Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 25, 2013

Barry Munz
Antelope Valley Engineering
129 West Pondera Street
Lancaster, CA 93534

Regarding: **PROJECT NUMBER R2011-01290-(5)**
CONDITIONAL USE PERMIT NUMBER 201100120
ZONE CHANGE NUMBER 201200003
AVENUE L AND 50TH STREET WEST, QUARTZ HILL

Dear Applicant:

The Regional Planning Commission, by its action of July 10, 2013, is recommending **APPROVAL** of the above-described legislative zone change matters to the Los Angeles County Board of Supervisors and approved conditional use permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Anthony Curzi in the Zoning Permits North Section at (213) 974-6443 or e-mail at acurzi@planning.lacounty.gov.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Susan Tae, AICP, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings and Conditions, Zone Change Resolution
c: BOS; DPW (Building and Safety); Zoning Enforcement; QHWD

SMT:amc

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE NO. 201200003 PROJECT NO. R2011-01290-(5)

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65800), and Chapter 22.16, part 2 of the County Zoning Ordinance ("County Code") of the County of Los Angeles ("County") provides for the adoption of zone changes and amendments to the County zoning regulations; and

WHEREAS, the permittee, the Quartz Hill Water District ("District"), proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a utility service center and a utility service yard. A Public Utility Service Center ("Service Center") is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard ("Service Yard") is defined as a location used for an office, warehouse, storage yard, or maintenance garage of a public utility. In more detail, the Service Center will house the following functions:

1. A SCADA (Supervisory Control and Data Acquisition) system. This system monitors all water flows and the District's water distribution and storage.
2. A Water Quality Laboratory. This laboratory will maintain water quality parameters.
3. Real time monitoring of the District's facilities.

The Service Yard will be used as a warehouse to store the District's materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms, and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West; and

WHEREAS, the Applicant has requested approval of Zone Change No. 201200003 to change zoning of the 4.8-acre property from R-1-7,500 (Single Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-

3-DP (Unlimited Commercial – Development Program) zone pursuant to Sections 22.28.180, 22.28.210, 22.40.30 and 22.40.40 of the County Code, and

WHEREAS, the County Regional Planning Commission ("Planning Commission") has conducted a public hearing in the matter of Zone Change No. 201200003 on July 10, 2013; and

WHEREAS, the Planning Commission finds as follows:

1. The Project Site is located within the unincorporated area identified as Quartz Hill on the County's Zoned District Map.

2. Regional access to the Project Site is provided by 50th Street West and Avenue L.

3. Zone Change No. 201200003 is a request to change zoning on 4.8 acres from the R-1-7,500 zone to the C-3-DP zone; the C-3-DP designation will ensure that development occurring after rezoning will be compatible with the surrounding area. As applied to this case, the C-3-DP zoning will authorize the development program on the Project Site.

4. Conditional Use Permit No. 201100120 is a request to authorize (1) the establishment, operation and maintenance of public utilities service yard in the C-3 zone, and (2) the establishment and implementation of a Development Program for the construction, operation, and maintenance of a utility service yard and utility service center in connection with the zone change from R-1-7,500 to C-3-DP zone.

5. Approval of the associated Conditional Use Permit No. 201100120, will not become effective unless and until the County Board of Supervisors ("Board") has approved and adopted an ordinance effecting the proposed Zone Change, and such ordinance has become effective.

6. The Project Site is approximately 4.8 gross acres in size. The Project Site is rectangular in shape. The Project Site is currently vacant property.

7. The properties surrounding the Project Site are located in County unincorporated areas and are zoned as follows:

   North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
   South: R-1-7,500
   East: R-1-7,500, CPD (Commercial Planned Development)
   West: R-1-7,500

8. Surrounding land uses within 1000 feet of the Project Site are as follows:

North: Single-family residences, vacant land.
South: Single-family residences.
East: Vacant land, commercial structures.
West: Single-family residences.

10. The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West are depicted.

11. The site is currently zoned R-1-7,500, and the land use designations under the Antelope Valley Areawide General Plan ("Area Plan"), a component of the County General Plan, is U1 (Urban 1) (1.1 to 3.3. dwelling units per acre) and C (Community Commercial). To be consistent with the plan designations, a zone change to C-3-DP is being requested by the applicant. This will allow the site to be developed in accordance with the underlying plan categories and its policies regarding the siting of community-serving uses, such as a utility, as compatible with the surrounding community. Moreover, to permit the construction of the proposed facility, a zone change is necessary to allow these facilities in the appropriate zone.

    Therefore, modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

12. The site is an ideal location for the applicant's facility. To accommodate the realization of this structure, a zone change is needed. This zone change will permit the applicant to construct a much-needed facility, centralizing a number of outdated and dispersed locations into one, which in turn would allow for more efficient operations and better customer service.

    Therefore, a need for proposed zone classification exists within such area or district; and

13. The proposed facility is compatible with the surrounding land uses, which are mostly residential. Its architectural design is in keeping with the community character, and there is sufficient buffering between the use and neighboring residences. The facility's garage and warehouse is on the east side, away from neighboring residences. An existing eight-foot block wall will aid in buffering residential uses from the new facility. Access to the site

will be from Avenue L and 50th Street West, which are improved as necessary to carry the quantity and type of traffic generated by the project.

