-8.72U (Residential Planned Development – 5,000 sq. ft. Minimum Required Area – 8.72 Units Per Acre) zones.
- West: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) and R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zones.

EXISTING LAND USE

Subject Property: The subject property is located at 1076 El Campo Road in unincorporated East Pasadena and in the East Pasadena – East San Gabriel Zoned District.

Surrounding Land Uses:

- North – Single-family Residences.
- East – Single-family Residences

- South – Single-family Residences, Multi-family Residences
- West – Single-family Residences

Community Standards District (CSD): East Pasadena – East San Gabriel CSD
Town Council / Homeowners Association: N/A

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 will have a less than significant level.

STAFF ANALYSIS

Previous Case/Zoning History

The Zoning History of this parcel is as follows: R1 (July 11, 1931), R1-12000 (April 9, 1954), R-1-30000 (June 21, 1957).

Zone Exception Case No. 931 – Approved August 13, 1952. Authorized construction of a six million gallon reservoir on the property.

Zone Exception Case No. 1892 – Denied February 1, 1955. Request by the Sunny Slope Water Company to construct a 17-space parking lot on the southwest corner of Gainsborough and El Campo Drives across the street from the subject property.

Zone Exception Cases No. 2688 and 2708 – Approved January 8, 1957. Authorized the establishment and preparation of wholesale nursery facilities on the subject property.

Zone Exception Case No. 8055 – Approved May 31, 1966. Authorized the construction of administration offices and maintenance facilities for the Sunny Slope Water Company on the subject property.

Zone Exception Case No. 8302 – Approved November 22, 1966. Authorized the continued operation of a wholesale plant nursery.

Conditional Use Permit No. 1347 – Approved January 3, 1979. Authorized the continued operation of a wholesale plant nursery.

General Plan Consistency

The General Plan land use designation of the subject property is 1 – Low Density Residential. Currently, the site is being used as a water reservoir. The proposed design for a water treatment facility at the existing water reservoir site is incompatible with the General Plan land use designation. However, the existing water reservoir has been operating at the project site since 1952 and is a use that is not disruptive to low density residential uses.

Zoning Ordinance and Development Standards Compliance

Title 22 of the Los Angeles County Code (Zoning Ordinance) specifies water reservoirs, treatment plants, 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 treatment facility is a permitted use in Zone R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area), provided that a CUP is obtained.

The project lies within the East Pasadena – East San Gabriel Community Standards District. None of the standards of the East Pasadena – East San Gabriel Community Standards District apply to the project.

Section 22.52.1140 of the Los Angeles County Code specifies not less than one automobile parking space for each two persons employed for industrial uses. The project will have a maximum of thirteen employees per shift, seven of which are field employees, requiring parking for seven automobiles to accommodate the maximum thirteen employees. The project site currently provides parking for 26 automobiles and meets the parking requirement.

Neighborhood Impact/Land Use Compatibility

Allowing the construction of the new treatment facility will ensure a safe, reliable drinking water supply for the existing water reservoir. The proposed treatment facility would be constructed immediately north of and adjacent to the existing water reservoir in an existing paved area approximately 584 ft. from the centerline of Gainsborough Dr. and would have a completed footprint of approximately 126 feet by 26 feet and a maximum aboveground height of 20 feet. The subject property is surrounded by single-family residences to the north, east, and west and single-family and multi-family residences to the south.

BURDEN OF PROOF

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

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Department of Public Works, in response to the CUP application and draft Negative Declaration, recommended approval of the proposed CUP in its emails dated August 2, 2011 and November 23, 2011.

The County of Los Angeles Department of Public Health, in response to the draft Negative Declaration, recommended approval of the proposed CUP with the attached conditions in its letter dated October 28, 2011.

The County of Los Angeles Fire Department, in response to the draft Negative Declaration, recommended approval of the proposed CUP with attached conditions in its letter dated November 2, 2011.