Therefore, the particular property under consideration is a proper location for said zone classification within such area or district; and

14. By centralizing a number of outdated and dispersed locations into one centralized and state-of-the-art facility, the applicant will be better able to fulfill its mission of providing water to the Quartz Hill community and to better serve its customers. While currently zoned R-1, the area has a mix of residential and commercial uses, and the proposed facility will be in character and compatible with the surrounding uses. The zone change will be accompanied by a CUP to implement a Development Program, so the zone change will only permit the requested use of a Service Center and Service Yard.

    Therefore, the placement of the proposed zone at such location will be in the interest of the public health, safety, and general welfare, and in conformity with good zoning practice.

15. The technical and engineering aspects of the Project have been resolved to the satisfaction of the County Department of Public Works, Fire, Public Health, and Regional Planning.

16. Compatibility with surrounding land uses will be ensured through the adoption and/or approval of the related Conditional Use Permit, and associated Conditions of Approval including the mitigation measures in the Mitigation Monitoring Program ("MMP").

17. The Zone Change will not adversely affect the health, peace, comfort, or welfare of persons residing or 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 Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

18. The applicant has satisfied the "Burden of Proof" for the requested zone change.

19. During the July 10, 2013 public hearing, the Planning Commission heard a presentation from staff and testimony from the applicant. Commissioners Louie, Pedersen, and Modugno were present. The applicant's representatives, Barry Munz, testified in favor of the Project. Staff presented the case and recommended approval, including revised conditions to eliminate the termination date, adjust the number of inspections, and adjust the hours of operation. The Commission concurred

with staff's recommendation that the grant term limit be removed and that the number of inspections be reduced. Regarding the hours of operation, the Commission asked if it was necessary to have limits on hours of operation, to which staff responded that the intent was to ensure minimal noise impacts on neighboring residences. The Commission directed that the condition be revised to eliminate any restriction on hours of operation, and instead limit noise on the subject property as appropriate. The applicant and the applicant's representative also testified in favor of the project and agreed with the Commission's comments. The applicant also described their community outreach, including the Quartz Hill Town Council, as also being in favor of the project. The Commission closed the public hearing, approved the CUP and moved to recommended to the County Board of Supervisors approval of the zone change

20. Aside from the applicant and the applicant's representative, and no persons testified in favor of the Project and no persons testified with concerns regarding the project.

21. No phone calls were received from members of the public.

22. The District, acting as lead agency pursuant to the California Environmental Quality Act ("CEQA"), conducted an Initial Study for the Project in compliance with CEQA. Based on the Initial Study, the District determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The District consulted with the County during this process. The mitigation measures the District deemed necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared by the District for the Project. On July 26, 2012, the District certified the MND and adopted the MND and MMP.

23. The County, acting as a responsible agency pursuant to CEQA, has independently considered the environmental effects of the project as shown in the MND prepared and adopted by the District. The County concludes that mitigation measures are necessary in order to ensure the proposed Project will not have a significant effect on the environment, and that all such mitigation measures necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the MMP adopted by the District. The District's MMP identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The District's MMP is consistent with the conclusions and recommendations of the MND.

24. The County, acting as responsible agency pursuant to CEQA, has prepared the attached Mitigation Monitoring Program for the County, the contents of which are incorporated herein by this reference, which contain the mitigation

measures necessary to ensure that those parts of the Project approved by the County will not have a significant effect on the environment.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles:

A. Hold a public hearing to consider adoption of Zone Change No. 201200003, and approve Conditional Use Permit No. 201100120;

B. Consider the environmental effects of the Project as shown in the MND prepared by the District as lead agency under CEQA;

C. Determine that the potentially significant effects of the Project, as described in the MND, have been reduced to an acceptable level;

D. Approve and adopt the County MMP for the Project pursuant to Section 21081.6 of the Public Resources Code, and find that the County MMP is adequately designed to ensure compliance with the mitigation measures during project implementation;

E. Find that the recommended change of zone is consistent with the goals, policies and programs of the Area Plan and the County General Plan;

F. Find that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;

G. Find that a need for the proposed zone classification exists within such area or district;

H. Find that the particular property under consideration is a proper location for said zone classification within such area or district;

I. Find that placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice; and therefore

J. Adopt the recommended Zone Change No. 201200003 changing the zoning classification on the property as depicted on the attached Exhibits and described herein above.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 10, 2013.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 3:0

Concurring: 3

Dissenting: 0

Abstaining: 0

Absent: 2

Action Date: July 10, 2013

SMT:amc
7/10/13

Attachments: Draft Zone Change Map and Ordinance

PROJECT NO. R2011-01290-(5)

ZONE CHANGE CASE NO. 201200003

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Antelope Valley Areawide General Plan, relating to the Quartz Hill Zoned District Number 98.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Quartz Hill Zoned District Number 98 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the County of Los Angeles General Plan and Antelope Valley Areawide General Plan.