PUBLIC COMMENTS

No public comments had been received 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 December 15, 2011 and in The Pasadena Star News, on December 15, 2011. A total of 183 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 December 13, 2011. This number also includes notices sent to the local community groups and residents on the East Pasadena – East San Gabriel Zoned District courtesy list.

Case information materials, including the Notice of Public Hearing, Staff Report and Site Plan were forwarded to the San Gabriel Library, San Gabriel, on December 12, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant is required to post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting and photos from the applicant's agent stating that the Notice of Public Hearing was posted on December 14, 2011.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit No. 201100069, subject to the attached conditions.

[DRAFT] HEARING OFFICER'S FINDINGS AND ORDER:

PROJECT NUMBER R2011-00792 - (5)

CONDITIONAL USE PERMIT NO. 201100069

HEARING DATE: January 17, 2012

SYNOPSIS: The applicant, Sunny Slope Water Company, is requesting a conditional use permit (CUP) for the construction and operation of a new Liquid Phase Granular Activated Carbon (LGAC) Treatment Facility within an existing facility containing a water reservoir, groundwater wells, and water booster pumps in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zone pursuant to Los Angeles County Code Section 22.20.100.

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The subject property is located at 1076 El Campo Drive in East Pasadena and in the East Pasadena – East San Gabriel Zoned District.
2. The subject property is zoned R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area). The existing zoning for the surrounding properties are as follows:
 - North: R-1-20000 (Single-family Residence – 20,000 sq. ft. Minimum Required Area) and R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zones.
 - East: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) zone.
 - South: R-1 (Single-family Residence) and RPD-5000-8.72U (Residential Planned Development – 5,000 sq. ft. Minimum Required Area – 8.72 Units Per Acre) zones.
 - West: R-1-10000 (Single-family Residence – 10,000 sq. ft. Minimum Required Area) and R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zones.
3. The subject property contains an existing water reservoir. The existing land use for the surrounding properties are as follows:
 - North: Single-family residences
 - East: Single-family residences
 - South: Single-family residences, Multi-family residences
 - West: Single-family residences
4. This approval is for the construction and operation of a new water treatment facility that will consist of four (4) new vessels, each approximately 12 ft. in diameter and 20 ft. in height, containing granular activated carbon and two (2) 43,000 gallon backwash tanks, each approximately 21.5 ft. in diameter and 20 ft. in height. Treatment will occur by running water

pumped from two existing wells through the vessels containing the granular activated carbon. From the vessels, the water will flow into the reservoir on site. The project will generate a minimal amount of truck traffic amounting to no more than 8 trucks per year to deliver new carbon and haul off spent carbon. After new carbon is installed, the system must be backwashed. Backwashing operations are expected to generate 160,000 gallons of wastewater annually. Backwash wastewater will be stored in the proposed backwash tanks where it will be held before being pumped from the tanks to an existing 30-inch trunk sewer on Gainsborough Road. The proposed wastewater pump will be operated by a new air compressor that would operate no more than 2 to 3 hours daily during daylight hours only during pumping of the backwash water.

5. Ordinance No. 7,163 enacted June 21, 1957, established the R-1-30000 zone on the property.
6. Zone Exception Case No. 931 approved August 13, 1952, authorized the construction of a six million gallon reservoir on the property.
7. The subject property is designated 1 – Low Density Residential in the General Plan. Currently, the area is being used as a water reservoir. The existing water reservoir has been operating at the project site since 1952 and is not a disruptive use to low density residential uses.
8. Pursuant to Section 22.20.100 of the County Code, construction and operation of a water treatment facility is permitted in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) zone, provided that a CUP is obtained.
9. Construction and operation of the water treatment facility will help safeguard the water supply for the reservoir and for the community.
10. The proposed treatment facility is located approximately 584 feet east of Gainsborough Drive. The treatment facility will be located in an existing paved area immediately adjacent to and to the north of the existing water reservoir. The subject property is surrounded by single-family residences to the north, east, and west and single-family and multi-family residences to the south.
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 the project will have environmental impacts that are 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 15 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 supply well with accompanying pump, motor, and piping, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

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

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the 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 201100069 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. R2011-00792-(5)
CONDITIONAL USE PERMIT NO. 201100069

PROJECT DESCRIPTION

The project is a conditional use permit for the construction and operation of a new Liquid Phase Granular Activated Carbon (LGAC) treatment facility within an existing water facility containing a water reservoir, groundwater wells, and water booster pumps in the R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area) Zone 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 January 17, 2027.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial (one every other year)** inspections. Inspections shall be unannounced.