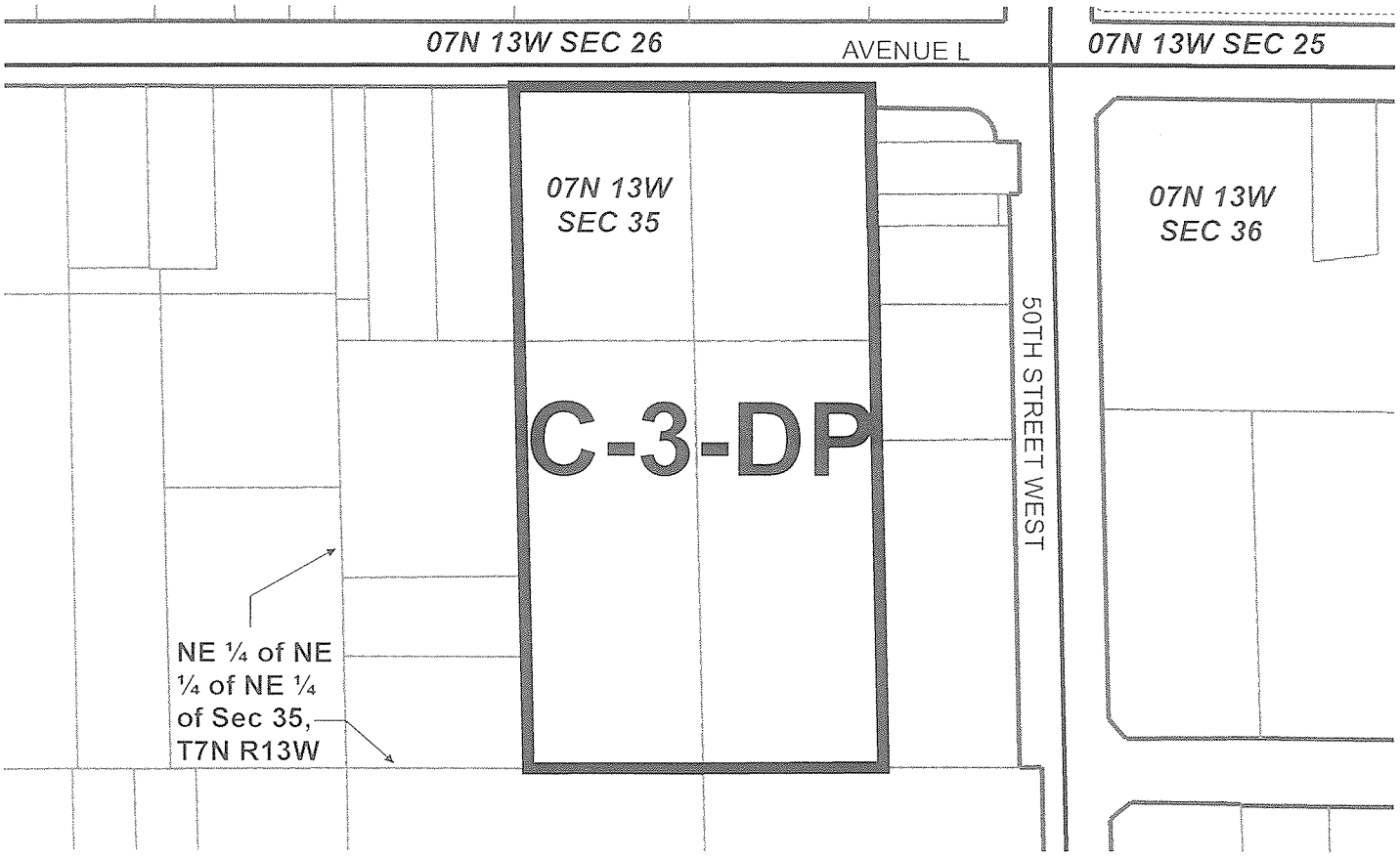
CHANGE OF PRECISE PLAN
QUARTZ HILL ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC201200003

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION: THE EAST HALF OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAP
351H217
351H221

DIGITAL DESCRIPTION: \ZCO\ZD_QUARTZ_HILL\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01290-(5)
CONDITIONAL USE PERMIT NO. 201100120

1. **ENTITLEMENT REQUESTED.** The applicant, the Quartz Hill Water District ("District"), is requesting a Conditional Use Permit ("CUP") to authorize the establishment and authorization of a Development Program to authorize the construction, operation, and maintenance of a public utility service yard and public utility service center in the C-3-DP zone pursuant to Los Angeles County ("County") Code Sections 22.28.180, 22.28.210 and 22.40.030. The project also includes a Zone Change request to change the zoning of the 4.8-acre subject property from R-1-7,500 (Single Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-3-DP (Unlimited Commercial – Development Program) zone.

2. **HEARING DATE.** July 10, 2013.

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly-noticed public hearing occurred before the Regional Planning Commission. Commissioners Louie, Pedersen, and Modugno were present. Commissioners Valadez and Helsley were absent. Staff presented the case and recommended approval, including revised conditions to eliminate the termination date, adjust the number of inspections, and adjust the hours of operation. The Commission concurred with staff's recommendation that the grant term limit be removed and the number of inspections be reduced. Regarding the hours of operation, the Commission asked if it was necessary to have limits on hours of operation, to which staff responded that the intent was to ensure minimal noise impacts on neighboring residences. The Commission directed that the condition be revised to eliminate any restriction on hours of operation, and instead limit noise on the subject property as appropriate. The applicant and the applicant's representative also testified in favor of the project and agreed with the Commission's comments. The applicant also described their community outreach, including the Quartz Hill Town Council, as also being in favor of the project. The Commission closed the public hearing, approved the CUP and moved to recommended to the County Board of Supervisors approval of the zone change.