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

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,176.50 (\$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.

PROJECT SITE SPECIFIC CONDITIONS

18. Backwashing operations shall occur during daylight hours only, Monday through Friday.



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

Attachment : Conditional Use Permit Burden of Proof
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

Attachment : Conditional Use Permit Burden of Proof
1076 El Campo Drive, Pasadena, CA 91107;
APN 5377-031-007

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.

Attachment : Conditional Use Permit Burden of Proof
1076 El Campo Drive, Pasadena, CA 91107;
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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.

Attachment : Conditional Use Permit Burden of Proof
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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.

Attachment : Conditional Use Permit Burden of Proof
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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.

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



Project title: Sunny Slope Water Company / R2011-00792 / RCUP201100069 / RENV201100106

Project location: 1076 El Campo Dr., Pasadena, CA
 APN: 5377-031-007 *Thomas Guide:* 566; F6, F7 *USGS Quad:* Mt. Wilson

Gross Acreage: 12.83

Description of project: The applicant, Sunny Slope Water Company, is requesting a conditional use permit (CUP) for the construction and operation of a new Liquid Phase Granular Activated Carbon (LGAC) Treatment Facility within an existing facility containing a water reservoir, groundwater wells, and water booster pumps. The new treatment facility will be built immediately adjacent to the north of the existing reservoir and consists of four (4) vessels, each approximately 12' in diameter and 20' in height, containing granular activated carbon and two (2) 43,000 gallon backwash tanks, each approximately 21.5' in diameter and 20' in height. Treatment will occur by running the water pumped from two existing wells through the vessels containing granular activated carbon. From the vessels, the water will flow into the reservoir on site. The project will generate a minimal amount of truck traffic amounting to no more than 8 trucks per year to deliver new carbon and haul off spent carbon. After new carbon is installed, the system must be backwashed. Backwashing operations are expected to generate 160,000 gallons of wastewater annually. Backwash wastewater will be held in the proposed backwashed tanks where it will be held before being pumped from the tanks to an existing 30-inch trunk sewer on Gainsborough Road. The proposed wastewater pump will be operated by a new air compressor that would operate no more than 2 to 3 hours daily during daylight hours only during pumping of the backwash water.

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

Community/Area wide Plan designation: N/A

Zoning: R-1-30000 (Single-family Residence – 30,000 sq. ft. Minimum Required Area), East Pasadena – East San Gabriel CSD

Surrounding land uses and setting: The project is located in a flat suburban area surrounded by single-family and multi-family residences. The site contains a water reservoir, an administrative building, wells, a rock dam, and landscaped vegetation. The site is approximately 500 ft. north of the intersection of El Campo Drive and Huntington Drive.

Major projects in the area:

<i>Project/ Case No.</i>	<i>Description and Status</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

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

Public agency approvals which may be required:

<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:
 Stetson Engineers Inc.
 861 Village Oaks Drive, Suite 100
 Covina, CA 91724

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

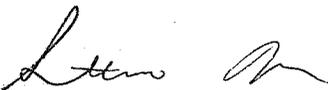
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact				<i>Potential Concern</i>
		Less than Significant Impact		Less than Significant Impact w/ Project Mitigation		
				Potentially Significant Impact		
		Environmental Factor	Pg.	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Mineral Resources	21	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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.