4. **PROJECT DESCRIPTION.** The applicant, the District, proposes to construct, operate, and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a Public Utility Service Center (normally a permitted use in the C-3 zone) and a Public Utility Service Yard (a use subject to permits in the C-3 zone). A Public Utility Service Center ("Service Center") is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard ("Service Yard") is defined as a location used for office, warehouse, storage yard, or maintenance garage of a public utility. In more detail the Service Center will house the following functions:

- A SCADA (Supervisory and Data Acquisition) system. This system monitors all water flows and the District's water distribution and storage.
- A Water Quality Laboratory. This laboratory will maintain water quality parameters.
- Real time monitoring of the District's facilities.

The Service Yard will be used as a warehouse to store the District's materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot) maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in front for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West.

5. **LOCATION.** The project site is located on Avenue L west of 50th Street West in the Fifth Supervisorial District and within the Quartz Hill Zoned District. The Assessor's Parcel Numbers are 3102-026-902, 3102-026-903, 3102-026-904, and 3102-026-905.

6. **SITE PLAN DESCRIPTION.** The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations center. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West are depicted.

7. **EXISTING ZONING.** The subject site is zoned R-1-7,500. The project proposes a zone change to C-3-DP. Surrounding properties are zoned as follows:

North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
South: R-1-7,500
East: R-1-7,500, CPD (Commercial Planned Development)
West: R-1-7,500

8. **EXISTING LAND USES.** The subject site is vacant land. Surrounding properties are developed as follows:

   North: Single-family residences, vacant land.
   South: Single-family residences.
   East: Vacant land, commercial structures.
   West: Single-family residences.

9. **PREVIOUS CASES/ZONING HISTORY.**
   Ordinance No. 6009 on July 8, 1952 established the R-A-10,000 (Residential Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone on the subject property.
   Ordinance No. 7183 on August 2, 1957 established the R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area) zone on the subject property.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the "1" (Low Density Residential) land use category of the County General Plan ("General Plan") and the U1 (Urban 1) and C (Community Commercial) land use categories of the Antelope Valley Areawide General Plan ("Community Plan"). The "1" designation is intended for large lot estates and typical suburban development with densities ranging from one to six dwelling units per gross acre. The "U1" designation is intended for residential uses from 1.1 to 3.3 dwelling units per acre, and the "C" designation is intended for retail sales most commonly found in shopping centers such as supermarkets, drug stores, small clothing stores, hardware stores and donut shops. However, the Community Plan allows for flexibility when permitting uses such as that applied for by the applicant as it states the following (Page VI-11):

> Within the various land use classifications show on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map.

As the proposed use is a semi-public and community-serving use and the project will be before the Regional Planning Commission ("Commission") with a finding of no significant negative impact on the environment with mitigation (as concluded in the MND prepared by the District), it is consistent with the land use policies of the Community Plan to establish on the subject site. Furthermore, the proposed project will not be in conflict with the existing and future land uses patterns of the area as it will be designed

in a manner compatible with other structures in the immediate community. Its architectural style is one that blends in well with the community and there is adequate distance between the building and surrounding residential land uses. Landscaping around the building will further soften and buffer the use from neighboring properties.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 9: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

  While not a conventional commercial establishment, the proposed facility will be a central place where Quartz Hill residents can pay their water bills, request District-related services and assistance, and attend District Board meetings. The facility is designed in a manner that will complement the Quartz Hill community and the immediate neighborhood.

The following policies of the Community Plan are applicable to the proposed project:

- *Land Use Policy 4: Accommodate population and land use growth in a "centralized," rather than a uniformly "dispersed" pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at the "core" or "cores" of the community around which lower intensity uses will be grouped. Lowest density uses should be located at the periphery of the community.*

  The District will centralize its facilities in a single location within the community of Quartz Hill. The proposed facility will be in an established area with existing development nearby. It will provide a convenient place where District customers can go conduct business and where the District can conduct its day-to-day activities. It will be built in an area considered a "core" by the Community Plan.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

    - Not more than 90 percent of the net area shall be occupied by buildings, with a minimum of 10 percent of the net area landscaped.
      Buildings on the project site will not exceed 90 percent of the net area and 10 percent of the net area will be landscaped.

    - That adequate parking be provided as required by Part 11 of Chapter 22.52.
      Parking for 59 vehicles will be provided, which is adequate per Part 11 of Chapter 22.52

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed facility is compatible with the community. By designing a building with a compatible architectural style and with a massing and bulk that is context sensitive, the new

Service Center and Service Yard is appropriate for the immediate area. Its two-story design and frontier-western architectural style blends in well with the community. By centralizing many outdated and dispersed locations into a central facility, the community will benefit from a new state-of-the-art building that will allow the applicant to meet its mission while providing the community with a new asset.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**
County Department of Public Works ("Public Works")
Public Works recommends approval of this project and has recommended conditions of approval.
County Fire Department ("Fire Department")
The Fire Department recommends approval of this project as the project will provide adequate fire access, water flow, and fire suppression technology.
County Department of Parks and Recreation ("Parks and Recreation")
Parks and Recreation stated that the proposed project will not have impacts to its facilities.
County Department of Public Health ("Public Health")
Public Health recommends approval of the proposed project with recommended conditions pertaining to construction and operational noise impacts.