Signature

12/8/11

Date



Signature

12/8/11

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

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) 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)? (State of California DOT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail? (County of Los Angeles Bicycle Master Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas? (Google Maps)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Google Maps)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

2. AGRICULTURE / FOREST

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) 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? (<u>CA Farmland Mapping and Monitoring Program</u>)	<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? (<u>Los Angeles County Code, Title 22</u>)	<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)? (<u>Los Angeles County Code, Title 22</u>)	<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? (<u>Los Angeles County Code, Title 22</u>)	<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? (<u>Los Angeles County Code, Title 22</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

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

Would the project:	<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 or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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>
<p>Would the project:</p> <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>_____</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>(Los Angeles County General Plan)</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>(Thomas Brothers Maps)</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>_____</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.)?

(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?

5. CULTURAL 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) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? <u>(Los Angeles County Historic properties database)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<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.) <u>(Los Angeles County Code)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Fault near southern property line. (California Geological Survey – Seismic Hazard Map)</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project is located in a seismic zone. (California Geological Survey – Seismic Hazard Map)</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>(California Geological Survey)</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>(California Geological Survey)</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>(Application)</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>_____</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>_____</u>				

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?

(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

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>
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

9. HAZARDS AND HAZARDOUS MATERIALS

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) 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? (<u>Site Plan/Project Application</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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? (<u>California Department of Toxic Substances Control, Envirostor</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>
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"/>

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

	<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) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project does not violate these standards or requirements. (Project Application)</u>				
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"/>
<u>The project does not directly increase the depletion of groundwater from the site. The project will treat groundwater that is pumped from the site. (Site Plan/Project Application)</u>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project will not alter drainage patterns on the site. (Site Plan/Project Application)</u>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project will not alter drainage patterns on the site. (Site Plan/Project Application)</u>				
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"/>
<u>The project will not generate runoff that will exceed stormwater drainage systems. (Project Application)</u>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

The project will not generate runoff that will exceed stormwater drainage systems. (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)?

The project does not conflict with the County Low Impact Development Ordinance. (Project Application)

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

There are no areas of Special Biological Significance near the project site. (Land Use Map)

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?

No septic tanks are proposed for the project. (Project Application)

j) Otherwise substantially degrade water quality?

The project will help to improve water quality. (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?

The project is not within a flood hazard area. (FEMA)

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

The project is not within a flood hazard area. (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?

Existing 3'-8" tall rock dam on site. The damn does not hold back a substantial amount of water. (Site Plan)

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

The project site is not located near an area subject to such conditions. (Land Use Map/Aerial Photo)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Site Plan/Project Application)

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The General Plan land use designation for the site is 1 – Low Density Residential. The existing water reservoir on the site has been operating on the site since 1952 and is a use that is not disruptive to low density residential uses. (Los Angeles County General Plan)

c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Water reservoirs and uses appurtenant to the storage and distribution of water are a permitted use in the R-1-30000 zone provided a conditional use permit is obtained. (Los Angeles County Zoning Code Title 22)

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"/>
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The project site is not located in such areas. (Los Angeles County Zoning Code Title 22)

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The only noise source during operations will be an air compressor system rated at 67 decibels at 3 feet which will only operate occasionally when pumping of backwash wastewater is required. (Project Application)

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

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"/>

17. TRANSPORTATION/TRAFFIC

	<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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Truck trips to haul off spent carbon will be no more than 8 trucks per year. (Project Application)</u>				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Truck trips to haul off spent carbon will be no more than 8 trucks per year. (Project Application)</u>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
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 style="width: 10%; margin-left: 0;"/>				
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?

18. UTILITIES AND SERVICE SYSTEMS

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) 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"/>

The backwash operations are expected to generate 160,000 gallons of wastewater annually. (Project Application)

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"/>
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The backwash operations are expected to generate 160,000 gallons of wastewater annually. (Project Application)

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"/>
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The backwash operations are expected to generate 160,000 gallons of wastewater annually. (Project Application)

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"/>
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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"/>
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(Los Angeles County Code, Title 12, Title, 21)

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

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

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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