14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments have been received.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** 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.

16. **PUBLIC COMMENTS.** No comments have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The proposed use is consistent with the adopted general plan for the area as it is designated U1 and C in the Community Plan. The U1 designation permits residential uses from 1.1 to 3.3 dwelling units per acre, and the C designation permits commercial and retail uses. A zone change to C-3-DP will ensure that the zoning and land use designations are consistent with each other. Furthermore, the Community Plan allows for flexibility in permitting the type of use applied for by the applicant by allowing for public or semi-public uses within various land use classifications. The facility will be a community-serving use and its design has been reviewed and approved by the community.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

18. The facility will be compatible with the surrounding uses. The project site is appropriate for the facility as it is able to accommodate the proposed building while keeping negative impacts to a minimum. The project has been designed so that work vehicles entering the site will travel to the rear of the property and the facility's garage and warehouse are located indoors, so no work will be performed outside and garage doors are closed at the end of the workday. The project will be further conditioned to limit noise-inducing activities to ensure compatibility with neighboring residences, except where needed in cases of emergency. The project site is appropriate for the facility as it is able to accommodate the proposed building while keeping negative impacts to a minimum.

    Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or 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.

19. The project site is 4.8 acres and easily accommodates all facilities, parking, landscaping, and all other development features. No variances from standards are necessary. The offices for the District will be located in the front of the building, fronting West Avenue L while the garage and warehouse will be located at the rear, hidden away from public view. Landscaping will further aid in softening the facility's impact from neighboring uses.

    Therefore, 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 Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area.

20. Access to the site is from Avenue L, a 60-foot-wide street, and 50th Street West, a 90-foot-wide street, which are sufficiently wide to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the project. All other services (electricity, telephone, gas, water) are proximate to the site.

    Therefore, the proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required.

21. The project site is located within a residential neighborhood with residences to the north, west and south of the subject property. The facility has been designed so that work vehicles entering the site will travel to the rear of the property. The warehouse and the facility's garage and warehouse are located within the structure. No work will be performed outdoors, and the garage doors are

conditioned to be closed at the end of the workday. Furthermore, due to the proximity of the garage and warehouse uses to nearby residential uses, and to ensure the long-term compatibility of the facility with the residential neighborhood, the County Department of Public Health ("Public Health") found that restricting the noise levels for the facility during nighttime hours is necessary to protect the public. Except in cases of emergency, the project has been conditioned to comply with acceptable exterior noise levels for residential properties during nighttime hours, as determined by Public Health.

ENVIRONMENTAL DETERMINATION

22. The District is the Lead Agency for the project pursuant to the California Environmental Quality Act ("CEQA"). The County is a Responsible Agency under CEQA, with permitting authority for the entitlements within the County. As Lead Agency, the District analyzed the environmental impacts of the project in a Mitigated Negative Declaration ("MND") (SCH No. 2012061084), which was certified by the District on July 26, 2012. The MND as prepared by the District includes Response to Comments dated July 26, 2012, and identifies mitigation measures to be implemented as part of the project.

23. The Commission has reviewed and considered the MND and finds that it reflects the independent judgment of the County. As stated in the MND, identified impacts to cultural resources can be reduced to acceptable levels with the mitigation measures identified in the MND and incorporated as conditions in this grant.

24. A Mitigation Monitoring Program ("MMP") consistent with the MND, has been prepared by the County, and its requirements have been incorporated into the conditions of approval for this project.

25. The MMP prepared in conjunction with the MND identifies in detail the manner in which compliance with the measures adopted to mitigation or avoid potential adverse impacts of the project to the environment is ensured.

26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is base20 - d 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 Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or 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; and

C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 and 22.16.110 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigation Monitoring Program prepared by the County for the project.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201100120 is approved subject to the attached conditions.

VOTE: 3:0:0:2

Concurring: Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Valadez, Helsley

Action Date: July 10, 2013

SMT:amc
July 10, 2013

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01290-(5)
CONDITIONAL USE PERMIT NO. 201100120

PROJECT DESCRIPTION

The project is the construction, operation, and maintenance of a Public Utility Service Yard and Public Utility Service Center for the Quartz Hill Water District on the 4.8-acre property in the unincorporated community of Quartz Hill. The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing offices, conference rooms, and the District's board room comprising 6,194 square feet; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West. The project is 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 adoption of an ordinance changing the zoning of the subject property as recommended under Zone Change No. 201200003 from the R-1-7,500 (Single-Family Residential – 7,500 Square Foot Minimum Required Lot Area) zone to the C-3-DP (Unlimited Commercial – Development Program) zone, by the Los Angeles County ("County") Board of Supervisors; and the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the 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 necessary documents have been recorded as required by Condition Nos. 7 and 24; and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 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. In the event that the permittee seeks to discontinue or otherwise change the use on the subject property, 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 **$1,000.00**. 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 **five (5) annual** inspections after final approval of this grant. 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 **$2,231.25.** No land use project subject to this requirement is final, vested or operative until the fee is paid.

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

13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the

Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

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

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

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

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

20. 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.

21. 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.

22. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

23. This grant shall authorize (1) the establishment, operation, and maintenance of a public utilities service yard in the C-3 zone pursuant to Section 22.28.210 of the Title 22 of the Los Angeles County Code ("Zoning Code") and (2) the establishment and implementation of a Development Program for the construction, operation, and maintenance of a utility service yard and utility service center in connection with the zone change from R-1-7,500 to C-3-DP zone pursuant to Los Angeles County ("County") Code Sections 22.40.030 and 22.40.040.

24. A covenant to tie all subject parcels together shall be recorded in the office of the Recorder. The permittee shall provide a copy of the recorded covenant prior to the use of this grant.

25. No building or structure of any kind except a temporary structure used in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.

26. All improvements shall be completed prior to the occupancy of any structures.

27. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

28. Buildings shall be constructed and maintained in substantial conformance with the architectural renderings as provided in the environmental document and considered by the Commission.

29. All maintenance work, including repairs and fabrication of materials, shall be conducted indoors. The roll-up doors on the east side of the building shall be closed with the closing of the facility.

30. Except in cases of emergency, noise generated by the facility, as measured at the subject property lines, shall not exceed acceptable noise levels for residential properties during nighttime hours as determined by the County Department of Public Health.

31. All outdoor storage within the maintenance yard shall comply with the outside storage provisions of Part 7 of Chapter 22.52 (Outside Storage and Display) of the County Code.

32. The permittee shall comply with all conditions set forth in the attached County Fire, Public Works, and Public Health Department letters dated February 21, 2013, April 17, 2013, and March 12, 2013 respectively.

Attachments:
Public Works Letter dated April 17, 2013
Fire Department Letter dated February 21, 2013
Public Health Letter dated March 12, 2013.
Mitigation Monitoring Program

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 17, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Susan Tae
Zoning Permits North Section
Department of Regional Planning

Attention Anthony Curzi

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100120
PROJECT NO. R2011-01290
42141 NORTH 50TH STREET WEST
QUARTZ HILLS WATER DISTRICT
ASSESSOR'S MAP BOOK NO. 3102, PAGE 26, PARCEL NOS. 902 THROUGH 905
UNINCORPORATED COUNTY AREA OF QUARTZ HILLS

☒ Public Works recommends approval of this CUP.

☐ Public Works does NOT recommend approval of this CUP.

We reviewed the revised site plan for CUP No. 201100120 in the unincorporated County area of Quartz Hills. The project is to authorize a new 31,194-square-foot building with 59 parking spaces for an operational center, record storage, maintenance shop, and warehouse.

Upon approval of the site plan, we recommend the following conditions:

1. Road:

   1.1 Dedicate right of way, 50 feet from centerline, on Avenue L, along the property frontage, to the satisfaction of Public Works. An additional 20 feet of right-of-way dedication is necessary. Please contact Public Works' Land Development Division, Subdivision Mapping Section, at (626) 458-4902 to begin the process of preparing the dedication documents. A fee deposit will be required.

1.2 Permission is granted to waive the offer of future right of way, 30 feet from the southerly property line of Lots 903 and 905 (Avenue L-2), as originally required under the second portion of Item No. 1 of Certificate of Compliance No. CC-V-88-1389, recorded instrument No., 88-1621859, dated October 7, 1988 (see attached). This CUP condition shall supersede the second portion of Item No. 1 of Certificate of Compliance No. CC-V-88-1389. The first portion of the Certificate of Compliance that reads: "Offer for road right-of-way any portion of the subject property within 50 feet of the centerline for Avenue L" still remains valid.

1.3 It shall be the sole responsibility of the property owner to obtain all necessary off-site access easements for the construction of the driveway that transverses Assessor's Parcel No. 3102-026-800.

1.4 Construct curb, gutter, base, pavement, and a full-width sidewalk, 42 feet from centerline, on Avenue L, along the property frontage, to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground utilities will be necessary to meet current Americans with Disabilities Act (ADA) guidelines. Relocate any affected utilities.

1.5 Provide and continuously maintain adequate line of sight from both proposed driveways on Avenue L to the proposed/future sidewalk by restricting all landscaping/walls within the vicinity of the driveway (10 feet from the right-of-way line) to a maximum of three feet in height to the satisfaction of Public Works. This will involve removing/modifying the existing 5-foot-high block wall near the proposed westerly driveway.

1.6 Construct adequate curb, gutter, and sidewalk transitions (to the existing AC inverted shoulder/curb) in the vicinity of the easterly and westerly property lines on Avenue L to the satisfaction of Public Works.

1.7 Construct driveway approaches to the site to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities. The driveways may need to be depressed.

Please note the proposed "pork-chop" median island as shown on the easterly proposed driveway on Avenue L is not necessarily approved; however, if the "pork-chop" design is determined to be warranted at the detailed plan review stage, an additional right-of-way pop-out (beyond the required right-of-way dedication of 50 feet from the centerline of Avenue L)

will be necessary to the satisfaction of Public Works to accommodate an ADA path of travel.

1.8 Remove/relocate all existing private improvements, including the existing 5-foot-high block wall near the westerly property line, within the to be dedicated right of way on Avenue L, to the satisfaction of Public Works.

1.9 Plant street trees on Avenue L along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.

1.10 Repair any improvements damaged during construction to the satisfaction of Public Works.

1.11 All proposed gates shall open inward or slide to the satisfaction of Public Works.

1.12 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading permit. Please be advised that the County's Quartz Hill Drain project, ID No. RDC0015478, was recently constructed along 50th Street West and extended past the project site. As such, the applicant is hereby placed on notice that due to the above-mentioned County project, a moratorium of at least two years will be placed along the affected roadways. No developer-related construction that involves pavement work within the public right of way will be allowed during the moratorium period. Please contact Ms. Elizabeth Ajaelo of Project Management Division at (626) 458-3241 to obtain any additional project information relating to the County's project.

1.13 Submit a detailed signing and striping plan (scale: 1 inch = 40 feet) (if determined to be necessary at the design stage) for review and approval on Avenue L, in the vicinity of the property, to address the curb transitions near the westerly and easterly property line and acquire approval or direct check status before obtaining a grading permit.

For questions regarding the road conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

2. Street Lighting:

2.1 Provide street lights on concrete poles with underground wiring (unless otherwise modified by Public Works) along the property frontage on

Avenue L. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

2.2 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvement permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the lighting district, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact James Chon of Traffic and Lighting Division at (626) 300-4754 or jchon@dpw.lacounty.gov.

3. Grading:

3.1 Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and any water quality devices, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

3.2 A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices to the satisfaction of Public Works.

3.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.

3.4 Obtain all applicable jurisdictional permits (if required).

3.5 Obtain and submit drainage acceptance letters (if applicable) from all impacted off-site owners.

For questions regarding the grading conditions, please contact Matthew Dubiel of Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

4. Drainage:

4.1 Comply with the approved Hydrology dated March 18, 2013, or the latest revision, to the satisfaction of Public Works.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

5. Sewer:

5.1 Secure a sewer lateral connection permit and pay all applicable fees to the satisfaction of the County of Los Angeles Sanitation Districts. Should the applicant request to connect to the County of Los Angeles Department of Public Works' Sewer Maintenance District Sanitary Sewer, the applicant will be required to submit a sewer area study to determine if the capacity is available in the sewerage system servicing this project.

For questions regarding the sewer condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4921 or mesfahan@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb
P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201100120\TCUP 201100120\02-19-13 3rd Sub. \CUP 201100120 3rd Subm. Comments.docx

Attach.

RECORDING REQUESTED BY

Department of Regional Planning
320 West Temple Street
Room 1196, Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name ROBERT C. DOLLEY
Street P. O. Box 444
City Tustin, Calif. 92680

88 1621859

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 10 AM. OCT 7 1988
PAST.

FEE $7 M
2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORIGINAL

CERTIFICATE OF COMPLIANCE

CC-V-88-1389

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and/or vendee(s) pursuant to a contract of sale) in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said property described below complies with the provisions of the Subdivision Map Act (Sec 66410 et seq., Government Code, State of California) and the Los Angeles Code, Title 21 (Subdivisions).

Signature	Signature	Signature
Robert Carlin Dolley, turstee		
Name (typed or printed)	Name (typed or printed)	Name (typed or printed)
Sept 21 1988		
Date	Date	Date

LEGAL DESCRIPTION
(TYPED)

The East half of the West half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 35, Township 7 North, Range 13 West, San Bernardino Meridian, according to the official plat of said land approved by the Surveyor General on February 19, 1956.

Located in the County of Los Angeles, State of California

CONDITIONAL CERTIFICATE OF COMPLIANCE

CONTINUATION CC-V-88-1389

DETERMINATION OF CONDITIONAL COMPLIANCE

The above described parcel was not created in compliance with State and County Subdivision regulations Under current State law, THE PROPERTY MAY BE SOLD, LEASED, FINANCED OR OTHERWISE CONVEYED WITHOUT RESTRICTION. HOWEVER, THE CONDITIONS LISTED BELOW MUST BE FULFILLED BEFORE ISSUANCE OF A BUILDING PERMIT OR OTHER DEVELOPMENT APPROVAL. These conditions are in addition to any permit requirements which may be imposed

CONDITION(S):

1. Offer for road right-of-way any portion of the subject property within 50 feet of the centerline for Avenue L and the South 30 feet of the subject property.
2. Offer said right-of-way as easement to other property owners in Section 35.
3. DEDICATE to the County the Right-to-Restrict-Access from the subject property to said Avenue L.

NOTES:

Prior to authorization to build on this property, the applicant will be required to conform to the County building regulations. Such regulations include, but are not limited to, programs for appropriate sanitary sewage disposal and water supply for domestic use and fire suppression.

Geological, soil and/or drainage conditions may exist on the subject property which could limit development or necessitate that remedial measures be taken in order to obtain a building permit.

88-1621859

A.N.B. 3102-26-32& 33

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California

DEPARTMENT OF REGIONAL PLANNING

By _____

Title Administrator, LAND USE REG. DIV.

Date _____

74C193 - PB 11-83

REVISED

Supersedes September 20, 2012 FD-LDU Comments

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: February 21, 2013

TO: Department of Regional Planning
Zoning Permits North Section – Anthony Curzi

PROJECT #: R2011-01290

LOCATION: Avenue L, 163' west of 50th Street West, Quatz Hill

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☒ The required fire flow for this development is **2000** gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

☒ Install 1 Public Fire Hydrants — Install 3 On-site Fire Hydrants
Flow Test __ Public Fire Hydrants

Both public and onsite fire hydrants shall be 6" X 4" X 2 1/2", and shall conform to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. The fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ **Comments:** The Fire Department - Land Development Unit does not have any additional comments regarding revised site plan dated 01/30/13 by the applicant.

The Fire Department has "Cleared" the CUP for Public Hearing.

The access noted on the site plan is adequate for the proposed project.

The fire flow for the three existing public fire hydrants is adequate for this project.

☒ **Access:** As noted on the site plan:

The Fire Department access road shall be within 150 feet of all exterior walls.

The minimum width for the Fire Department access road is 26 feet, clear-to-sky, to be posted "No Parking - Fire Lane".

When the Fire Department access road is separated by an island, the minimum width of the road shall be 20 feet, clear-to-sky, to posted "No Parking - Fire Lane".

The minimum width for a gate opening when separated by an island is 20 feet, clear-to-sky, posted "No Parking - Fire Lane". All gate hardware is too be cleared of the access way.

The minimum width for a gate opening which is not separated by an island is 26 feet, clear-to-sky, posted "No Parking - Fire Lane". All gate hardware is too be cleared of the access way.

Each gate location is required to have an approved Fire Department locking device, and be in compliance with the Department's Regulation #5.

REVISED

Supersedes September 20, 2012 FD-LDU Comments

COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit – Fire Prevention Division
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: February 21, 2013

TO: Department of Regional Planning
Zoning Permits North Section – Anthony Curzi

PROJECT #: R2011-01290

LOCATION: Avenue L, 163' west of 50th Street West, Quatz Hill

☒ **Water:** Provide both public and on-site fire hydrant locations as noted on the site plan on page 1.

The fire flow is reduced to 2000 gpm at 20 psi for 2 hours due to the installation of fire sprinklers. The building is required to have a full NFPA 13 Fire Sprinkler System installed to have this fire flow.

☒ **Special Requirements:** Submit a minimum of 4 copies of the water plan indicating the installation of the public fire hydrant on Avenue L.

Once the project has cleared public hearing, the building plans shall be submitted to the Fire Department's Lancaster Fire Prevention Office for review. The address is 335-A Avenue K-6, Lancaster and the phone number is (661) 949-6319.

Once the project has cleared public hearing, the fire protection system plans for the fire sprinklers and the underground system for the on-site fire hydrants shall be submitted to the Fire Department's Lancaster Fire Prevention Office for review. The address is 335-A Avenue K-6, Lancaster and the phone number is (661) 949-6319.

All fire protection facilities, including access and water system requirements, must be provided prior to and during construction. Should any questions arise regarding the Fire Department's Land Development requirements, please contact our office at (323) 890-4243.

Inspector: Wally Collins

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

March 12, 2013

TO: Anthony Curzi
Zoning Permits North Section
Department of Regional Planning

FROM: Thao Komura., REHS
Division of Environmental Health
Department of Public Health

SUBJECT: PROJECT NO. R2011-01290-(5) / CUP 201100120
42141 NORTH 50TH STREET WEST, QUARTZ HILL

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does NOT recommend approval of this CUP.

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for the development of an operations center and maintenance facility for the Quartz Hill Water District. Staff from Environmental Health's Toxics and Epidemiology Program offers the following comments and recommendations to minimize the potential noise impacts the project may have on surrounding residential properties:

Construction Noise Impacts

1. Limit construction to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, in accordance with the Los Angeles County Noise Control Ordinance.

2. Equip all construction fixed or mobile internal combustion engine powered equipment with properly operating and maintained mufflers.

3. The existing property boundary CMU walls should serve to aid in attenuating noise during construction and facility operations.

4. The contractor shall place all stationary equipment so that emitted noise is directed away from nearby residential properties. Locate equipment farthest away from residential receptors.

Operational Noise Impacts

1. HVAC (air-conditioning/compressors) equipment, outside equipment, or maintenance work shall not exceed noise standards as contained in the Los Angeles County Noise Control Ordinance.

2. Conduct operational activities within structures or buildings as feasible as indicated in the CUP Burden of Proof.

3. The project shall comply with the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For questions regarding the above comments, please contact Robert Vasquez at (213) 738-4596.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2011-01290-(5) / CONDITIONAL USE PERMIT NO. 201100120 / ENV NO. 201100190

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may thenmake recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and the associated grave goods as provided in Public Resources Code Section 5097.98.	Suspension of construction activities until coroner can examine them and refer to Native American Heritage Commission as appropriate.	During construction	Applicant	DRP
5.2	Cultural Resources	In the event that archaelogical resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate CA Dept of Parks and Recreation Site Forms to be filed with the CA Historical Resources Information System - South Central Coastal Information Center (CHRIS), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and the CA Office of Historic Preservation (COHP) guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, DRP and the CHRIS as required by the COHP. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find. A full evaluation of the eligibility with respect to the CA Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.	Suspension of construction activities until a qualified archeologist can examine them and determine appropriate mitigation measures.	During construction	Applicant	DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2011-01290-(5) / CONDITIONAL USE PERMIT NO. 201100120 / ENV NO. 201100190

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP