Date 4-11-08

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: Appeal of CUP # 200500005

Use: Operation and maintenance of a water distribution and sales facility

Address 1280 Sierra Highway, Agua Dulce, CA 91390

A-1-1 Zoned District

Related zoning matters:

Tract or Parcel Map No. # 3214-039-026

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on: (Check One)

_____ The Denial of this request

X The Approval of this request

_____ The following conditions of the approval:

_____, _____, _____, _____, _____, _____, _____.

Briefly, the reason for this appeal is as follows:

- The applicant has not met the burden of proof required to establish that sufficient water supplies exist to allow for additional pumping in Mint Canyon Creek. Aspects that are as yet unresolved or not fully addressed by the applicant have been attached.
- The applicant is required to secure a water right from the State Water Resources Control Board which has not yet been granted. Two protests against that water right application are currently pending including one issued by Sleepy Valley Water Company.
- The adoption of a negative declaration is insufficient to meet the environmental review requirements for this project. The fact that mitigation measures have been proposed in the conditions for this CUP (most significantly, the pumping cut-off water level at the applicant's well), would indicate that there is a broad understanding that this project could impact other users in the basin. A more extensive environmental review is appropriate to determine the degree to which pumping from the applicant's well will impact water levels downgradient, both to ensure the protection of a reliable water supply for downstream users with senior water rights as well as to ensure that downstream riparian habitat is appropriately protected from impacts.

We reserve the right to submit additional materials in advance of the public hearing.

Enclosed is a check (or money order in the total amount of $ 1266.20.
The amount of $ 491.20 is estimated to cover the cost of preparing for the Board of Supervisors six (6) copies of the transcript of all pertinent hearings held by the Regional Planning Commission. The amount of $1,548.00 for applicants or $775.00 for non-applicants is to cover the Regional Planning Department's processing fee.

Katherine M. Sloan on behalf of the Sleepy Valley Water Co. and the Sleepy Valley Community
(Signed) Appellant

Katherine M. Sloan
Print Name

P.O. Box 2721
Address

Santa Clarita, CA 91386-7721

661-251-6095
Day Time Telephone Number

S:\2008 AOZ Section Forms\Appeal Land Use Permits.doc

The hydro-geologic information provided by the applicant is inadequate and biased towards the applicant because of the following are aspects that are as yet unresolved or not fully addressed by the applicant.

- Several pieces of evidence indicate that available water supplies are insufficient to meet this increased demand in dry years: Sleepy Valley Water Company, as well as at least six other private well pumpers were unable to pump water from their wells, which are downgradient from the applicant's well, in the summer of 2004, during which time the applicant was pumping water without the proper permits or approvals.
- Because of insufficient historical data for this basin, any estimates of impacts to available water based on estimates of recharge to and storage capacity of the basin, as prepared by the applicant's consulting geologist, are necessarily based upon a series of poorly-constrained assumptions. Therefore, any quantitative results reported as a single value (as opposed to a range of possible values) should be regarded as uncertain.
- Given the extremely limited storage capacity and steepness of the basin, reviewers should be aware that this system is the functional equivalent of a flowing underground stream. Water does not remain in storage in the basin for long periods of time but rather continues to flow downgradient and out of the basin and therefore estimates of average annual recharge to the basin are irrelevant in determining available water supplies after even a single drier than average year. This conceptual determination of the basin is corroborated by the California State Water Resources Control Board in its letter response to SVWC complaints.
- The 24-hour pump test of the applicant's well is insufficient to determine the impact of pumping at the applicant's well on water levels in the basin. A failure to see a drop in water levels at the SVWC wells during this test does <u>not</u> indicate that pumping at the applicant's well does not affect water levels at the appellant's well or other parts of the basin downgradient of the applicant's well. This short-term test can only determine whether the non-pumping well (in this case, the SVWC well) is located within the cone of depression created by the pumping well (Mr. Ramey's well) when the pumping well is actively pumping. This test does not consider the longer term effects of pumping water from the basin over a period of weeks and months during the dry season which will necessarily reduce basin-wide water levels. During drought periods, the limited storage capacity has previously been demonstrated to barely supply the existing basin uses, thereby indicating a distinct paucity of surplus water. If no surplus water can be demonstrated, SVWC and other basin users will be directly impacted from adding additional water diversions. The applicant's extractions are further injurious to the SVWC because they are 100% consumptive – that is, no return flows are generated because the water is exported out of the basin.
- A properly designed long-term water level monitoring program for the purposes of collecting sufficient additional data to better characterize the basin's response to groundwater pumping under a range of hydrologic conditions and to establish the slope and direction of the groundwater table in the vicinity of the Ramey and Sleepy Valley wells should be completed before any new pumping allocations are permitted for Mint Canyon Creek and before an appropriate pumping limit on the Ramey well is established. This program should involve monitoring of three (3) or more wells that are measured at least twice a month. The overall duration of the monitoring program should be long enough to ensure that measurements are taken in all seasons and under average hydrologic conditions as well as drought conditions over a period of at least several years.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

March 20, 2008

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. Roy Ramey
c/o Mr. James Barrett
789 Castro Street
Mountain View, CA 94041

REGARDING: PROJECT NUMBER R2005-00055-(5)
CONDITIONAL USE PERMIT NUMBER 200500005
12800 SIERRA HIGHWAY, AGUA DULCE

Dear Mr. Ramey:

The Regional Planning Commission, by its action of March 19, 2008, **APPROVED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 14 days after this notice is received by the applicant.

If no appeal is made during this 14-day period, the Regional Planning Commission action is final. Upon completion of the 14-day appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Mark Child, Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement, Testifiers.

MC

Hearing Footage: 8/17/05, 8/1/07, 10/17/07, 1/9/08, 3/19/08 - 2436

PROJECT NUMBER
R2005-00055-(5)

CASE NUMBER
CONDITIONAL USE PERMIT NO. 200500005-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

- **SYNOPSIS: The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and three 3,800 gallon tanker trucks for supplying water for sale to existing residents. Truck trips will not exceed 15 one-way trips per day and no more than 40,173 gallons of water per day will be drawn from the applicant's well. The well is not shared with other users. The well is supplied by the non-adjudicated Mint Canyon aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. The total number of parties using the aquifer, in addition to the applicant and the Sleepy Valley Water Company, is not known.**

REGIONAL PLANNING COMMISSION HEARING DATE: August 17, 2005, August 1, 2007, October 17, 2007, January 9, 2008 and March 19, 2008.

August 17, 2005
A noticed public hearing was held before the Commission on August 17, 2005. At that time, there was missing technical information, which included Department of Health Services (DHS) documentation on the approval of well construction and limited information on the draw-down rate of the aquifer. The commission took the case taken off calendar to allow time for the missing information to be obtained by the applicant.

August 1, 2007
A second noticed public hearing was held on August 1, 2007. At this time, DHS had provided written comments that included a provision to allow the applicant's well to be permitted after action is taken on this CUP application, but before water is extracted. Information from the California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board (SWRCB) for diversion of surface water rights was still pending and information regarding the draw-down effects of the applicant's proposal was not available. The commission continued the matter to October 17, 2007.

October 17, 2007
At the October 17, 2007 hearing, review of a recently submitted report by the applicant on the draw-down effects of the proposed well on the SVWC was not complete. SWRCB and County Public Works review of this report was not complete. The case was continued to January 9, 2008 to allow time for the review to be completed. No testimony was taken.

January 8, 2008
At the applicant's request the hearing was continued to March 19, 2008. The continuance was granted to give the applicant time to correlate the various reviewing agency comments with the draft conditions and to work with staff on potential revisions to the conditions.

March 19, 2008
A public hearing was held. The applicant presented the project. Testimony from eight persons in support and eight persons in opposition was also taken. Support testimony included comments regarding the benefits of project by supplying water to residence that had wells that could not supply the demand year round. Opposition testimony included concerns that granting the permit would jeopardize the water supply to other users of the aquifer and that the operator could not be relied upon to adhere to the terms of the grant. After discussion the Commission revised the draft conditions to include increased water-level testing, a maximum number of gallons that could be pumped a day and a maximum number of daily truck trips. The Commission also added a restriction, with the applicant consent, that the water hauling operation may only supply residential customers.

Findings

1. The applicant requests a Conditional Use Permit to authorize the construction, operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

2. The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east.

3. Approximately one third of the property, comprised of a north central and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

4. Access to the site is from Sierra Highway using an unpaved one-way loop driveway.

5. The subject property is zoned A-1-1

6. Zoning surrounding the subject property consists of the following:

   North: C-3 (Unlimited Commercial)

   East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

   South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

   West: A-1-1 and R-3 (Limited Multiple Residence)

7. The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

   North: Mobile Home Park

   South: Vacant

   East: Vacant

   West: Vacant and Residences

8. Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. Certificate of Compliance Case No. 9810 was recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees. Zoning enforcement staff indicated no new violations were present on the site at the time of this report.

9. The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

   A. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4) The Sleepy

Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services.

B. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1) The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other or limited local water supply is available.

C. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3) The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and existing residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new residential or commercial construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development, page 2*). This project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

D. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1) The hydro-geologic information provided by the applicant and reviewed by the Department of Public Works, Geotechnical Division, does not establish precisely the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project and during drought years, as the subject aquifer has been determined to be affected by seasonal conditions. In this context, the Department of Public Works, Geotechnical Division has indicated that under normal weather

conditions, pumping 40,173 gallons of water per day at a rate of 28 gallons per minute should not impact wells located nearby the subject project. The conditions for the permit proposed include limitations and caps on water pumping based on daily usage and well-water depth measurements.

E. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2) The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area previously using either overdrafted water supplies or lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting. In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company was unable to sustain supply to the homes within their service area (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells were unable to mmet supply needs in 2004).

10. The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of the Department of Health Services or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

11. According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District. The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

A. According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres." Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

B. According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department

access requirements." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

C. According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

12. According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. According to Section 22.24.110 of the County Code, the applicable development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

13. According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11." Parking spaces shall consist of not less than two standard parking spaces for employees and three spaces for tanker trucks. The project shall meet these parking requirements.

14. Under normal weather conditions, the project has been determined to make no impacts on the Sleepy Valley community water supply. To avoid the potential for negative impacts by the project on water supply from the Mint Canyon Aquifer., conditions of approval limit daily and annual pumping quantities and require discontinuance of pumping beyond a defined threshold, which is when water level fall below 55 feet in the subject well.

15. Project conditions limit daily and annual pumping quantities and limit maximum well-water depth to eliminate negative impacts to properties using the subject Mint Canyon aquifer.

16. A Department of Health Services well permit is required for the existing well or a new well prior to any use of the well for the water hauling use requested.

17. The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

18. The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities. The applicant's

site plan depicts access line of site in compliance with the Department of Public Works line-of-site requirements.

19. The applicant's request meets the burden of proof for a conditional use permit when in compliance with all of the conditions of approval.

20. An Initial Study was prepared for this project. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

21. The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft are the most important factors in this case.

22. In its letter dated May 23, 2007, The Department of Health Services made comments regarding the existing unpermitted well and the process required to either permit said well or permit a new well on the subject site. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development, page 2*, regulations prohibit hauled water for new residential or commercial construction.

23. In its letter dated April 16, 2007, the Department of Public Works, Geotechnical Division made comments regarding the applicant's hydro-geologic analysis reviewed by said Department and made a condition requiring regular water usage reporting to ensure compliance with water use restrictions required by the conditional use permit.

24. Hearing notices were mailed to the applicant and to 83 neighbors within a 1,000-foot radius of the project site on July 19, 2007. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on June 19, 2007. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on June 25, 2007. According to the applicant, hearing notices were posted at the site on June 27, 2007.

25. Staff received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of the 2005 staff report and another 37 letters for the March 19, 2008 public hearing. Forty letters in opposition were received in 2005 and another 41 for the March 19, 2008 public hearing together with two petitions signed by a 28 persons and 40 persons respectively.

26. Eighteen letters and several phone calls have been received opposed to the project at the time of the 2005 staff report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and

the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply. Staff has received several calls from representatives of the Sleepy Valley Water Company explaining that they remain opposed to the applicants permit request. For the March 19, 2008 hearing, an additional petition signed by 28 persons was received opposed to the CUP being granted. There were also 40 letters in opposition and one letter from American Water Well Service, Inc clarifying/correcting an earlier statement received. The content of opposition letters can be summarized as concerns that granting the CUP will jeopardize the water supply to other users of the aquifer.

27. In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. This statement was corrected to state that the wells were unable to sustain the the homes they were providing for. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs.

28. Groundwater underflow calculations contained in a report prepared by Earth Resources Inc dated August 23, 2007, have been reviewed by the Los Angeles County, Department of Public Works, Geotechnical Division. The Division concurs with the findings of the report.

29. The California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board (SWRCB), in a report dated December 10, 2007 has to review a complaint by the Sleepy Valley Water Company (SVWC) regarding a permit request by the applicant. Explained in the report are the specifics of a complaint by the SVWC regarding the applicant's proposed operation. The report also suggests a threshold at which pumping from the applicant's well should cease to preserve the share of water reserved for SVWC. The conclusion of the report is that under normal rainfall conditions the applicant's extraction of water at the level proposed would not affect the water available to the SVWC well. The report suggests that when the water level in the applicant's well falls below 55 feet that pumping should stop to ensure that SVWC's supply of water is protected. This is a requirement of Condition 29.

30. The project is consistent with the Santa Clarita Valley Area Plan when in compliance with all of the conditions of approval. The proposed use meets existing community needs for hauled water for some users. Potential project environmental impacts to other users during times of drought are mitigated by conditions limiting daily and annual water hauling quantities and restricting the use of water from the subject well to a certain depth beyond which no pumping is permitted.

31. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

32. The results of the hydro-geological analysis provided by the applicant's consultant and reviewed by the Department of Public Works, Geotechnical Division, are sufficient to assess impacts of the project on the overall local community water supply under normal weather conditions. Uncertainty remains regarding project impacts to the subject aquifer during times of drought; therefore, the applicant's compliance with the conditions of approval is required to ensure available water supply from the Mint Canyon aquifer to the community in such times.

33. Providing hauled water for existing residential and commercial uses supplied from existing wells permitted by the Department of Health Services may be used for a limited period of time. Staff notes that the subject well is lacking Department of Health Services permit documentation; therefore, the well must be approved by Health Services prior to operation of water distribution and hauling from the subject well.

34. A five-year term with the option for the Director to extend the term by a further five years is required for the requested conditional use permit due to the uncertainty of a changing water supply and the need to reevaluate compatibility of the project with the surrounding community.

35. The following fees apply:

    A. A document processing fee of $50 and a Fish and Game fee of $1,876.25, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, is required to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

    B. A cost recovery deposit of $750 is required to cover the cost of five required zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

36. The payment of fees is required within fifteen (15) calendar days of the final approval of this grant.

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

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:

A. The proposed use is consistent with the adopted general plan for the area when all conditions have been met;

B. The requested use at the proposed location 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;

C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed 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.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.040.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission 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 Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment with compliance to the conditions of approval, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and **ADOPTS** the Negative Declaration associated with Project No. R2006-00055-(5)

2. In view of the findings of fact presented above, Conditional Use Permit No. 200500005-(5) with findings and conditions is **APPROVED.**

VOTE: **4-0**

Concurring: **Bellamy, Modungno, Rew and Valadez**

Dissenting: **None**

Abstaining: **None**

Absent: **Helsley**

Action Date: **March 19, 2008**

MC
3/20/08

CONDITIONS

1. This grant authorizes the operation and maintenance of an existing water distribution facility at 12800 Sierra Highway (APN# 3214-039-026) as depicted on the approved Exhibit "A". The operation includes the use of three 3,800 gallon water tanker truck that may haul no more than an 40,173 gallons of water per day and no more than 14,663,295 gallons (45 acre feet) per year maximum. The number of truck trips is limited to a maximum of 15 one-way trips per day, 365 days per year, subject to all of the following conditions of approval. The subject water hauling operation may only serve residential customers. Supplying commercial customers is prohibited.

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

3. 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 Department of Regional Planning an 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. 8**, and until all required monies have been paid pursuant to **Condition Nos. 10 and 11**. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate on March 19, 2013, five (5) years from the date of approval** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. The Director shall grant the extension unless it is determined that the permittee has violated the conditions of this grant. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge

for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the effective date of this grant, the permittee shall remit required fees of **$1,926.75** ($1,876.75 Fish and Game fee, $50 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated June 27, 2007 and April 16, 2007, except as otherwise required by said department.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements specified in its letter dated May 23, 2007, except as otherwise required by said department.

18. In compliance with the Department of Health Service requirements for potable water as stated in its publication, *Potable Water Availability Requirements for Residential and Commercial Development, January 1, 2003, page 2,* this grant does not authorize water hauling of potable water for new residential or new commercial construction.

19. The existing well shall be brought into compliance with the California well standards to the satisfaction of the County of Los Angeles Department of Health Services. Approval

documentation for the existing well and pumping facility, or, approval by the Department of Health Services of a new well near the existing facility, shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

21. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

22. The permittee shall comply with all California State Department of Transportation requirements specified in its letter dated April 18, 2005, except as otherwise required by said department.

23. The tanker trucks that transport water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility. No other water tanker trucks are permitted on the premises.

24. The water hauling trucks and all vehicles shall enter and exit the subject property via Sierra Highway.

25. The maximum number of water hauling truck trips and the volumes specified in Condition 1 shall apply at all times, except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain logs as defined in **Condition Nos. 27 and 28**, which shall be made available to the Director of Planning upon request.

26. The permittee shall maintain a daily log which shall include:

    a. the number of all one-way loaded tanker truck trips;
    b. general destinations, and
    c. total number of gallons delivered each day.

The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon request.

An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

27. The permittee shall maintain a log of well-water depth measurements performed at least every other week from June 1 through October 31 of each year and every month November 1 through May 31 each year. If the water level in the well is at 45 feet or below well-water depth measurements shall be taken daily (if the level reaches 55 feet pumping must cease as required by Condition). The well-water depth measurements shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Planning Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

28. In the event static well-water depth measurements reach 55 feet below ground surface, all pumping shall stop until such time as the water level rebounds to at least 50 feet below ground level. No water pumping shall continue beyond well-water depth measurements 55 feet or greater below ground surface with the exception of a water shortage emergency as defined in **Condition No. 29**.

29. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee shall provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry. These rates may be increased annually based on the Consumer Price Index (CPI).

30. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting

requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

31. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

32. The storage of motor vehicle fuel on the subject property is prohibited.

33. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 29** and requiring emergency power.

34. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

35. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

36. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

37. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

38. Excepting onsite storage of three 3,800 gallon water tanker trucks, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

39. Line of site distances at driveway access points shall be maintained for the life of this grant and shall not be obstructed by landscaping or other objects.

40. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

41. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

42. Required parking shall consist of not less than two standard spaces for employees and three truck spaces. Parking shall be limited to motor vehicle parking exclusively.

43. Recreational vehicles, motor homes, trailers, and inoperable vehicles of any kind are prohibited from parking within any required yard/setback, driveway, or designated parking areas.

44. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

45. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

46. The coloring of any painted water tank shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

47. No new construction on the existing water distribution facility site is provided by this grant with the exception of constructing a new replacement well or retrofitting of the existing well to the satisfaction of the Department of Health Services and the Department of Public Works, Building and Safety Division.

48. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

49. Upon termination of this grant as provided in **Condition No. 9**, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to its condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an

amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works letters dated June 27, 2007 and April 16, 2007
Fire Department letter dated July 6, 2005
Department of Health Services letter dated May 23, 2007
Caltrans letter dated August 18, 2005

MC
03/06/08

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, 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

June 27, 2007

IN REPLY PLEASE REFER TO FILE: LD-1

TO: Mark Child
Zoning Permit Section I
Department of Regional Planning

Attention Kim Szalay

FROM: Letty Schleikorn MS
Subdivision Management Section
Land Development Division

CONDITIONAL USE PERMIT (CUP) NO. R2005-00055
12800 SIERRA HIGHWAY
SALE OF WATER

☒ Public Works recommends approval for this CUP.

☐ Public Works does **NOT** recommend approval for this CUP.

We reviewed the subject permit in the Santa Clarita area in the vicinity of Sierra Highway and Mint Canyon Road (12800 Sierra Highway). This Permit is to allow the sale of water. This letter supersedes our October 24, 2005, letter to your Department.

Upon approval of the permit, we recommend the following conditions:

1. The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume of 40,000 gallons per day.

2. Make an offer to dedicate right of way 50 feet from centerline on Sierra Highway. Twenty feet of additional right of way will be required in the future along the property frontage. An existing water well is partially located within the future right of way. The well must be abandoned at the owner's expense at such time that the County accepts the offer of dedication in order to construct roadway improvements.

3. Dedicate the right to restrict vehicular access on Sierra Highway along the property frontage.

4. Continuously maintain the air space dedicated to the County of Los Angeles for line of sight purposes as indicated on the attached plan.

If you have any questions regarding Nos. 1 through 3, please contact Barry Witler at (626) 458-4351. If you have any questions regarding No. 4, please contact Mathew Dubiel at (626) 300-4862.

SA:ca
P:\LDPUB\TRANS\CUPS\CUPR2005-00055 SALE WATER

Attach.

Dist. Office 8.2

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Dist. Office
___ Geologist
___ Engineer
1 GMED File
___ Grading Section
1 DRP

Tract / Parcel Map _____ **Lot(s)** _____
Parent Tract _____ **Location** Acton
Site Address 12800 Sierra Highway
Geologist Earth Resources Inc. **Developer/Owner** Ramey
Soils Engineer ——— **Engineer/Arch.** ———

Review of: CUP 200500005 **For:** Operation and maintenance of a water distribution facility

Reports Reviewed:

Earth Resources, Inc., January 9, 2007, Response to County Review Letter Dated March 13, 2005, Rainmaker Water Services, 12800 Sierra Highway, Agua Dulce, California.
Earth Resources, Inc., November 10, 2006 (Fax Date), Pump Test Results.
Earth Systems Southwest, August 3, 2005, Private water source assessment, 12800 Sierra Highway, Agua Dulce, Los Angeles County, California.
James M. Montgomery, Consulting Engineers, Inc., February 1982, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Agua Dulce/Mint Canyon Hydrogeologic Investigation.
James M. Montgomery, Consulting Engineers, Inc., December 1981, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Mint Canyon Hydrogeologic Investigation.

Remarks:

The CUP is recommended for approval from a geotechnical standpoint for the following reasons:

1) The pump test conducted demonstrates that there should be no measurable effect to adjacent and nearby wells at the pumping rate proposed by the project. The maximum drawdown observed during the pump test was 5 feet, which may not be sufficient to result in an observable drawdown beyond a radius of more than a few tens of feet. However, the maximum allowed pumping volume of 40,000 gpd (per the CUP) translates to a pumping rate of about 28 gpm, which is lower than the 36-40 gpm pumping rate during the test. Therefore, the data presented by the consultants suggests that pumping of the volume proposed should not impact nearby wells. Additionally, the radius of influence of the drawdown cone can be expected to be independent of ground water elevation; therefore, these conclusions should apply during periods of drought.

2) The consultant concludes that the proposed project will have no negative impact over the long term, and the data provided supports this conclusion. The methods of analysis used included those provided in the above-referenced J.M. Montgomery reports that had been accepted by the County.

However, the cumulative departure curve / precipitation / ground water chart included with the ERI report suggests that ground water within the basin responds to precipitation. Therefore, during periods of drought ground water levels will drop. This has occurred in several times in the past, as depicted on the chart, and will continue to occur in the future.

Recommendations:

The following condition is recommended for approval of this project:

The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume specified in the CUP.

Note: If any additional information is received that may materially affect these conclusions and recommendations, that information will be considered.

Prepared by _____ Reviewed by _____ Date 4/16/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form06.doc
5/12/03

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: July 6, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-00055

LOCATION: 12800 Sierra Highway

☒ The Fire Department has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ 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 __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☐ **Comments:** ____

☐ **Location:** ____

☐ **Access:** ____

☐ **Special Requirements:** ____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

Co.CUP 04/04

COUNTY OF LOS ANGELES
Public Health

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

JOHN SCHUNHOFF, Ph.D.
Chief Deputy Director

Environmental Health
Terrance Powell, R.E.H.S.
Acting Director of Environmental Health
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.lapublichealth.org

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

RECEIVED
MAY 2 1 2007

May 23, 2007

Kim Szaley
Zoning Permits I Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, California 90012

Re: **Project No. R2005-00055, 12800 Sierra Highway, Agua Dulce**

Dear Mr. Szaley:

This is in response to a request from your department regarding the Department of Public Health's (DPH) concern regarding the Conditional Use Permit hearing for the property at 12800 Sierra Highway, Agua Dulce, California.

As discussed in a telephone conversation with Alfonso Medina, Director, Environmental Protection Bureau, on May 16, 2007, the DPH is not opposed to a hearing for Roy Ramey's Project No. R2005-00055.

However, the DPH still does not have any records to show that the unapproved well at the above address was constructed under permit from this Department and is in conformance with the requirements of the California Well Standards. We are unable to recommend approval of the use of this well until it has been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the water after all construction work according to the bacteriological and chemical requirements of the California Code of Regulations, Title 22.

In a telephone conversation of May 15, 2006, with Mr. Joe Cota, representative for Roy Ramey, Mr. Medina indicated Mr. Cota informed him, the current well in question at 12800 Sierra Highway, Agua Dulce was not going to be used and would eventually be properly decommissioned. A new well in close proximity to the unapproved well would be built in conformance with all requirements including a permit with Environmental Health.

If the current unapproved well in question is decommissioned or brought into compliance and/or a new well is built in compliance with all requirements before a CUP is issued, DPH would not oppose a CUP hearing.

If you have any questions regarding the above, please contact Alfonso Medina, Director, Environmental Protection Bureau at (626) 430-5280.

Very truly yours,

Terrance Powell, R.E.H.S.
Acting Director of Environmental Health

TP:am

c: Alfonso Medina
Richard Wagener
Swati Bhatt
Joe Cota

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

RECEIVED
AUG 22 2005

Flex your power!
Be energy efficient!

IGR/CEQA No. 050815AL
Proj. No. R2005 and CUP No. 200500005
Water Distribution Facility
Vic. LA-14 / PM 39.85
SCH # 2005081009

August 18, 2005

Mr. Kim K. Szalay
~~L.A. County Department of Regional Planning~~
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to authorize the continued operation and maintenance of a water distribution facility using water haling trucks.

Any transportation of water which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 050815AL.

Sincerely,

Alan Lin for

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-00055-(5)
CONDITIONAL USE PERMIT NO. 200500005-(5)

RPC CONSENT DATE	CONTINUE TO March 19, 2008
AGENDA ITEM	
PUBLIC HEARING DATE August 17, 2005	

APPLICANT	OWNER	REPRESENTATIVE
Roy Ramey	Roy Ramey	Gar Smith / Joe Cota

REQUEST
Conditional Use Permit: To authorize the construction, operation and maintenance of a water distribution facility.

LOCATION/ADDRESS
12800 Sierra Highway, Sleepy Valley

ACCESS
Located between Sierra Vallejo Road and Steele Avenue

ZONED DISTRICT
Soledad

COMMUNITY
Sleepy Valley

EXISTING ZONING
A-1-1 (Light Agricultural-One Acre Minimum Required Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
7.67 Acres	Non-Operating Water Distribution Facility	Rectangular	Hilly

SURROUNDING LAND USES & ZONING

North: Mobile Home Park; C-3 (Unlimited Commercial) and A-1-2000 (Light Agricultural-2000 Square Feet Minimum Required Area)	East: Vacant; A-1-1
South: Vacant; A-2-1 (Heavy Agricultural-One Acre Minimum Required Area)	West: Vacant and Residences; A-1-1 and R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N 1 (Non-Urban 1)	.5 DU / AC	See Staff Analysis

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of DHS or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

KEY ISSUES
Consistency with the Santa Clarita Valley Area Plan
Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements
Compliance with the Agua Dulce Community Standards District development standards

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

STAFF CONTACT PERSON Mark Child			
RPC HEARING DATE(S) 8/17/05, 8/1/07, 10/17/07, 1/9/08, 3/29/08	RPC ACTION DATE 3/29/08	RPC RECOMMENDATION Approval	
MEMBERS VOTING AYE Modugno, Bellamy, Rew and Valadez	MEMBERS VOTING NO None	MEMBERS ABSTAINING None	MEMBERS ABSENT Helsley
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval			
SPEAKERS* (O) 8 (F) 8	PETITIONS* (O) 28 (F) 170	LETTERS* (O) 40 (F) 27	

*(O) Opponents (F) Favor

TERRY BEELER GENERAL CONTRACTOR, INC.

"Beeler Builds 'em Better!"
33639 Sierra Vallejo Rd.
Sleepy Valley, California 91390
(661) 251-4630 Fax (661) 251-8435
LICENSE #382916

RECEIVED
APR 9 2008

April 7, 2008

To: Mr. Paul Novak
Los Angeles County of Regional Planning
320 N. Temple St.
Los Angeles, CA 90012

RE: CUP No. 2005-00055

On the far west side of Agua Dulce proper is a small community known as Sleepy Valley. This "valley" is an oasis of green in an otherwise desert environment. It's present day status is a rural residential area made up of some 80-100 homes. Most of these homes are blessed with the rare ability to afford oftentimes lush landscaping, ponds, pools and large established trees, most notably the oaks. Not just any oaks, but heritage oaks, some hundreds of years old. It also boasts a stream bed that usually runs year round, even when surrounding areas are experiencing drought conditions.

The homes here range from relatively new to the 1920's, when the area was first established for vacation homes for those wanting to get out of the city. There are homes on small lots, and there are ranches and farms with gardens and livestock. There is a large percentage of homeowners who have lived in the area for over 20+ years. This is a well-established, well-loved community made up of people who value and treasure the place where they live.

The years of 03-04 were drought years. Something that is part of the natural cycle, and certainly not rare nor unexpected. However, for the first time in the history of this area, many of the wells went dry, and the residents were forced to pay to have water trucked in.
Sleepy Valley is a canyon. It does not retain water like a lake would, but is like a swift moving river. If you take water out of the top, less water flows through.

Although speculation on behalf of Mr. Ramey is that there is so much water available that had we the proper equipment, we would not have had any water shortage, this just is not true. The hard cold fact is this: there are over 13 wells in the Canyon below Mr. Ramey's well. Out of those, 8 were known to have either run out of water completely, or became insufficient water sources. In addition to that, several oaks down the canyon died or fell over. It dried up.

The Montgomery report is mentioned in some of the studies conducted. This report stated back in the 60's that there was not enough water available in this area to support any significant growth in the future. If we do not have enough water, we cannot survive. Are you willing to take the chance that an entire community of people would suffer needlessly for the profit of one individual?

Mr. Ramey is asking as an individual to appropriate a necessary resource to an entire community based mainly on the "needs" of 5 homes and for personal profit.

This would be the time to point out some significant facts as to the other concerns we have aside from just not having enough water.
When Mr. Ramey originally pumped water out of this well, he had two trucks. They were not certified and the well was not an approved water source. He was observed to make 10 to 12 trips per day with each of those trucks. If each of them holds 3800 gallons, that is an amount of 76 to 91 thousand gallons per day. He now owns 4 trucks. You have issued a permit allowing him to use 3 trucks at the rate of 10 trips per day-total.After the first hearing, he was issued a cease and desist order by the county to discontinue use of his well. In September 06 he was convicted of violating that order and sentenced to a fine and jail time which he avoided due to health reasons. In January of 07 he again was caught utilizing this same well for illegal water hauling. This information can be verified by Shawn Skeries with LA County Zoning Enforcement.

At the present time Mr. Ramey has 4 trucks running. He is advertising water hauling in our local paper with a contractors license number listed. In his request for a water rights permit he clearly stated he had no other water source besides the well on Sierra Highway, however he has been observed in the past by countless individuals to have used the metered County Fire Hydrant on Sierra Hwy to fill up (which he was not licensed or authorized to do, in otherwords, illegally)and has been documented recently obtaining water from a private residence on Soledad Canyon. He has been under investigation by the State Food Inspection dept. for quite some time for illegal water hauling. This investigation is current and can be verified by Jane Pettit with the State Food Inspection dept.

The fact is that to legally haul potable water you must have certified trucks that are regularly inspected and an approved water source that is regularly inspected.

The County wishes to grant Mr. Ramey a limited amount of water from his well on Sierra Highway based on the fact that he is supplying a necessary service to specifically the area of Tick Canyon. This is an area of homes built in the 50's. The newest home in this location is 1960 which is the last year they allowed building because there is no known water source. The residents here purchased their homes knowing this fact. There are only 5 known owners of record who actually reside in these homes. If this is the most compelling reason to give Mr. Ramey rights to appropriate water from our source at the risk of hundreds of peoples water resources, then I beseech you to reconsider this request. Not only that, but since he does have other water sources, that should solve the problem.

Although I hate to make a direct character reference to Mr. Ramey, I believe this is the time when these facts need to be considered.
Mr. Ramey has not heeded the law. He has on several occasions, broken it simply for personal gain. If you grant him even a small amount of water from this well, his proven history shows he will not honor the guidelines set forth.

At the public hearing, Mr. Mark Child was addressed with the question, "what happens when Roy Ramey decides to break the rules again and pump as much water as he is able to out of this well?" To which Mr. Child responded that it is not the job of regional planning to regulate and we would have to initiate an investigation with zoning enforcement, <u>if</u> we felt he was in violation of his CUP. In other words, the County doesn't care!!

Also, the proposal that in the event our well ceases to produce, that he is allowed to pump *more* water and sell it back to us, is beyond ludicrous.

Consider this proposal!!! Please reconsider this request seriously. It is not worth an entire community to profit one individual!!!
California is knowingly short on water supplies. Water should not be removed from one area and sold to another if there is even the slightest question whether it will impact the areas current residents.
Allowing an individual who engages in criminal activity to obtain a permit to operate a business to which he has already violated the rules does not make any sense.

As the Entity representing this ruling, we as Sleepy Valley residents request that you base your decision not on free enterprise, but to protect the necessary resource of an entire community.

Sincerely,

Terry Beeler
President

We, the undersigned, are very concerned about Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from the Sleepy Valley community wells. The last time water was pumped from this facility the community wells went dry.

This is a threat to the long-term viability of our community.

Name	Address
Sheila E. O'Shea	13122 Reservoir Ave, Agua Dulce, CA 91390
Dennis & Sue Tomlinson	13002 Sierra Hwy
WILLIAM RUFFINO	13172 RESERVOIR AVE AGUA DULCE CA 91390
Brett & Jeanette Tomlinson	13117 CHRISCO Agua Dulce
[illegible]	13120 Reservoir Ave Agua Dulce, CA 91390
Sophie Serrera	13120 Reservoir Ave, Agua Dulce ca 91390
Juanita Kenny	13116 Reservoir Ave Sleepy Valley 91389
Philip Risch	13133 RESERVOIR AVE Agua Dulce 91390
Gloria M. Stolarski	13169 Chrisco St, Agua Dulce 91390
[illegible]	13126 Reservoir Ave, Agua Dulce 91390
[illegible]	13126 Reservoir Ave Agua Dulce 91390
[illegible]	13165 Chrisco St Saugus CA 91390
Lindsay Konecko	13163 Chrisco St Saugus, CA 91390
Krista Stolarski	13169 Chrisco St. Saugus CA 91390
[illegible]	13144 RESERVIOR AVE. SANTA CLARITA CA 91390
Robert [illegible]	13144 Reservoir Ave SAUGUS CA 91390
Katherine Konecko	13163 Reservoir Ave Saugus, CA 91390-2316
Ed & Edwina [illegible]	13163 Reservoir Ave - 252-4623
Debra Pressly	13172 Reservoir Ave Saugus/Agua Dulce CA 91390
Darla Buchalla	13178 Reservoir Ave. Agua Dulce CA 91390
Henry Schaell	13117 Chrisco ST Aghadulce 91390
Jeff Tuma	13117 Chrisco ST Aghadulce 91390
Rick & Cathy Brown & Family	33300 Eastern Ave 91390
[illegible]	13169 Chrisco St Saugus CA 91390
Katherine M. Sloan	13060 Chrisco St, Saugus, CA 91390
Stephanie A. Magnoson	13061 Chrisco St Agua Dulce CA 91390
26 MARY & WALTER [illegible]	33616 SIERRA HWY AGUA DULCE CA 91390
Stephen Hidey	13042 Ridge Ave, Agua Dulce, CA 91390-2717
Barbara Wallman	13042 Ridge Ave, Agua Dulce, CA 91390-2717

Distributed by: Sheila O'Shea + Debra Pressly

We, the undersigned, are very concerned about Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from the Sleepy Valley community wells. The last time water was pumped from this facility the community wells went dry.

This is a threat to the long-term viability of our community.

Name	Address
DENISE JENS	29809 ARLINE ST. Canyon Country Ca 91351
Leah Sloan	13060 Chrisco st. Agua Dulce, CA 91390
Jim Lorezil	13061 Chrisco St. Agua Dulce CA 91390
[illegible]	13135 Chrisco St. Saugus CA 91390
[illegible]	13123 Chrisco Saugus CA 91390
[illegible]	13117 Chrisco Saugus CA 91390
[illegible]	13117 Chrisco Agua Dulce Ca 91390
Betty Sulen	13142 CHRISCO SAUGUS Ca 91390
Bob Sulen	13142 CHRISCO Saugus Ca 9139
Adele Ronecka	13163 Chrisco Saugus Ca 91390
Liliana Vallejo	33341 Chalet Ln. Agua Dulce Ca 91390

Distributed by: Kathy Sloan

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Dania Yll	13263 Sierra Hwy Agua Dulce CA 91390
	Glen Pressly	13172 Reservoir Ave. Agua Dulce CA 91390
Anita Minitello	Anita Minitello	13169 Reservoir Ave Agua Dulce CA 91390
	Martin Karl Koch	13209 Reservoir Ave "
	Steven Clanton	13205 Reservoir Ave Agua Dulce CA. 91390
	Paul Minitello	13169 Reservoir Ave Agua Dulce Calif. 91390
	Tricia Sturdefant	13159 Chrisco St, Agua Dulce CA 913
	Nancy Tomei	13029 Chrisco St Agua Dulce CA 91390
	Norma Nonelli	13225 Chrisco
	Craig Fedor	13223 Reservoir AC - 91390
	Jackie Gonzales	13252 Chrisco St. AC. 91390
	David Sanez	13252 Chrisco St.
	Rob Pressly	13172 Reservoir Ave.

Distributed by: Debbie Pressly

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Camille Clanton	13205 Reservoir Ave.
	VIRGINIA CLANTON	13205 RESERVOIR AVE.
	Victoria Koch	13209 Reservoir Ave.
	Jane E. Pasold	13238 Reservoir Ave.
	DARRELL KNOTTS	33218 Spring St.
	Robert Smith	33218 Spring St.
	Crystal Smith	33218 Spring Street
	Gregoria Yu	13263 Sierra Hwy
	Dunia Stamps	13263 Sierra Hwy
	David Stamps	13263 Sierra Hwy.
	G. Hodges	13261 CHRISCO ST
	JOHN McCANNEY	13244 CHRISCO ST
	Barbara Gomez-McCarney	13244 Chrisco St.

Distributed by: Debbie Presley

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Lesley Firmwalt	13203 Sierra Hwy
	Ramona Birney	13151 Reservoir Ave
	Laura Pomish	13123 Reservoir Ave.
	Greg Pomish	13123 Reservoir Ave.
	JOSHUA SOTO	13015 CHRISCO ST.
	Wendy Olsen	13045 Chrisco St
	GREGORY LOPEZ	13139 CHRISCO ST
	John Summers	13249 Chrisco St
	Jos Hickenbottom	13303 Sierra Hwy
	Marelyn McLaughlin	13169 Reservoir Ave
	DONALD JENKINS	13025 SIERRA HWY
	LAURIE JENKINS	13025 SIERRA HWY
	Shawn Jenkins	13025 Sierra Hwy

Distributed by: Debbie Pressley

Anthony C. Thorpe
13135 Chrisco Street
Saugus, CA 91390

February 17, 2008

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Re: Project No. R2005-00055-(5)

Dear Ms. Valadez:

I am a concerned resident of the tiny community of Sleepy Valley. When last I checked your website, it seemed that the commission was poised to grant permission to Mr. Roy Ramey to resume his water selling enterprise at the expense of the residents of this community.

I object strenuously to granting this conditional use permit for a couple of reasons: This enterprise is located in the wrong place, and it is being operated by the wrong guy.

Mr. Ramey's well is located 2/10 0f a mile upstream from our community's wells. When Mr. Ramey pumps water from his well, our wells go dry. The creek that runs through our community goes dry. His well is in the wrong place; he is selling OUR water.

Mr. Ramey is well known to us, as a man who has demonstrated that he is unworthy of the trust the County would place in him by granting the CUP. We are told, for example, that in 2004, Mr. Ramey illegally pumped water from his well, was convicted of a crime, and was only able to avoid jail for "health reasons". If the residents of this community were inclined to trust anybody to honestly conduct a water-selling enterprise from our shared aquifer, the last person on earth would be Roy Ramey, widely regarded as a scofflaw.

He's the wrong guy.

But I would hope the commission would investigate Mr. Ramey's record, and take it into consideration.

We are fortunate to live in this natural wonder, an Oasis in the Chaparral, with its flowing stream, its ponds, majestic oaks and incredible wildlife. But when the creek runs dry bad things happen:

Anthony C. Thorpe
13135 Chrisco Street
Saugus, CA 91390

My neighbor stops complaining about the egret that's eating her koi.

I stop hearing the sound of ducks, geese and other migratory birds.

All of a sudden I don't hear frogs at night.

The quail and chukar head for wetter ground.

The brooding pair of Cooper's Hawks that's been nesting here for years pulls up stakes, looking for a spot where there's some quail, or maybe some chukar.

The community well runs dry, and the Water Company must truck water in, but this time due to escalating costs there is a fuel surcharge.

Water bills are sent out to the community, which include both the cost of trucking water in, and the cost of defending ourselves against Mr. Ramey's assault on our most precious resource.

The community revolts.

Chaos.

It is for all of the above reasons that I urge you to that I urge you to deny the Conditional Use Permit to Mr. Ramey.

Very truly yours,

Anthony C. Thorpe

Patty Sargent
34375
Agua Dulce Canyon
Rd

91390
Called 3/17 to
support project.

Date:

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RECEIVED
MAR 17 2008

Re: Project No. R2005-00055-(5)

Dear Ms Valadez:

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 1 adults and 1 children in my home. I am extremely concerned about the fact that Los Angles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more than 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water.

More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed Kathy Grill

Print Kathy Grill

Address: 24800 Ave Rockefeller
Valencia, CA 91390

Date:

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RECEIVED
MAR 17 2008

Re: Project No. R2005-00055-(5)

Dear Ms Valadez:

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 3 adults and 1 children in my home. I am extremely concerned about the fact that Los Angles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more than 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water.

More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed [illegible]

Print SL CORDOVA

Address: 13117 Sierra Hwy
Agua Dulce, CA

From: N MARK CORDOVA
SHARON CORDOVA
9541 CUZCRAFT AVE
CHATSWORTH, CA 91311

RECEIVED
MAR 17 2008

Date
To: Mark Childs
Los Angeles County Department of Regional Planning
320 N. Temple Street
Los Angeles, CA 90012
RE: Project No. 2005-00055, CUP Request from Roy Ramey/Rainmaker Water

Dear Mr. Childs,

I am a concerned citizen/community member of Agua Dulce
There are 3 adults and 1 children in my home.
I strongly object to Mr. Ramey's request due to the negative impact it represents to our community. Water is a highly valued and necessary resource in this area. It is often too limited to supply sufficient water to the existing residents.
To allow one individual to appropriate and distribute it out of the area is to allow one individuals gain at the potential loss of an entire community.
We are not willing to take that risk.
We oppose Project No. R2005-

00055, which would give a CUP to Mr. Roy Ramey and Rainmaker Water.

We appreciate your consideration in this matter!

Sincerely,

Signed
Print: SL CORDOVA

From: Anne Marie & Rick Lundin
13230 Chrisco St.
Agua Dulce, CA 91390

Date
To: Mark Childs
Los Angeles County Department of Regional Planning
320 N. Temple Street
Los Angeles, CA 90012
RE: Project No. 2005-00055, CUP Request from Roy Ramey/Rainmaker Water

Dear Mr. Childs,

I am a concerned citizen/community member of Agua Dulce
There are 3 adults and 1 children in my home.
I strongly object to Mr. Ramey's request due to the negative impact it represents to our community. Water is a highly valued and necessary resource in this area. It is often too limited to supply sufficient water to the existing residents.
To allow one individual to appropriate and distribute it out of the area is to allow one individuals gain at the potential loss of an entire community.
We are not willing to take that risk.
We oppose Project No. R2005-

00055, which would give a CUP to Mr. Roy Ramey and Rainmaker Water.

We appreciate your consideration in this matter!

Sincerely,

Signed Anne M Lundin
Print: Anne Marie Lundin

RECEIVED
MAR - 5 2008

Betty + Robert
From: SVIEN
13142 CHRISCO ST
SAUGUS Ca 91390

RECEIVED
MAR - 5 2008

Date
To: Mark Childs
Los Angeles County Department of Regional Planning
320 N. Temple Street
Los Angeles, CA 90012
RE: Project No. 2005-00055, CUP Request from Roy Ramey/Rainmaker Water

Dear Mr. Childs,

I am a concerned citizen/community member of Agua Dulce
There are 2 adults and — children in my home.
I strongly object to Mr. Ramey's request due to the negative impact it represents to our community. Water is a highly valued and necessary resource in this area. It is often too limited to supply sufficient water to the existing residents.
To allow one individual to appropriate and distribute it out of the area is to allow one individuals gain at the potential loss of an entire community.
We are not willing to take that risk.
We oppose Project No. R2005-

00055, which would give a CUP to Mr. Roy Ramey and Rainmaker Water.

We appreciate your consideration in this matter!

Sincerely,

Signed Betty + Robert Svien
Print: BETTY + ROBERT SVIEN
3142 CHRISCO ST
SAUGUS CALIF 91390

RECEIVED
MAR 10 2008

Date: 8TH MARCH 2008

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, Ca 90012

Re: Project No. R2005-00055-(5)

Dear Ms. Valadez,

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 2 adults and 0 children in my home. I am extremely concerned about the fact that Los Angeles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more that 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water. We also had to pull our own well pump which failed when our own well went dry at a cost of $1,500. More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed C M Yewdall

Print C. YEWDALL

Address 13237 SIERRA HWY

AGUA DULCE CA 91390

RECEIVED
MAR 10 2008

Date:

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, Ca 90012

Re: Project No. R2005-00055-(5)

Dear Ms. Valadez,

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 2 adults and 2 children in my home. I am extremely concerned about the fact that Los Angeles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more that 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water.

More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed Barry Ewing

Print BARRY EWING

Address 13101 N. CARISCO ST.
AGUA DULCE, CA

Correspondence In Opposition

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Dania Yu	13263 Sierra Hwy Agua Dulce CA 91390
	Glen Pressly	13172 Reservoir Ave. Agua Dulce Ca 91390
Anita Minitello	Anita Minitello	13169 Reservoir Ave Agua Dulce CA 91390
	Martin Karl Koch	13209 Reservoir Ave "
	Steven Clanton	13205 Reservoir Ave Agua Dulce CA. 91390
	PAUL MINITELLO	13169 RESERVOIR AVE AGUA DULCE CALIF. 91390
	Tricia Stindefast	13159 Chrisco St, Agua Dulce CA 913
	Nancy Tomei	13029 Chrisco St Agua Dulce CA 91390
	NORMA NOVELLI	13225 CHRISCO AC - 91390
	CRAIG FEEDER	13223 Reservoir
	Jackie Gonzales	13252 Chrisco St. AG. 91390
	DAVID SANEZ	13252 CHRISCO ST.
	ROB PRESSLY	13172 RESERVOIR AVE.

Distributed by: Debbie Pressly

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Camille Clanton	13205 Reservoir Ave.
	VIRGINIA CLANTON	13205 RESERVOIR AVE.
	Victoria Koch	13209 Reservoir Ave.
	Jane E Pasold	13238 Reservoir Ave.
	DARRELL KNOTTS	33218 Spring St.
	Robert Smith	33218 Spring St.
	Crystal Smith	33218 Spring Street
	Gregoria Yu	13263 Sierra Hwy
	Dunia Stamps	13263 Sierra Hwy
	David Stamps	13263 Sierra Hwy.
	G. Hodges	13261 CHRISCO ST
	JOHN McCARNEY	13244 CHRISCO ST.
	Barbara Gomez-McCarney	13244 Chrisco St.

Distributed by: Debbie Pressley

PETITION to
Oppose CUP Project No. R2005-00055
Roy Ramey/Rainmaker Water
Distribution Facility
January 13, 2008

To the County of Los Angeles Department of Regional Planning

We, as community members/concerned citizens, strongly oppose the proposed CUP project as above referenced. We feel our water is an absolutely necessary resource for the survival and health of our community and are not willing to risk losing it for the profit of a single individual.

SIGNATURE	NAME (Please Print)	ADDRESS
	Lesley Firmwalt	13203 Sierra Hwy
	Ramona Birney	13151 Reservoir Ave
	Laura Pomish	13123 Reservoir Ave.
	Greg Pomish	13123 Reservoir Ave.
	JOSHUA SOTO	13015 CHRISCO ST.
	Wendy Olsen	13045 Chrisco St
	GREGORY LOPEZ	13139 CHRISCO ST
	John Summers	13249 Chrisco St
	Joe Hickenbottom	13303 Sierra Hwy
	Marelyn McLaughlin	13169 Reservoir Ave
	DONALD JENKINS	13025 SIERRA HWY
	LAURIE JENKINS	13025 SIERRA HWY
	Shawn Jenkins	13025 Sierra Hwy

Distributed by: Debbie Presley

We, the undersigned, are very concerned about Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from the Sleepy Valley community wells. The last time water was pumped from this facility the community wells went dry.

This is a threat to the long-term viability of our community.

Name	Address
Sheila E. O'Shea	13122 Reservoir Ave, Agua Dulce, CA 91390
Dennis & Sue Tomlinson	13002 Sierra Hidgi
William Ruffino	13122 Reservoir Ave Agua Dulce CA 91390
Ralph & Jeanette Tomlinson	13117 Chrisco Agua Dulce
[illegible]	13120 Reservoir Ave Agua Dulce, CA 91390
Sophie Serrera	13120 Reservoir Ave, Agua Dulce CA 91390
Juanita Reyna	13116 Reservoir Ave Sleepy Valley 91390
Philip Ricci / Manfred	13133 Reservoir Ave Agua Dulce 91390
Gloria M. Stolarski	13169 Chrisco St, Agua Dulce 91390
[illegible]	13170 Reservoir Ave, Agua Dulce 91390
[illegible]	13164 Reservoir Ave Agua Dulce 91390
[illegible]	13165 Chrisco St Saugus CA 91390
Lindsay Konecko	13163 Chrisco St Saugus, CA 91390
Rusta Stolarski	13169 Chrisco St. Saugus CA 91390
[illegible]	13144 Reservoir Ave. Santa Clarita CA 91390
Robert Arroyo	13141 Reservoir Ave Saugus CA 91390
Katherine Gonzalez	13167 Reservoir Ave Saugus, CA 91390-2716
Ed & Edwina Johnson	13167 Reservoir Ave 252-4623
Debra Pressly	13172 Reservoir Ave Saugus/Agua Dulce CA 91390
Darla Buchalla	13178 Reservoir Ave. Agua Dulce CA 91390
Henry Schaell	13117 Chrisco ST Aghadulce 91390
Jeff Tuttle	13117 Chrisco ST Aghadulce 91390
Rick & Cathy Brown & Family	33300 Eastern Ave 91390
[illegible]	13169 Chrisco St Saugus CA 91390
[illegible]	13060 Chrisco St, Saugus, CA 91390
Stephanie Anagnoson	13061 Chrisco St. Agua Dulce CA 91390
26 Mark & Walter Steg	33616 Sierra Hilero Agua Dulce CA. 91390
Stephen Hidey	13042 Ridge Ave, Agua Dulce, CA 91390-2717
Barbara Wallman	13042 Ridge Ave, Agua Dulce, CA 91390-2717

Distributed by: Sheila O'Shea & Debra Pressly

We, the undersigned, are very concerned about Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from the Sleepy Valley community wells. The last time water was pumped from this facility the community wells went dry.

This is a threat to the long-term viability of our community.

Name	Address
DENISE JENS	29809 ARLINE ST. CANYON COUNTRY CA 91351
Leah Sloan	13060 Chrisco St. Agua Dulce, CA 91390
Jim Iorezil	13061 Chrisco St. Agua Dulce CA 91390
3 [illegible]	13135 Chrisco ST. Saugus, CA. 91390
[illegible]	13123 Chrisco SAUGUS CA 91390
[illegible]	13117 Chrisco SAUGUS CA 91390
[illegible]	13117 Chrisco Agua Dulce CA 91390
Betty SVIEN	13142 CHRISCO SAUGUS CA. 91390
Bob SVIEN	13142 CHRISCO SAUGUS CA
Vicki Konecka	13163 Chrisco Saugus CA 9139[illegible]
[illegible]	33341 [illegible] Agua Dulce CA 91390

Distributed by: Kathy Sloan

Date:

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RECEIVED
MAR 17 20

Re: Project No. R2005-00055-(5)

Dear Ms Valadez:

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 1 adults and 1 children in my home. I am extremely concerned about the fact that Los Angles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more than 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water.

More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed Kathy Grill

Print Kathy Grill

Address: 24800 Ave Rockefeller
Valencia, CA 91390

Date:

Esther L. Valadez, Chair
Regional Planning Commission
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RECEIVED
MAR 17 2008

Re: Project No. R2005-00055-(5)

Dear Ms Valadez:

I am writing to you today as a resident of Sleepy Valley and the Agua Dulce community in general. There are 3 adults and 1 children in my home. I am extremely concerned about the fact that Los Angles County is considering giving Mr. Roy Ramey a permit to pump water from a well a quarter mile upstream from our community wells, sell this water, and remove it from our watershed entirely. During the spring and summer of 2004 Mr. Ramey illegally used water from this well and our community wells were not able to support us. Sleepy Valley is a small community which has existed for more than 80 years, yet this is the first time since the 1960s that our wells have not been able to support our water use.

The creek which flows past Mr. Ramey's well flows at the surface for a short distance through Sleepy Valley. Surface water present most of the time. However, during the time that Mr. Ramey was using water the creek was dry. It began flowing again a few months after Mr. Ramey stopped removing water.

More people are moving into the Agua Dulce area all the time. All of these homes must be supported by a limited amount of ground water. To allow water to be removed for the personal gain of one individual at the expense of an entire community seems ludicrous at best.

Please protect our community and the entire area and deny Mr. Ramey this CUP.

Thank you,

Signed [illegible]

Print SL CORDOVA

Address: 13117 Sierra Hwy
Agua Dulce, CA

From: Sharon Cordova
Mark Cordova
9541 Oxycraft Ave
Chatsworth, CA 91311

RECEIVED
MAR 17 2008

Date
To: Mark Childs
Los Angeles County Department of Regional Planning
320 N. Temple Street
Los Angeles, CA 90012
RE: Project No. 2005-00055, CUP Request from Roy Ramey/Rainmaker Water

Dear Mr. Childs,

I am a concerned citizen/community member of Agua Dulce
There are 3 adults and 1 children in my home.
I strongly object to Mr. Ramey's request due to the negative impact it represents to our community. Water is a highly valued and necessary resource in this area. It is often too limited to supply sufficient water to the existing residents.
To allow one individual to appropriate and distribute it out of the area is to allow one individuals gain at the potential loss of an entire community.
We are not willing to take that risk.
We oppose Project No. R2005-

00055, which would give a CUP to Mr. Roy Ramey and Rainmaker Water.

We appreciate your consideration in this matter!

Sincerely,

Signed [signature]
Print: S. Cordova

via e-mail

Memorandum

To: Mr. Chuck Nesmith, State Water Resources Control Board
Cc: Ms. Kathy Sloan, Sleepy Valley Water Company
From: Tim Thompson
Date: September 14, 2007

Subject: Review of Earth Resources, Inc. report dated January 9, 2007 pursuant to the complaint filed with the State Water Resources Control Board by Sleepy Valley Water Company on December 21, 2006.

Dear Chuck:

On behalf of Sleepy Valley Water Company ("SVWC"), we have conducted a review of a report by Earth Resources, Inc. ("ERI") entitled Groundwater Underflow Calculations and dated August 23, 2007. This report is associated with a pending water right application by Rainmaker Water Services ("RWS") to the State Water Resources Control Board ("State Board"). Based upon our calculations we have identified a series of issues in both the underlying hydrologic data and assumptions as well as in the overall approach.

Underflow Analysis vs. Capture-Zone Analysis

A typical underflow analysis provides a broad evaluation of the total volume of water passing thru a basin, and is helpful in determining an overall amount of groundwater that is present under the modeled conditions. This total volume of water passing through a cross-sectional area of the basin on a daily basis is not, however, the total volume of water available for a groundwater well to pump. A series of wells with intersecting cones-of-depression placed across the width of the basin would be required to capture even a limited portion of that underflow. Therefore, the volume of underflow present in the aquifer materials is not highly correlative to the amount of groundwater available for pumping. It is the "capture zone" of a well that determines the yield, not the overall amount of water flowing by within the aquifer. This is a distinct difference in the process of evaluating groundwater availability usage as compared to a similar analysis for a surface water source such as a river or stream. A standard groundwater analytical technique, as provided in the 2001 edition of the technical reference textbook as cited in the ERI report (Fetter, 1988), was used to analyze the capture zone for the SVWC wells. These calculations are provided in the attached Excel spreadsheet (see "SVWC Capture Zone Analysis" tab). We provide a range of groundwater gradients in this calculation both to illustrate the sensitivity of the resulting potential capture quantities and to identify at least a general range of possible groundwater gradient values that corroborate known pumping history at SVWC wells.

To most accurately characterize the effect of adding additional pumping stresses to a groundwater basin, a groundwater model that incorporates aspects of groundwater recharge volumes and rates, the anticipated groundwater gradients, boundary conditions, water levels and extractions is needed. For the basin being analyzed in this effort, there are insufficient available data to justify this type of a model. Given the degree to which aquifer parameters are largely unknown in this watershed, it is not possible to model any aspect of the watershed characteristics in terms of a single numerical value without regard to the potential range of error in the input variables.

However, as an initial estimated, by incorporating the potential range in currently unknown aquifer parameters, a conservative interim pumping limit for the RWS well can be calculated (see spreadsheet, "RWS Pumping Limit Calc" tab). This limit, provided in terms of a maximum depth below ground surface

at the RWS well, is needed designed to protect the production capabilities of the prior appropriator and senior water right holder, SVWC, until such time as additional data can be collected that further constrain the aquifer parameters.

Only through the process of collecting additional data within the context of a multi-year monitoring program (see suggested program details below) will a more precise determination of the actual basin characteristics, responses to pumping and potential impacts from the addition of new pumping be possible.

Sensitivity to Gradient

In reviewing the report prepared by ERI, and in conducting the calculations described above used to determine the capture zone of the Sleepy Valley wells, it is apparent that the potential effect of the proposed new pumping in the basin is highly sensitive to groundwater gradient. The approach employed in the ERI report to calculate the groundwater gradient does not consider the direction of groundwater flow within the basin, and is therefore not a gradient calculation, but simply a difference between the water levels of the two wells. A groundwater gradient is calculated as perpendicular to the direction of groundwater flow. To determine groundwater flow directions, a body of water level data from multiple wells is needed and a contour map is generally prepared. Based upon such a contour map, the groundwater gradient for different areas within the basin can be calculated by measuring perpendicular to the trend of the contours.

Based upon an assumption that the groundwater gradient is roughly parallel to the surficial topographic gradient, we have calculated a gradient of approximately 0.12 for the area of the basin in consideration. However, the groundwater gradient is also influenced by the canyon walls and contact with the basement rocks, so it is difficult to determine, without additional monitoring points, what the true groundwater gradient is for this area. Further, this value is only applicable to the conditions that existed at the time of the pumping test that occurred in August of 2006. Based on experiences in other groundwater basins, the groundwater gradient can vary substantially in wet years (generally steeper) versus dry or drought years (generally shallower).

In consideration of (1) the lack of groundwater level data sufficient to make a single reliable assessment of groundwater gradient at any one snap-shot in time, (2) the likely variability of the groundwater gradient over time, and (3) the sensitivity of gradient to a given water well's ability to capture the flow, we suggest that a multi-year monitoring program designed to collect sufficient data to characterize the range of variability in the slope and direction of the groundwater table be completed before a reassessment of the interim pumping limit on the RWS well or any new pumping allocations are permitted for Mint Canyon Creek. An understanding of the range in the slope and direction of the groundwater gradient is of critical importance to the analysis being conducted and to the development of an appropriate long-term pumping cut-off level for the Ramey well to ensure the security of SVWC's senior water right.

A properly designed, long-term water level monitoring program for the purposes of establishing the slope and direction of the groundwater table in the vicinity of the RWS and SVWC wells should involve monitoring at least three (3) wells that are measured at least twice a month. The overall duration of the monitoring program should be long enough to ensure that measurements are taken in all seasons and under average hydrologic conditions as well as drought conditions.

Proposed RWS Well Interim Pumping Limit

In order to ensure the security of SVWC's senior water right, it is appropriate to select a conservative interim pumping limit for the RWS well (junior appropriator) until such time as sufficient additional data have been obtained to better characterize the basin's response to additional pumping under a range of hydrologic conditions. Calculations based on best available data with a conservative margin to account for poorly defined basin characteristics indicate that a safe interim pumping limit at the RWS well is 25 feet below ground surface at the RWS Well.

ENTRIX

Environmental and Natural Resource Management Consultants

via email

December 18, 2007

Kathy Sloan
Sleepy Valley Water Company
P.O. Box 2721
Canyon Country, CA 91386-7721

RE: Sleepy Valley Well #1 Pump Test Results

Dear Kathy:

Please find enclosed a report summarizing the findings of the pump test conducted at Sleepy Valley Water Company Well #1 on October 10 – 12, 2007. Results of this test indicate that SVWC's Well #1 is capable of sustaining the 26 gpm flow rate used in the first pumping test. A more detailed assessment is provided in the attached report, along with a discussion of the effects of pumping at the four (4) wells used for passive water level monitoring during the test, and information about aquifer properties that was derived based on the results of this pump test.

Please contact me at (315) 662-3615 if you have any questions or would like to discuss the contents of this report in greater detail.

Sincerely,

Jennifer Dawson Wong

Jennifer Wong

Project Scientist

cc: Tim Thompson, Vice President – Water Resources Sciences

Sleepy Valley Well Number 1: Pump Test Results

Purpose of Test

A constant rate pumping test of Sleepy Valley Water Company's (SVWC) primary production well was conducted on October 10, 2007. A second constant rate test, at a higher pumping rate, was conducted on October 12, 2007, after the water levels in the well had fully recovered from the first test.

The primary purpose of these tests was to determine whether Sleepy Valley's well was capable of sustaining the pumping rate historically used during typical Sleepy Valley well operation, and, in part, to determine whether Sleepy Valley's own pumping practices may have caused the well to run dry in the summer of 2004.

Water levels at several nearby wells were measured during the pumping at the Sleepy Valley Well in order to determine whether pumping at the SVWC well affected water levels in these wells.

In addition, to assist with planning for potential future water supply demands, it was Sleepy Valley Water Company's intent to determine the maximum yield that the well could sustain, to the maximum extent that the existing pumping infrastructure was capable.

Pump Test Results

The first pump test was conducted from October 10-11, 2007. Static water level in SVWC Well #1 was 9.04 ft bgs. The pumping rate averaged 25.8 gpm for the 24-hour duration of the test, with a minimum pumping rate of 23.8 gpm and a maximum pumping rate of 28.7 gpm. A total of 37,208 gallons of water were pumped during the 24-hour test. Data tables for the pumping and monitoring wells are provided in Attachment A.

The maximum depth of pumping water level during this test was 11.4 ft bgs, at 418 minutes into the test, which corresponds to a maximum drawdown of 2.4 feet. This corresponds to a specific capacity of the well of 10.75 gpm per foot of drawdown. Beginning at approximately 8 hours into the test, a relatively sustainable water level of approximately 11 ft bgs was achieved and maintained for the remaining 16 hours of the pump test (Figure 1). Some minor fluctuation in water level is observed, however these fluctuations appear to correspond to minor fluctuations of +/- 2-3 gpm in the pumping rates during this portion of the test. The well achieved 50% recovery within 5 minutes of the pump being turned off, and was fully

recovered within 24 hours (+/- 0.1 ft; which is within the range of measurement error).

A second pumping test was conducted on October 12, 2007 following the recovery of the well after the first test. The pumping rate averaged 39.3 gpm for the approximately 10-hour duration of the test, with a minimum pumping rate of 21.5 gpm and a maximum pumping rate of 43.2 gpm. A total of 23,687 gallons of water were pumped during the 10-hour test. The maximum drawdown during this test was 2.96 feet. This corresponds to a specific capacity of the well of 13.28 gpm per foot of drawdown. At approximately 5 hours into this test, the pumping water level stabilized at approximately 12 ft bgs and remained relatively stable for the remaining 5 hours of the test.

It is our assessment that the well is capable of sustaining a 26 gpm pumping rate under current basin conditions. The 26 gpm rate for 24 hours exceeds Sleepy Valley's current pumping regime, since SVWC typically does not run their pump continuously. Assuming an average of 12 hours per day of pumping, pumping rates for the years 1990-2004 range from 20-25 gpm (average pumping rates for 2005-6 are somewhat lower) and monthly total pumped amounts in 2004 are not significantly different from those in other years, so it is not apparent that the total hours of daily pumping differed from typical usage patterns in the months preceding the problems that SVWC experienced in 2004. Given the results of this pump test and the fact that monthly production records do not show abnormally high rates of production in 2004, then it is unlikely that Sleepy Valley's own pumping practices caused the well to run dry in the summer of 2004.

SVWC Well #1 is likely capable of sustaining the 39 gpm pumping rate of the second test, although a longer duration test would be recommended to confirm that there are no barrier effects observed with longer pumping durations. This well may be capable of even higher sustainable yields, however, additional testing at higher pumping rates will be required to fully determine the capabilities of this well.

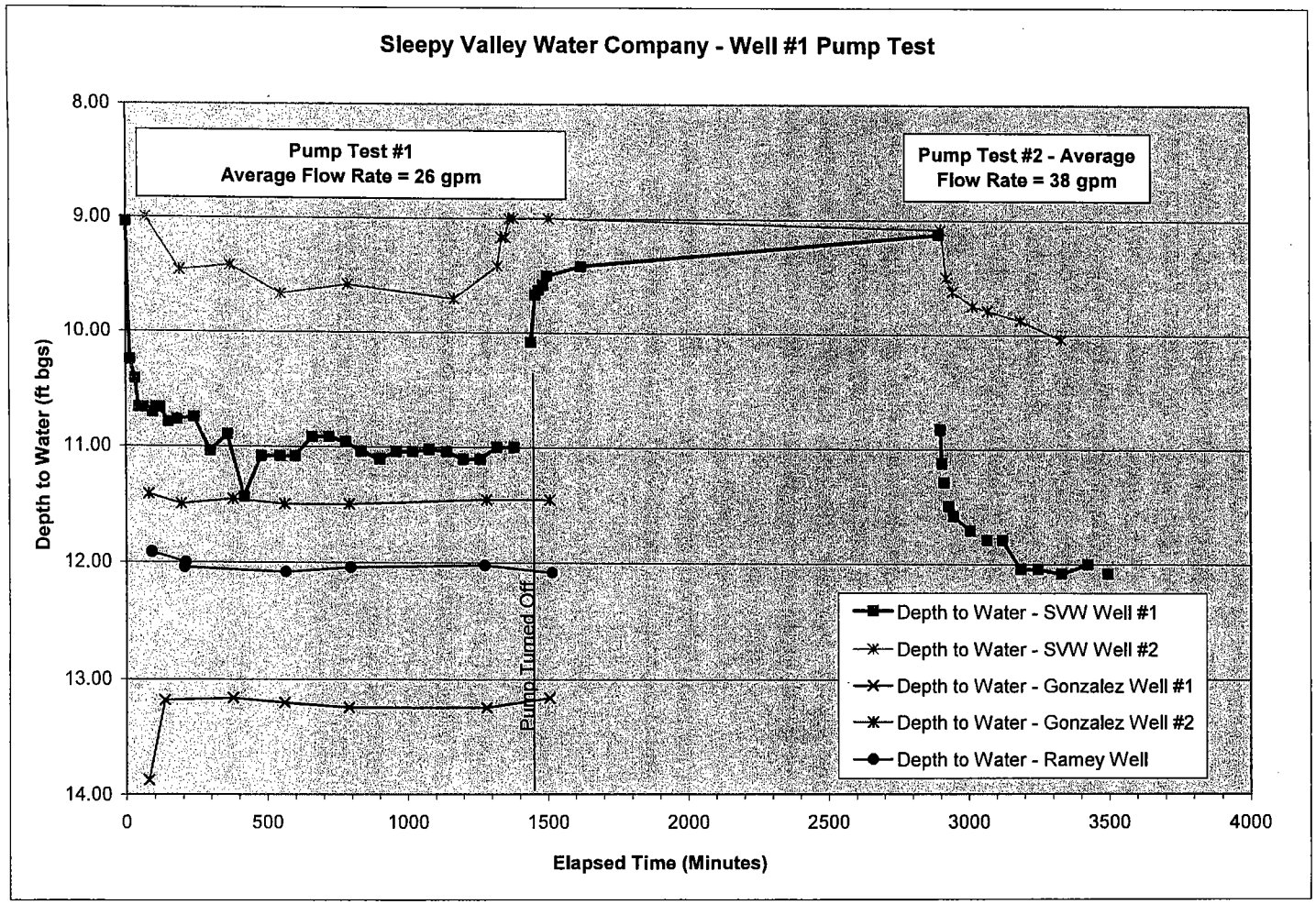


Figure 1. Depth to water at pumping and monitoring wells – Sleepy Valley Water Company Well #1 Pump Test, October 2007.

Effects of Pumping on Nearby Wells

Four (4) wells in the vicinity of SVWC Well #1 were monitored during the first (26 gpm) pump test:

- Sleepy Valley #2 (located approximately 10 ft west of SVWC #1);
- Gonzalez Well #1 (located approximately 400 ft southwest of SVWC #1);
- Gonzalez Well #2 (located approximately 400 ft southwest of SVWC #1); and,
- Roy Ramey Well (located approximately 700 ft east of SVWC #1).

Not surprisingly, effects of pumping at SVWC Well #1 are seen very quickly at the nearby SVWC Well #2. Near the end of the 24-hour pumping test, the difference in water level elevation between the wells is approximately 2 feet (the wellheads are assumed to be at the same elevation, given the very short distance between the two wells).

There are no observable effects on any of the other three monitoring wells during the course of the test, however. Gonzalez Well #1 actually shows an increase in depth to water during a single measurement conducted during the early portion of the test, but is otherwise steady, so this anomaly is attributed to activities at the Gonzalez well or measurement error. Water levels in Gonzalez Well #2 and the Ramey Well increase very slightly during the course of the test, although these increases are within the range of measurement error, and the interpretation is that pumping at SVWC Well #1 at a rate of 26 gpm for 24-hours does not affect water levels at these wells.

Recommendations for Future SVWC Pump Testing

Sleepy Valley Water Company anticipates future increased water supply demands. As water supply demands begin to approach the known sustainable yield of the well (i.e. 26 gpm for 24 hours), as determined under this testing program, it is recommended that SVWC conduct at least a 24-hour duration test at the higher rate used in the second test conducted in October (39 gpm). Eventually, when water demands approach this 39 gpm pumping rate, a more robust testing program will be required. This program should be designed to establish the maximum sustainable yield of SVWC's existing wells (or at least, to establish whether SVWC's existing wells are capable of sustaining the permitted amount of flow). Because the ability to test this well is currently capped by the pumping capability of the existing infrastructure, it will be necessary to specify and install a test pump that is sufficiently sized to fully test the capability of the well.

Conclusions

As previously stated, the primary purpose of this test was to determine whether Sleepy Valley's well was capable of sustaining the pumping rate historically used during typical Sleepy Valley well operation, and, in part, to determine whether Sleepy Valley's own pumping practices may have caused the well to run dry in the summer of 2004. The results of this test indicate that the well is capable of sustaining a 26 gpm pumping rate under current basin conditions. Therefore it is unlikely that Sleepy Valley's own pumping practices caused the well to run dry in the summer of 2004.

Several wells were monitored during the test to determine the effects of pumping at the SVWC well on water levels in these wells. Although a direct hydraulic connection between the Sleepy Valley Well and the Ramey and Gonzalez wells is not evident in this short term test, the limited volumetric capacity of the basin requires careful attention when considering the permitting of any new extractions. Although the Sleepy Valley Well and the wells monitored during this test may not necessarily have interfering cones of depression observable during a 24-hour pumping test at 26 gpm, these wells are extracting water from the same aquifer that has a limited amount of groundwater in storage at any given point in time. This steep, narrow basin has a cross-section that essentially resembles an inverted triangle. Because of this, a relatively small decrease in basin-wide water levels corresponds with a proportionally large reduction in the volume of water in storage. During drought periods, the relationship between water levels and available water in storage becomes even more disproportionate, and any additional extractions will be considerably more deleterious to existing, senior water right holders in this basin. The establishment of appropriate pumping thresholds for any additional water extractions that may be permitted in the future is essential in order to protect the pumping capabilities of existing water rights holders in the basin.

Attachment A: Water Level and Pumping Records – Pumping and Monitoring Wells

Well Name:	Sleepy Valley Well #1		
State Well ID No.:			
Pre-Test Static Water Level (ft bgs):	9.04	Initial Totalizer Reading:	122944.1 cu ft

Date	Time	Elapsed Time	Depth to water w/ 2'6" rise	Depth to Water	Totalizer Reading	Flow Rate	Person Taking Measurement	Observations/Comments
	(Time of Day)	*(min)*		*(ft bgs)*	*ft^3*	*(gpm)*		
10/10/07	8:04		12'	9.50			Shawn Confair	
	8:57	-3	11' 6.5"	9.04			Shawn Confair	
	9:00	0		9.04	122944.1			assume same depth to water as previous
	9:15	15	12' 9"	10.25			Shawn Confair	9:13 flow adjusted to 25 gpm
	9:33	33	12' 11"	10.42	123062.4	26.81	Shawn Confair	9:30 bucket test 27.9gpm
	9:45	45	13' 2"	10.67	123102.5	25.00	Shawn Confair	9:43 25.7gpm
	10:00	60	13' 2"	10.67	123155.4	26.38	Shawn Confair	
	10:33	93	13' 2.5"	10.71	123271.0	26.20	Kathy Sloan	
	10:45	105	13' 2"	10.67	123316.0	28.05	Kathy Sloan	flow rate hand-calculated
	11:00	120	13' 2"	10.67	123364.0	23.93	Kathy Sloan	flow rate hand-calculated
	11:30	150	13' 3.5"	10.79	123463.5	24.81	Debbie Presley	
	12:00	180	13' 3.25"	10.77	123566.7	25.73	Laurie Jenkins	
	13:01	241	13' 3"	10.75	123788.0	27.14	Kathy Sloan	
	13:58	298	13' 6.5"	11.04	123970.0	23.88	Laurie Jenkins	2 pm bucket test 5gal/11.75s = 25.5gpm
	15:00	360	13"4.75"	10.90	124185.6	26.01	Laurie Jenkins	
	15:58	418	13' 11.25"	11.44	124384.0	25.59	Laurie Jenkins	
	17:00	480	13' 7"	11.08	124600.0	26.06	Laurie Jenkins	
	18:06	546	13' 7"	11.08	124826.7	25.69	Laurie Jenkins	
	19:00	600	13' 7"	11.08	125034.0	28.71	Debbie/Tony	bucket test 5gal/11.25s = 26.7gpm
	20:00	660	13' 5"	10.92	125244.0	26.18		
	21:01	720	13' 5"	10.92	125430.0	23.19	Tony/Laurie	
	22:00	780	13' 5.5"	10.96	125649.0	27.30	Kathy Sloan	
	22:55	835	13' 6.5"	11.04	125825.0	23.94	Debbie Presley	
	0:00	900	13' 7.25"	11.10	126055.0	26.47	Debbie Presley	
10/11/07	0:59	959	13' 6.5"	11.04	126267.0	26.88	Kathy Sloan	
	1:59	1019	13' 6.5"	11.04	126464.0	24.56	Kathy Sloan	
	2:58	1078	13' 6.25"	11.02	126667.5	25.80	Kathy Sloan	
	4:00	1140	13' 6.5"	11.04	126878.0	25.40	Debbie Presley	
	5:00	1200	13' 7.25"	11.10	127082.0	25.43	Debbie Presley	
	6:00	1260	13' 7.25"	11.10	127295.0	26.55	Kathy Sloan	
	7:00	1320	13' 6"	11.00	127508.0	26.55	Kathy Sloan	
	8:00	1380	13' 6"	11.00	127710.0	25.18	Laurie Jenkins	
	8:40	1420						8:40 bucket test 5gal/11.1s = 27.0gpm
	8:59	1440			127918.4	26.20		pump shut off
	9:02	1442	12"7"	10.08			Kathy Sloan	
	9:18	1458	12' 2"	9.67			Tony/Laurie	
	9:30	1470	12' 1.5"	9.63			Tony/Laurie	
	9:45	1485	12' 1"	9.58			Tony/Laurie	
	10:00	1500	12'	9.50			Tony/Laurie	
	12:00	1620	11' 11"	9.42			Debbie Presley	
10/12/07	9:15	2895	11' 7.5"	9.13	127918.5		Kathy Sloan	pumping started
	9:18	2898						flow adjusted
	9:20	2900	13' 4"	10.83			Kathy/Laurie	valve opened almost all the way
	9:26	2906	13' 7.5"	11.13			Kathy/Laurie	5cf/55.61sec = 40.35gpm

Date	Time	Elapsed Time	Depth to water w/ 2'6" rise	Depth to Water	Totalizer Reading	Flow Rate	Person Taking Measurement	Observations/Comments
	(Time of Day)	*(min)*		*(ft bgs)*	*ft^3*	*(gpm)*		
	9:27	2907			127953.0	21.51		
	9:33	2913	13' 9.5"	11.29			Kathy/Laurie	
	9:34	2914			127990.0	39.54		
	9:47	2927			128055.0	37.40		5cf/55.69sec=40.29gpm
	9:49	2929	14'	11.50			Kathy/Laurie	
	10:05	2945	14' 1"	11.58	128159.0	43.22	Kathy/Laurie	
	11:05	3005	14' 2.5"	11.71			Kathy	5cf/56.54sec=39.69gpm valve opened
	11:15	3015			128527.0	39.32	Kathy	5cf/55.95sec=40.11gpm
	12:05	3065	14' 3.5"	11.79	128792.0	39.64	Kathy	
	12:13	3073						5cf/56.49sec=39.72gpm
	12:17	3077						valve opened fully 5cf/56.62sec=39.63gpm
	13:01	3121	14' 3.5"	11.79	129090.0	39.80	Kathy	5cf/55.78sec=40.22gpm
	14:05	3185	14 ' 6.5"	12.04	129435.0	40.32	Laurie	
	15:06	3246	14' 6.5"	12.04	129772.0	41.32	Laurie	
	16:30	3330	14' 7"	12.08	130217.0	39.63	Laurie	
	18:04	3424	14' 6"	12.00			Kathy	
	18:06	3426			130713.1	38.65		
	19:14	3494	14' 7"	12.08			Kathy	
	19:16	3496			131085.2	39.76		5cf/55.65sec=40.32gpm
	19:17	3497				0.00		well shut off

Well Name:	Sleepy Valley Well #2				State Well ID No.:	
					Well Last Pumped (Date):	10/3/2007
Pre-Test Static Water Level (ft bgs):			8.7		Well Last Pumped (Time):	
Date	**Time**	**Elapsed Time**	**Depth to water with 3'8" rise**	**Depth to Water**	**Person Taking Measurement**	**Observations/Comments**
	(Time of Day)	*(mins)*		*(ft bgs)*		
10/10/07	8:07		12" 4"	8.7	Shawn Confair	
	10:10	70	12' 8"	9.0	Shawn Confair	SV well #1 started at 9:00 am 10/10
	12:10	190	13' 1.5"	9.5	Laurie Jenkins	
	15:10	370	13' 1"	9.4	Laurie Jenkins	
	18:10	550	13' 4"	9.7	Laurie Jenkins	
	22:04	790	13' 3"	9.6	Kathy Sloan	
10/11/07	6:29	1169	13' 4.5"	9.7	Kathy Sloan	
	9:04	1324	13' 1"	9.4	Kathy Sloan	well #1 shut off at 9:00 am 10/11
	9:18	1338	12' 10"	9.2	Tony/Laurie	
	9:31	1351	12' 10"	9.2	Tony/Laurie	
	9:47	1367	12' 8.5"	9.0	Tony/Laurie	
	10:01	1381	12' 8"	9.0	Tony/Laurie	
	12:06	1506	12' 8"	9.0	Debbie Presley	
10/12/07	9:23	2903	12' 9"	9.1	Kathy/Laurie	Well last pumped on 10/11/07 at 8:59 AM
	9:44	2924	13' 2"	9.5	Kathy/Laurie	
	10:06	2946	13' 3.5"	9.6	Kathy/Laurie	
	11:17	3017	13' 5"	9.8	Kathy	
	12:10	3070	13' 5.5"	9.8	Kathy	
	14:08	3188	13' 6.5"	9.9	Laurie	
	16:32	3332	13' 8.5"	10.0	Laurie	

Well Name:	Gonzalez Well #1	State Well ID No.:	
		Well Last Pumped (Date):	10/9/07
Pre-Test Static Water Level (ft bgs):	13.25	Well Last Pumped (Time):	8:00 PM

Date	Time	Elapsed Time	Water Depth at top of 2'5.5" rise	Depth to Water	Person Taking Measurement	Observations/Comments
	(Time of Day)	*(mins)*		*(ft bgs)*		
10-Oct	8:25		15' 8.5"	13.3	Shawn Confair	
	10:19	79	16' 4"	13.9	Shawn Confair	SV well #1 started 9:00 am 10/10
	12:15	135	15' 7.75"	13.2	Debbie Presley	
	15:17	377	15' 7.5"	13.2	Laurie Jenkins	
	18:20	560	15' 8"	13.2	Laurie Jenkins	
	22:10	790	15' 8.5"	13.3	Kathy Sloan	
11-Oct	6:20	1280	15' 8.5"	13.3	Kathy Sloan	
	10:05	1505	15' 7.5"	13.2	Laurie/Tony	SV well #1 shut off at 9:00 am 10/11

Well Name: Gonzalez Well #2	State Well ID No.:
	Well Last Pumped (Date): months, if ever
Pre-Test Static Water Level (ft bgs): 11.3	Well Last Pumped (Time):

Date	Time	Elapsed Time	Depth to Water	Person Taking Measurement	Observations/Comments
	(Time of Day)	*(mins)*	*(ft bgs)*		
10/10/2007	8:25		11.3	Shawn Confair	
	10:20	80	11.4	Shawn Confair	SV well #1 started at 9:00 am 10/10
	12:15	195	11.5	Debbie Presley	
	15:19	379	11.5	Laurie Jenkins	
	18:22	562	11.5	Laurie Jenkins	
	22:12	792	11.5	Kathy Sloan	
10/11/2007	6:22	1282	11.5	Kathy Sloan	
	10:07	1507	11.5	Laurie/Tony	SV well #1 shut off at 9:00 am 10/11

Well Name: Ramey Well	State Well ID No.:
	Well Last Pumped (Date): "months ago" - Joe Cota
Pre-Test Static Water Level (ft bgs): 11.92	Well Last Pumped (Time):

Date	Time (Time of Day)	Elapsed Time (mins)	Water Depth w/ 3'4" rise	Depth to Water (ft bgs)	Person Taking Measurement	Observations/Comments
10/10/2007	8:33		15' 3"	11.9	Shawn Confair	SV well #1 started at 9:00 am 10/10
	10:30	90	15' 3"	11.9	Shawn Confair	
	12:30	210	15' 4"	12.0	John	
	15:26	206	15' 4.5"	12.0	John	
	18:25	565	15' 5"	12.1	Joe Cota	
	22:16	796	15' 4.5"	12.0	Joe Cota	
10/11/2007	6:14	1274	15' 4.25"	12.0	Joe Cota	
	10:14	1514	15' 5"	12.1	John	SV well #1 shut off at 9:00 am 10/11

Attachment B: Los Angeles County Pump Test Forms

SECTION 10: ALLUVIAL SEDIMENTS WELL YIELD DETERMINATION

A. CONSTANT YIELD AND DRAWDOWN TEST

The plotting of the drawdown over time is documented on the attached form.

The stable pumping level maintained during the four consecutive consistent drawdown measurements establishes the following:

WELL YIELD: _____

B. TOTAL YIELD TEST

1. Total gallons pumped within 24 hours: _____

2. WELL YIELD (Total gallons pumped divided by 1440 minutes): _____

C. RECOVERY

1. Initial standing water level: _____

2. Standing water level 24 hours after the end of the Well Yield Test:_____

3. The percentage of recovery (Line 1 divided by line 2): _____

I certify that the information and data contained in this report accurately reflects the performance of this well.

Signature_____ License_____

Date_____

SECTION 1: WATER WELL OWNER INFORMATION

1A NAME OF WELL OWNER:

FIELD DATA SHEET

1B ADDRESS (Attach a map showing exact location):

1C TELEPHONE NUMBER OF WELL OWNER:

SECTION 2: WATER WELL DATA AND INFORMATION

2A GPS COORDINATES OF WELL:

Latitude (N): Longitude (W):

2B DATE OF WELL CONSTRUCTION:	2F PERFORATED INTERVALS (ft bgs):
2C TOTAL CASING DEPTH (ft bgs):	
2D CASING DIAMETER (inches):	2G TYPE OF PERFORATIONS:
2E TYPE OF CASING MATERIAL:	2H DEPTH OF SANITARY SEAL (ft bgs):

2I STATE WELL COMPLETION REPORT (DRILLERS' LOG) AVAILABLE? Yes _____ No_____ : LOG NO.: _____ (ALSO, ATTACH LOG)

SECTION 3: DRILLING CONTRACTOR INFORMATION

3A NAME OF DRILLING CONTRACTOR:

3B ADDRESS AND TELEPHONE NUMBER OF CONTRACTOR:

3C STATE CONTRACTOR'S LICENSE NO.:

SECTION 4: PUMP DATA/INFORMATION

4A MAKE AND MODEL OF PUMP:

4B TYPE OF PUMP (submersible/turbine) AND HP:

4C DEPTH OF PUMP INTAKE (ft bgs):

4D DIAMETER OF DISCHARGE PIPE (inches):

4F APPROXIMATE DISTANCE FROM WELLHEAD TO DISCHARGE LOCATION

4G DESCRIBE DISCHARGE LOCATION (NATURAL STREAM, OPEN FIELD, CEMENT CHANNEL, ETC.)

4H NAME, ADDRESS AND TELEPHONE NUMBER OF PUMP INSTALLER:

SECTION 5: TEST INFORMATION/PARAMETERS	
5A NAMES OF LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS OBSERVERS:	FIELD DATA SHEET
5B DATE(S) OF TESTING:	
5C PRE-TEST STATIC WATER LEVEL (ft brp):	
5D REFERENCE POINT (RP, in ft above ground surface):	
5E STATIC WATER LEVEL= 5C-5D (ft bgs):	
5F INITIAL TOTALIZER READING (gals or cubic ft, please specify):	
5G FINAL TOTALIZER READING (gals or cubic ft, please specify):	
5H TOTAL GALLONS PUMPED = 5G-5F (gals or cubic ft, please specify):	
5I TOTAL LENGTH OF PUMPING TEST (min):	
5J FINAL AVERAGE PUMPING RATE = 5H÷5I (in gpm):	
5K MAXIMUM DEPTH OF PUMPING LEVEL (ft bgs):	
5L MAXIMUM WATER LEVEL DRAWDOWN = 5K-5E (in ft):	
5M SPECIFIC CAPACITY OF WELL = 5J÷5L (gpm/ft ddn):	

NOTE: Please submit digital photographs of wellhead and site, showing piping and any nearby drainage areas.

Attachment C: Well Completion Report (1961)

DUPLICATE
File Original, Duplicate and Triplicate with the REGIONAL WATER POLLUTION CONTROL BOARD No. 4
(appropriate number)

WATER WELL DRILLERS REPORT

(Sections 7076, 7077, 7073, Water Code)

STATE OF CALIFORNIA

DO NOT FILL IN
No. 90879
State Well No. 5N/14W-20A1
Other Well No.

) OWNER:
Name SLEEPY VALLEY WATER
Address RT. 1 - BOX 108A
SAUGUS - 1 - CALIF

(2) LOCATION OF WELL:
County (Owner's number, if any)
R. F. D. or Street No. ~~LOT 207 TR 2773~~
~~SAUGUS - CALIF~~

(3) TYPE OF WORK (check):
New well [X] Deepening [ ] Reconditioning [ ] Abandon [ ]
If abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (check):
Domestic [X] Industrial [ ] Municipal [ ]
Irrigation [ ] Test Well [ ] Other [ ]

(5) EQUIPMENT:
Rotary [ ]
Cable [X]
Dug Well [ ]

(6) CASING INSTALLED:
SINGLE [X] DOUBLE [ ]
From ft. to 66 ft. Diam. 10" Gage or Wall
Type and size of shoe or well ring BAKER
Describe joint

If gravel packed
Diameter of bore | from ft. | to ft.
Size of gravel:

(7) PERFORATIONS:
Type of perforator used BURNED 1/2 x 3"
Size of perforations in., length, by in.
From ft. to ft. Perf. per row Rows per ft.
2 to 64

(8) CONSTRUCTION:
Was a surface sanitary seal provided? [X] Yes [ ] No To what depth ft.
Were any strata sealed against pollution? [ ] Yes [ ] No If yes, note depth of strata
From ft. to ft.
Method of Sealing 6'x6'x6" CEMENT

(9) WATER LEVELS:
Depth at which water was first found ft.
Standing level before perforating ft.
Standing level after perforating 15 ft. TO WATER ft.

(10) WELL TESTS: BAIL TEST
Was a pump test made? [ ] Yes [ ] No If yes, by whom?
Yield: 6 gal./min. with ft. draw down after No NE hrs.
Temperature of water Was a chemical analysis made? [ ] Yes [ ] No
Was electric log made of well? [ ] Yes [X] No

(11) WELL LOG:
Total depth 64 ft. Depth of completed well 64 ft.
Formations: Describe by color, character, size of material, and structure.

ft. to ft.	
0 - 15 ft.	TOP SOIL
15 - 36 ft.	SAND & GRAVEL
36 - 64 ft.	CONG.

CONFIDENTIAL - NOT FOR PUBLIC RELEASE

CONFIDENTIAL
In Accordance With
Section 7076.1 of the Water Code
State of California

MICROFILMED

Work started 9/28, 1961. Completed 10/6/61

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
NAME MYRON B. KING (Person, firm, or corporation) (Typed or printed)
Address 33616 AGUA DULCE CYN
SAUGUS - 1 - CALIF
[SIGNED] Myron B King Well Driller
License No. 6976 Dated 10-15, 1961

STORR 6-57 50M QUIN & APO DWR 188 (REV. 3-54)

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

DWR 574

WELL DATA

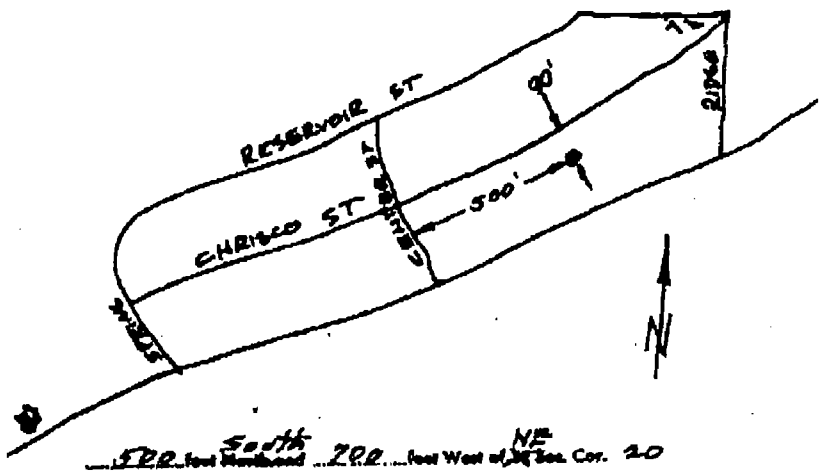
Key ☐ Hyd. ☐ Key & Hyd. ☐ Index ☐ Other ☑ HM

Owner: SLEEPY VALLEY WATER CO
Address: RT 1 BOX 108 A, SAUGUS 1
Tenant:
Address:

State No. 5N/14W-20 A 1
Other No.

Location: County: LA Area:
Region: 4 Basin: EASTERN 4-4.07
USGS Quad: SLEEPY VALLEY Quad. No. 50-50
T. 5N R. 14W Sec. 20 Lot A MD BM
Description: 90' S/o CHRISCO
500' E/o CENTER

SKETCH



500 feet South 200 feet West of NE Sec. Cor. 20

RON PAITICH 8-3-62

DESCRIPTION OF REFERENCE POINT

ft. above/below land surface. Date

ft. above/below land surface. Date

ft. above/below land surface. Date

Elev.: (a) ft.; (b) ft.; (c) ft.

Elev.: (a) 2290.0 ft.; (b) ft.; (c) ft.

Determined from: (a) TOPO; (b) ; (c)

DESCRIPTION OF WELL

DOM Depth 64 ft.

10 in., perforations 3'-64'

Aquifer(s)

Driller MYRON B. KING

Date drilled 10/6/61 Log filed: Open ☐ Confidential ☒ 99879

DESCRIPTION OF EQUIPMENT

Pump type SUBMERSIBLE, Make

Serial No. , Size of discharge pipe 2 1/2 in.

Motor driv. Make

, Serial No.

Meter No. 40 037 550, Transformer No.

TEST DATA

Survey

MICROFILMED

Date of Test 19 , Capacity of well G.P.M.

Static Water Level ft., Drawdown ft.

Memorandum

To: Mr. Mark Child, Los Angeles County Department of Regional Planning
Cc: Ms. Kathy Sloan, Sleepy Valley Water Company
From: Tim Thompson, ENTRIX
Date: March 19, 2008

Subject: Proposed modifications to the Draft Conditions for Conditional Use Permit No. RCUP200500005 (Rainmaker Water Services)

Dear Mark:

On behalf of Sleepy Valley Water Company ("SVWC"), ENTRIX has conducted a review of the draft conditions (dated March 6, 2008) for Rainmaker Water Services' CUP Permit, as referenced above. SVWC maintains that Mr. Ramey's proposed project will have a deleterious impact on SVWC's senior water right, particularly in periods of drought. Further, SVWC maintains that Rainmaker Water Services has not met the burden of proof in demonstrating that the proposed project will not impact SVWC's prior water rights. However, SVWC acknowledges that there is little available historical data upon which to make reliable predictions about the behavior of the aquifer under a variety of climatic and pumping conditions. In light of this relative lack of basin information, and, therefore, the potential for impacts to existing users, it is important to ensure that certain safeguards are in place in the terms of the monitoring program should the above-referenced CUP be approved. Proposed elements of the monitoring program are as follows:

- A flowmeter with a totalizer shall be installed at all pumping wells at the site (if not already in place) and daily pumping records shall be maintained by the permittee.
- Weekly pumping totals shall be provided in the annual summary report.
- The frequency of static depth to water measurements shall increase to once every 7 days if static water levels reach and exceed 45 feet below ground surface.
- The annual report shall include the following information for each depth to water measurement: date, time, name of person collecting data, depth to water in feet below ground surface, and approximate number of hours since last pumping activity.
- The annual summary report shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years and will be made available to representatives of Sleepy Valley Water Company upon request.
- In the case that static water levels reach 55 feet below ground surface, the permittee must notify the Director of Planning. All pumping records and depth to water measurements collected since the previous summary report shall be provided to the Director of Planning within 5 business days. Sleepy Valley Water Company will be notified and copies of these records will be made available to representatives of SVWC.
- Representatives from SVWC may coordinate with Rainmaker Water Services to verify depth to water measurements at Rainmaker Water Services' well periodically, up to six times per year. (Alternatively, if this is unacceptable to Rainmaker Water Services, an automatic data-recording device shall be installed at the well to measure depth to water and the raw data files could be provided as part of the annual report to the County.)
- In the interest of promoting a better understanding of the local groundwater resource for all interested parties in the basin, Sleepy Valley Water Company will collect regular depth to water measurements at SVWC wells (monthly from November 1 through May 31 and every other week from June 1 through October 31 of each year). Annual summary reports of these depth-to-water measurements will be available to other users in the basin upon request.

State of California
State Water Resources Control Board
DIVISION OF WATER RIGHTS
P.O. Box 2000, Sacramento, CA 95812-2000
info (916) 341-5300 FAX (916) 341-5400 Web http://www.waterrights.ca.gov

PROTEST – (Petitions)

BASED ON ENVIRONMENTAL OR PUBLIC INTEREST CONSIDERATIONS
Protests based on Injury to Vested Rights should be completed on other side of this form

APPLICATION 31652 **PERMIT** _____ **LICENSE** _____

I, (We) Friends of the Santa Clara River
Name of Protestant

of 661 Randy Dr. Newbury Park CA 91320
Post Office address of protestant

have read carefully a notice relative to a petition for ○ change or ○ extension of time

under APPLICATION 31652 of Rain water Services
Name of petitioner

to appropriate water from Mint Canyon Creek
Source of water

It is desired to protest against the approval thereof because to the best of our information and belief

the proposed **change/extension** will
(1) not be within the State Water Resources Control Board's (SWRCB) jurisdiction ☐
(2) not be in the public interest ☒
(3) be contrary to law ☒
(4) have an adverse environmental impact ☒

State facts, which support the **foregoing allegations** The application does not indicate that the Dept. of Fish and Game was notified as required by law. This area already has remote water problems apparently stemming from over-draft of the aquifer. Additional withdrawals will affect the survival of wildlife habitat due to a lowering of the water level to below the root zone. Over-draft may dry out soils and permanently wilt trees. Diminished aquifer production will hamper the ability to provide water for fire fighting purposes. Additional over-draft in the upper watershed will affect over-draft in the upper reaches of the Santa Clara River.

Under what conditions may this protest be disregarded and dismissed? Submission of a hydrological study and biological surveys by a neutral 3rd party such as USGS or the Dept. of Fish and Game that indicates no over draft is occurring in this aquifer and any flora or fauna species will be affected by further withdrawal of water from Mint Canyon Creek. The hydrological report should include an analysis current water needs pumping in the area by both existing private owners and and Sleepy Valley Water Company. It should also indicate that additional upstream withdrawals will not over-draft the Santa Clara River.

A true copy of this protest has been served upon the petitioner by personal service

Date 8-28-07

Signature(s) or Authorized Representative signature

Protests MUST be filed within the time allowed by the SWRCB as stated in the notice relative to the change or such further time as may be allowed.

(NOTE: Attach separate sheets as necessary)

PROTEST (7-00)

Earth Resources, Inc.

Friends of Santa Clara River Protest Text:

The application does not indicate that the DFG was notified as required by law. This are already has sever water problems apparently stemming form overdraft of the aquifer. Additional withdrawals will affect the survival of wildlife habitat due to lowering of the water level below the root zone.
Overdraft may dry out soils and encourage wildfires. Diminished aquifer production will hamper the ability to provide water for fire fighting purposes. Additional overdraft in the upper water will affect overdraft in the upper reaches of the SCR.

Submission of a hydrological study and biological surveys by a neutral 3rd party such as USGS or DFG that indicates no overdraft is occurring in that aquifer and that nor plant or wildlife species will be affected by further withdrawal of water from Mint Canyon Creek. The hydrological report should include an analysis of current water usage pumping the in the area by both existing private owners and the SVWC. It should also indicate that additional upstream withdrawal will not overdraft the Santa Clara River.

#7.

Correspondence
In Favor

6 support

To: Los Angeles County Department of Regional Planning
Mark Child, Section Hea, Zoning Permits
Regional Planning Commission
Esther Valadez, Chair
Harold V. Helsey, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R200500055(5)
Conditional Use Permit No. RCUP200500005

It is with deepist sincerity I wish that the measured judgement of Regional Planning Commission grant Roy Ramey and his Rainmaker Water Hauling Service the Conditional Use Premit.

Without Roy's Water Hauling some members of our community wouldn't get water delivered at because of terrain or remoteness.

Sincerely

Millard Sexty
33729 Domino Hill Rd
Agua Dulce CA. 91390
millardsexty@att.net

RECEIVED
MAR 17 2008

To: Los Angeles County Department of Regional Planning
Mark Child, Section Hea, Zoning Permits
Regional Planning Commission
Esther Valadez, Chair
Harold V. Helsey, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R200500055(5)
Conditional Use Permit No. RCUP200500005

Roy Ramey and his water services are very important to the citizens of Agua Dulce. We have benefited from Roys' personal contributions to his community and his outstanding Rainmaker Water Hauling service that has quenched the thirst for the community since it's inception.

I very strongly hope he is granted a Conditional Use Permit so we can continue to have affordable, fresh water along the water delivery Rainmaker Water Hauling offers like no one else.

Thanks

Millard Sexty
33729 Domino Hill Rd.
AGUA DULCE CA 91390

millardsexty@att.net

RECEIVED
MAR 17 2008

To: Los Angeles County Department of Regional Planning
Mark Child, Section Hea, Zoning Permits
Regional Planning Commission
Esther Valadez, Chair
Harold V. Helsey, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R200500055(5)
Conditional Use Permit No. RCUP200500005

As a regular customer of Rainmaker Water Hauling service I can say without doubt that his service is the best without question. I live in a remote part of the Agua Dulce community with a challengingly steep driveway. Other water providers have been up to five days late leaving me dry and scrambling for water. Since I started using rainmaker that has never happened they have never taken more that a day to deliver. And have made "emergency" deliveries thst none of his competitors would ever offer.

I sincerely wish that the consistently good judgement of Regional Planning Commission grant Roy Ramey and his Rainmaker Water Hauling Service the Conditional Use Premit he and this community so vitally needs.

Thank you for your time.

Millard Sexty
33729 Domino Hill Road
Agua Dulce
CA 91390
millardsexty@att.net

RECEIVED
MAR 17 2008

To: Los Angeles County Department of Regional Planning
Mark Child, Section Hea, Zoning Permits
Regional Planning Commission
Esther Valadez, Chair
Harold V. Helsey, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R200500055(5)
Conditional Use Permit No. RCUP200500005

To all the members of the Los Angeles Regional Planning if you could, as I'm sure you all have, review the solid facts behind this struggle against Roy Ramey's Rainmaker Water Services it is clear they land in Roy Ramey's favor.

Rainmaker services are indispensible to Agua Dulce, I couldn't imagine what it would be without his prompt and professional water delivery services.

Again, as facts in the case are revealed I can only hope that Roy Ramey is granted his Conditional Use Permit.

RECEIVED
MAR 17 2008

Thanks,

MILLARD SEXTY
33729 DOMINO HILL RD.
AGUA DULCE CA
91390

e-mail: millardsexty@att.net

To

Los angeles County Dept.
of Regional Planning
Mark child, Section Head
Zoning Permits

subject Project No. R2005-00055-(5)
Conditional Use Permit
No. RCUP200500005

I am a ardent and enthusiastic Advocate of Rainmaker Water Haulers here in Agua Dulce. Roy Ramey offers the best water and water hauling service in the area, to say nothing of his affordable price.
I live on a ranch that is on a hill. Not an easy drive. Other water suppliers would arrive up to 5 days late. Since I started using Rainmaker, I've never had to wait more than a day.
He is the best around.
I whole heartedly wish Roy and his Rainmaker business to continue. And I hope you grant his CUP approval.

RECEIVED
MAR 17 2008

Millard Sexty
Millard Sexty

Child, Mark

From: lysa.musial@ralphs.com
Sent: Tuesday, March 18, 2008 7:07 AM
To: Child, Mark
Subject: Rainmaker Water Haulers

Dear Mr Child:
I am writing you today to urge your support for the hearing to be held on Wednesday, March 19th at 9:00 am on the subject of a CUP for Rainmaker Water Haulers.
Not only do I support Rainmaker because I am a customer but as a homeowner in Agua Dulce. When moving to a rural area such as this, one not only assumes, but demands, that our land and everything having to do with it belongs solely to us to do with it as we please. This is why we live here!
We all rely on the water from below. Up until 3 years ago, my well flowed generously. As did most people, even in the heart of the town. This is no longer so....not because one person in the path is using more than the other. But because our water pattern has changed. We, as landowners, accept this. Or at least we should.
Mr. Ramey should not be forced from business and his customers such as myself should not be forced to pay higher prices because one area is no longer in the path of the water table. Mr Ramey provides a valuable service, one not everyone is able to obtain due to their location. We do not have enough water haulers as it is in this area. Our haulers are often seen delivering water not only on Saturday and Sunday, but late into the evening just to make sure we all have what we need. Losing Mr Ramey's service would be devastating to the community. It is my understanding that numerous tests have been conducted and reviewed by both County and State agencies and that these tests reveal what I have already stated. Mr. Ramey's well is not impacting that of Sleepy Valley.

I strongly urge you to support the Conditional Use Permit for Rainmaker Water Haulers and ask that you help to obtain approval from the Regional Planning Commission.

Please feel free to contact me if necessary.
Thank you for your time.

Lysa Musial
Phone - 818-552-4980
Fax - 818-552-5630
Cell - 661-305-7257
~~~ <*}}}>< ~~~
~~~

Child, Mark

From: MICHAEL PEARLMAN [pearlman@antelecom.net]
Sent: Monday, March 17, 2008 1:31 PM
To: Child, Mark
Subject: Fw: RCUP 200500005

PLEASE INCLUDE THIS LETTER OF SUPPPORT IN THE BELOW MATTER LISTED
THANK YOU,
MIKE & TONI PEARLMAN
----- Original Message -----
From: Michael Pearlman
To: MICHAEL PEARLMAN
Sent: Monday, March 17, 2008 1:26 PM
Subject: RCUP 200500005

TO: Los Angeles County Department of Regional Planning
Mark Child, section Head, Zoning Permits

Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Re: Project Number R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

Please consider this letter in support of Roy Ramey Rainmaker in pursuing his Conditional Use Permit. As wells in our area continue to go up and down and yes some in complete failure at times, Roy Ramey has been vital in the process of delivering water here in Agua Dulce. He has been fair and caring in his business, always remembering how vital water is in this community. We commend him for proceeding with all the test to show evidence that his well would have no adverse affect on any other wells in it's area. It is our understanding that these facts in there conclusion have been viewed by both the county and state. With that said I urge you and the Regional Planning Commission to grant Roy Ramey Rainmaker RCUP 200500005.

Sincerely,
Mike & Toni Pearlman
Agua Dulce Resident

31 Support

Main Identity

From: "Michael Pearlman" <tpearlman@socal.rr.com>
To: "MICHAEL PEARLMAN" <pearlman@antelecom.net>
Sent: Monday, March 17, 2008 1:26 PM
Subject: RCUP 200500005

TO: Los Angeles County Department of Regional Planning
Mark Child, section Head, Zoning Permits

Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Re: Project Number R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

Please consider this letter in support of Roy Ramey Rainmaker in pursuing his Conditional Use Permit. As wells in our area continue to go up and down and yes some in complete failure at times, Roy Ramey has been vital in the process of delivering water here in Agua Dulce. He has been fair and caring in his business, always remembering how vital water is in this community. We commend him for proceeding with all the test to show evidence that his well would have no adverse affect on any other wells in it's area. It is our understanding that these facts in there conclusion have been viewed by both the county and state. With that said I urge you and the Regional Planning Commission to grant Roy Ramey Rainmaker RCUP 200500005.

Sincerely,
Mike & Toni Pearlman
Agua Dulce Resident

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Lysa L Musial
03/18/2008 07:06 AM

To: mchild@planning.lacounty.gov
cc:
Subject: Rainmaker Water Haulers

Dear Mr Child:
I am writing you today to urge your support for the hearing to be held on Wednesday, March 19th at 9:00 am on the subject of a CUP for Rainmaker Water Haulers.
Not only do I support Rainmaker because I am a customer but as a homeowner in Agua Dulce. When moving to a rural area such as this, one not only assumes, but demands, that our land and everything having to do with it belongs solely to us to do with it as we please. This is why we live here! We all rely on the water from below. Up until 3 years ago, my well flowed generously. As did most people, even in the heart of the town. This is no longer so....not because one person in the path is using more than the other. But because our water pattern has changed. We, as landowners, accept this. Or at least we should.
Mr. Ramey should not be forced from business and his customers such as myself should not be forced to pay higher prices because one area is no longer in the path of the water table. Mr Ramey provides a valuable service, one not everyone is able to obtain due to their location. We do not have enough water haulers as it is in this area. Our haulers are often seen delivering water not only on Saturday and Sunday, but late into the evening just to make sure we all have what we need. Losing Mr Ramey's service would be devastating to the community.
It is my understanding that numerous tests have been conducted and reviewed by both County and State agencies and that these tests reveal what I have already stated. Mr. Ramey's well is not impacting that of Sleepy Valley.

I strongly urge you to support the Conditional Use Permit for Rainmaker Water Haulers and ask that you help to obtain approval from the Regional Planning Commission.

Please feel free to contact me if necessary.
Thank you for your time.

Lysa Musial
Phone - 818-552-4980
Fax - 818-552-5630
Cell - 661-305-7257
~~~ <*}}}>< ~~~
~~~

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I live in Agua Dulce in the same vicinity as Sleepy Valley and the Roy Ramey/Rainmaker Water Haulers well. It has come to my attention that Sleepy Valley has accused Mr. Ramey and Rainmaker of causing their well to "go dry" during the summer of 2004. If the use of Mr. Ramey's well had anything to do with Sleepy Valley's water shortage, then it would stand to reason that I would have also had water shortage issues. I live just as close, if not closer, to Mr. Ramey's well as Sleepy Valley's well, yet I experienced NO problems with my water supply during the time period in question. It is therefore my opinion that Sleepy Valley's water shortage in 2004 was simply a coincidence and had absolutely nothing to do with Mr. Ramey's well usage.

I would like to add that I am NOT a customer of Rainmaker Water Haulers and have nothing to lose or gain by the outcome of this hearing. However, as someone who lives in close proximity to both Sleepy Valley and the Ramey well, I believe that I am in a good position to offer a non-emotional and non-biased opinion on the matter at hand. I hope that this helps clarify the facts associated with this issue.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Sherry Smith

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely, Carol Ashley

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

661-510-7440
11950 Sierra Hwy
Aqua Dulce CA,
91390

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

aldo Figueroa

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Prasha Sagi

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely, Jason Daniel

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely, John Rovecho, DVM

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Lynn Ann Cuming

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Carolyn J. Atkinson

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Julie Posthumus

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Camil P. Vaigneault

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

TIA TORRES
36220 ANTHONY RD
AGUA DULCE, CA 91390
(661) 305-1932

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Nib Brown 661-252-3428

Shirley Brown

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I live in Agua Dulce in the same vicinity as Sleepy Valley and the Roy Ramey/Rainmaker Water Haulers well. It has come to my attention that Sleepy Valley has accused Mr. Ramey and Rainmaker of causing their well to "go dry" during the summer of 2004. If the use of Mr. Ramey's well had anything to do with Sleepy Valley's water shortage, then it would stand to reason that I would have also had water shortage issues. I live just as close, if not closer, to Mr. Ramey's well as Sleepy Valley's well, yet I experienced NO problems with my water supply during the time period in question. It is therefore my opinion that Sleepy Valley's water shortage in 2004 was simply a coincidence and had absolutely nothing to do with Mr. Ramey's well usage.

I would like to add that I am NOT a customer of Rainmaker Water Haulers and have nothing to lose or gain by the outcome of this hearing. However, as someone who lives in close proximity to both Sleepy Valley and the Ramey well, I believe that I am in a good position to offer a non-emotional and non-biased opinion on the matter at hand. I hope that this helps clarify the facts associated with this issue.

Sincerely,

Milo Brown 661-252-3428
Shirley Brown

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I live in Agua Dulce in the same vicinity as Sleepy Valley and the Roy Ramey/Rainmaker Water Haulers well. It has come to my attention that Sleepy Valley has accused Mr. Ramey and Rainmaker of causing their well to "go dry" during the summer of 2004. If the use of Mr. Ramey's well had anything to do with Sleepy Valley's water shortage, then it would stand to reason that I would have also had water shortage issues. I live just as close, if not closer, to Mr. Ramey's well as Sleepy Valley's well, yet I experienced NO problems with my water supply during the time period in question. It is therefore my opinion that Sleepy Valley's water shortage in 2004 was simply a coincidence and had absolutely nothing to do with Mr. Ramey's well usage.

I would like to add that I am NOT a customer of Rainmaker Water Haulers and have nothing to lose or gain by the outcome of this hearing. However, as someone who lives in close proximity to both Sleepy Valley and the Ramey well, I believe that I am in a good position to offer a non-emotional and non-biased opinion on the matter at hand. I hope that this helps clarify the facts associated with this issue.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,

Roxanne M. Gidas
31216 Tick Cyn. Rd
Canyon Country, CA. 91386
661-252-4444

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I **STRONGLY** support Roy Ramey and Rainmaker Water Haulers and am absolutely in favor of CUP approval. **Many** members of the Aqua Dulce community rely on Mr. Ramey and his company as a source of water. I understand that if he is not issued this CUP he will be forced to go out of business. This would be a tremendous loss to the community, for Mr. Ramey not only provides water at a more reasonable cost than his competitors, but he also delivers water to those who no other water haulers will due to the remoteness of their [the customers'] location. Therefore, if Mr. Ramey is forced out of business by the lack of CUP approval, not only will his customers be forced to pay more for water, but some of his customers will no longer be able to get water, period. Hence, it is clear that issuance of this CUP is of vital importance to more than just Mr. Ramey, and the Regional Planning Commission would be doing a great disservice to the Agua Dulce community if they do not approve this CUP.

Again, I strongly support Roy Ramey and Rainmaker Water Haulers and urge the Regional Planning Commission to approve this CUP.

Sincerely,
Beck Bates
Jan Bates

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I live in Agua Dulce in the same vicinity as Sleepy Valley and the Roy Ramey/Rainmaker Water Haulers well. It has come to my attention that Sleepy Valley has accused Mr. Ramey and Rainmaker of causing their well to "go dry" during the summer of 2004. If the use of Mr. Ramey's well had anything to do with Sleepy Valley's water shortage, then it would stand to reason that I would have also had water shortage issues. I live just as close, if not closer, to Mr. Ramey's well as Sleepy Valley's well, yet I experienced NO problems with my water supply during the time period in question. It is therefore my opinion that Sleepy Valley's water shortage in 2004 was simply a coincidence and had absolutely nothing to do with Mr. Ramey's well usage.

I would like to add that I am NOT a customer of Rainmaker Water Haulers and have nothing to lose or gain by the outcome of this hearing. However, as someone who lives in close proximity to both Sleepy Valley and the Ramey well, I believe that I am in a good position to offer a non-emotional and non-biased opinion on the matter at hand. I hope that this helps clarify the facts associated with this issue.

Sincerely,

To: **Los Angeles County Department of Regional Planning**
Mark Child, Section Head, Zoning Permits I
Regional Planning Commission
Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

Subject: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005

I live in Agua Dulce in the same vicinity as Sleepy Valley and the Roy Ramey/Rainmaker Water Haulers well. It has come to my attention that Sleepy Valley has accused Mr. Ramey and Rainmaker of causing their well to "go dry" during the summer of 2004. If the use of Mr. Ramey's well had anything to do with Sleepy Valley's water shortage, then it would stand to reason that I would have also had water shortage issues. I live just as close, if not closer, to Mr. Ramey's well as Sleepy Valley's well, yet I experienced NO problems with my water supply during the time period in question. It is therefore my opinion that Sleepy Valley's water shortage in 2004 was simply a coincidence and had absolutely nothing to do with Mr. Ramey's well usage.

I would like to add that I am NOT a customer of Rainmaker Water Haulers and have nothing to lose or gain by the outcome of this hearing. However, as someone who lives in close proximity to both Sleepy Valley and the Ramey well, I believe that I am in a good position to offer a non-emotional and non-biased opinion on the matter at hand. I hope that this helps clarify the facts associated with this issue.

Sincerely,

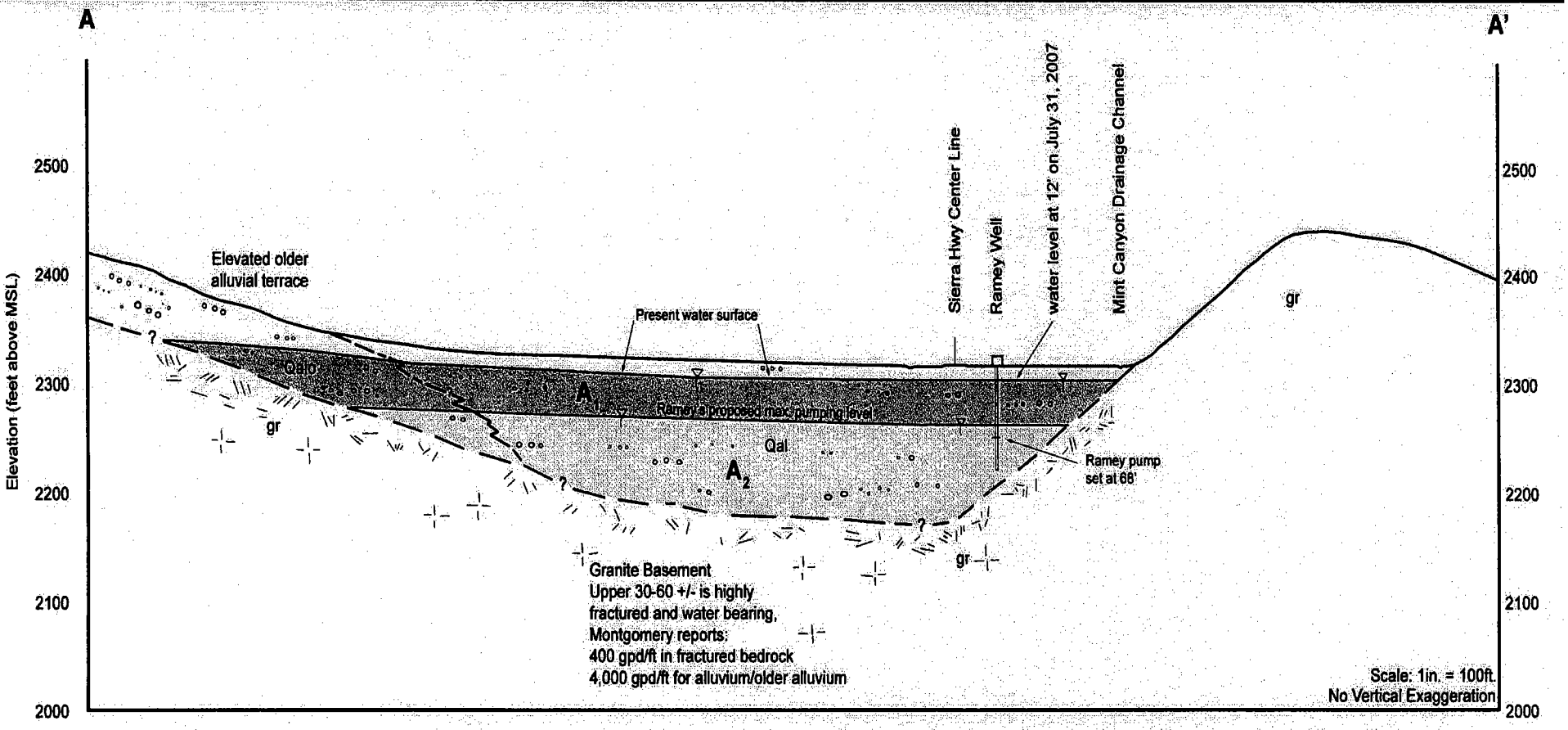
Ted Stewart

Conclusions

- Project has ample water supply from rainfall recharge alone and will not overdraft alluvial aquifer or adversely impact nearby wells.

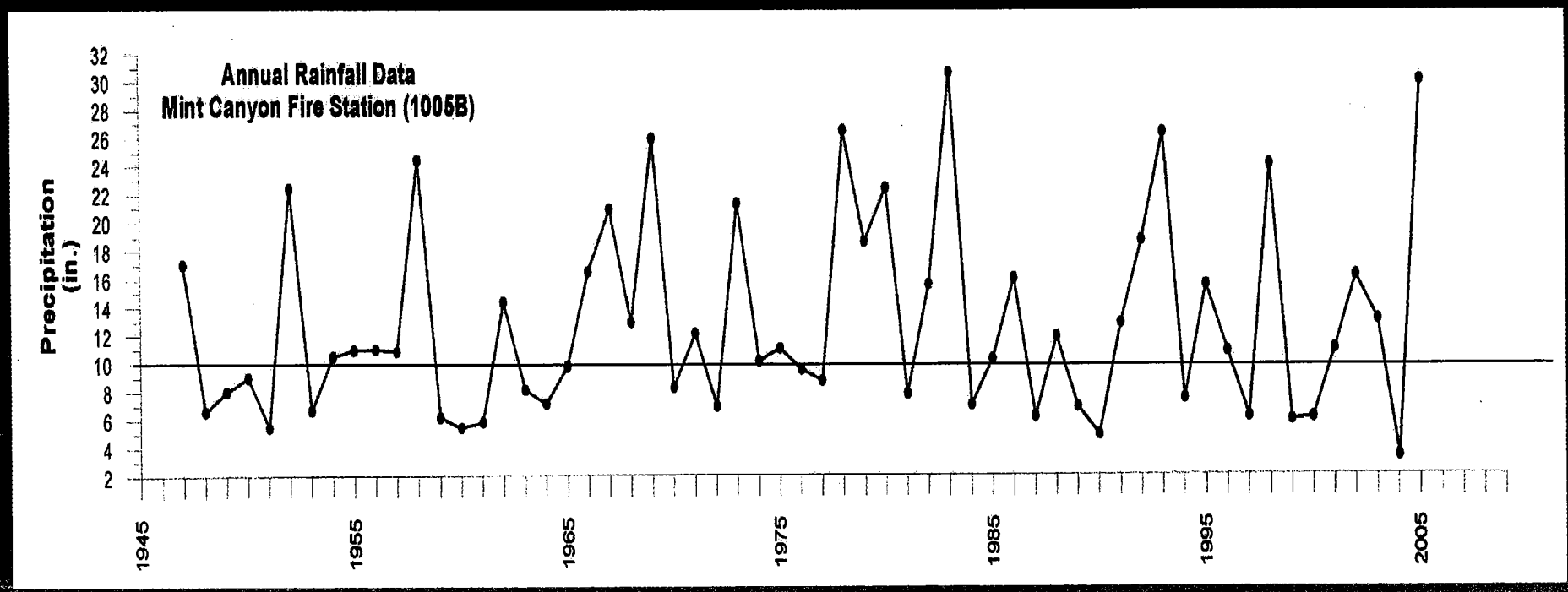
- The project can safely withdraw 45 acre-ft. per year without impacting present groundwater demand or future demand, even during periods of drought

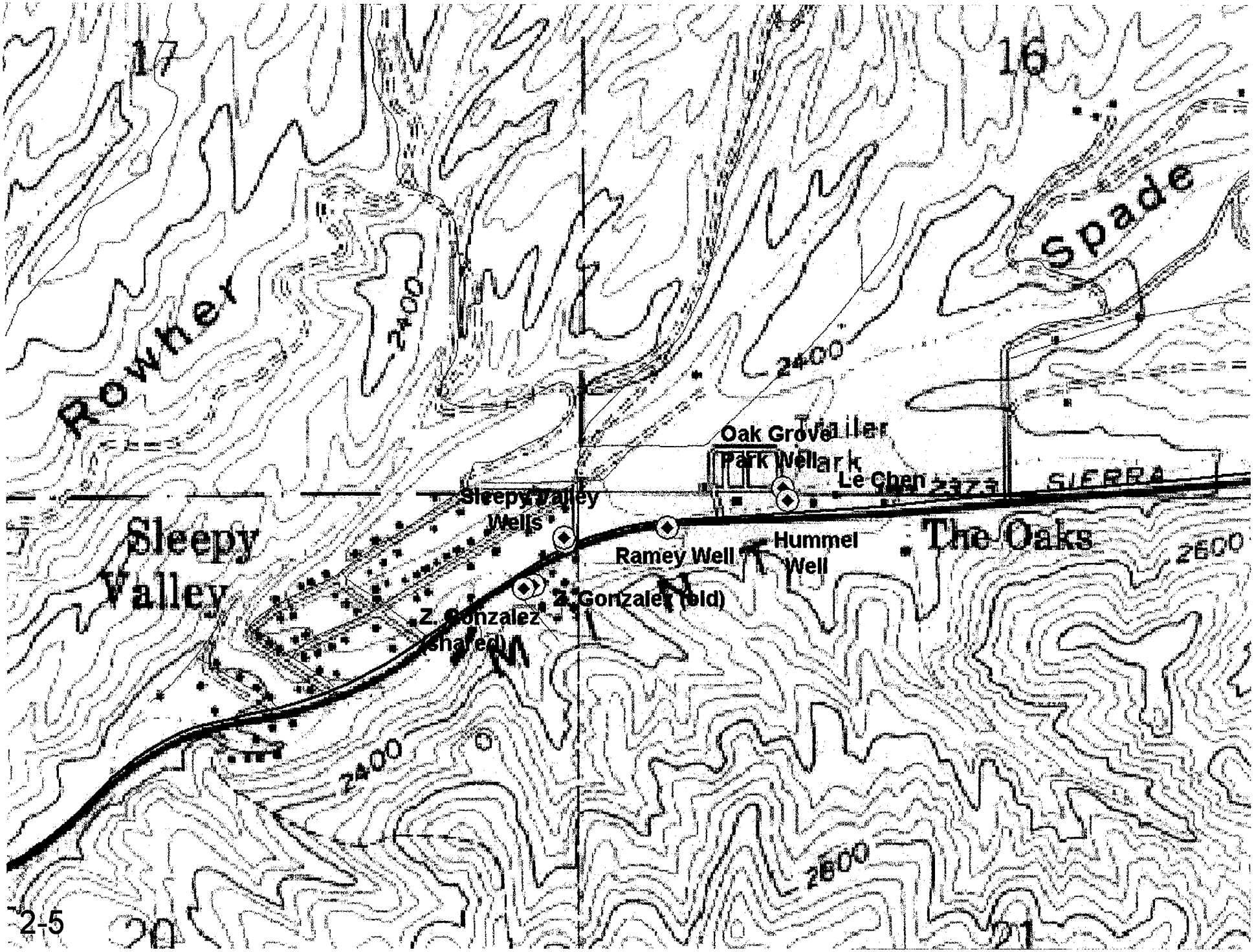
Geologic section



60 years of Rainfall Data

- Mint Canyon Fire Station in watershed has complete rainfall record
- Groundwater recharge assumed to be wholly from precipitation
- 60 years rainfall data from local fire station averages 12.8 in/yr
- Range is less than 3" to over 30"

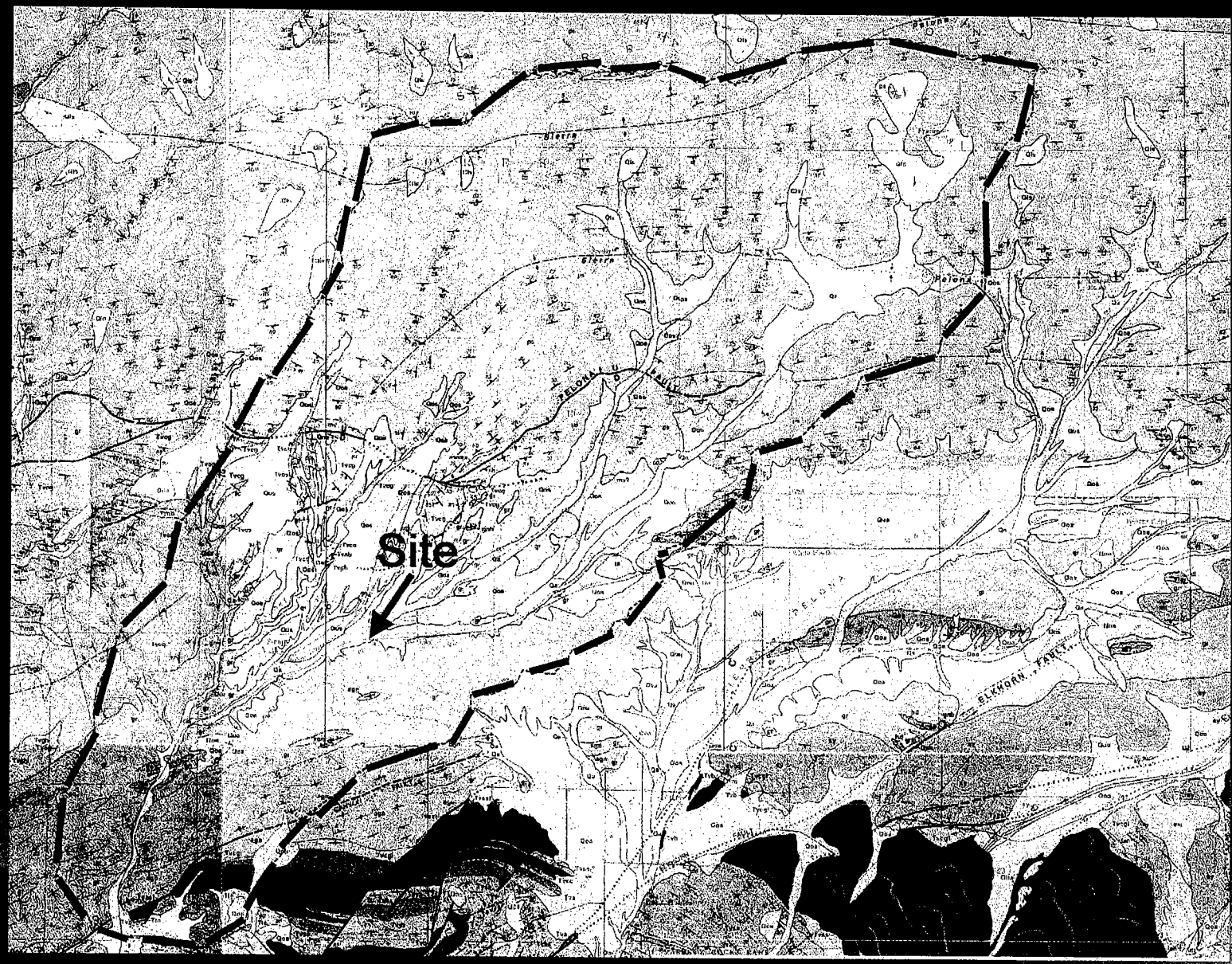



17
16
Rowher
Spade
2400
2400
Oak Grove Trailer
Park Well
Le Chen
SIERRA
Sleepy Valley
Wells
Sleepy
Valley
Ramey Well
Hummel
Well
The Oaks
2600
Z. Gonzalez (old)
Z. Gonzalez
(shared)
2400
2600
20
21

Pump Test

- Identify & monitor other wells in the area including Sleepy Valley
- 24 hr continuous pumping at 36 gpm
- Pumped 51,800 gallons during the test
- Initial water level was 9 ft
- Max drawdown of 4 ½ ft reached in 5 hrs
- Recovered 90% in 15 min and 100% in 50 min
- No wells in the area experienced drawdown during the test

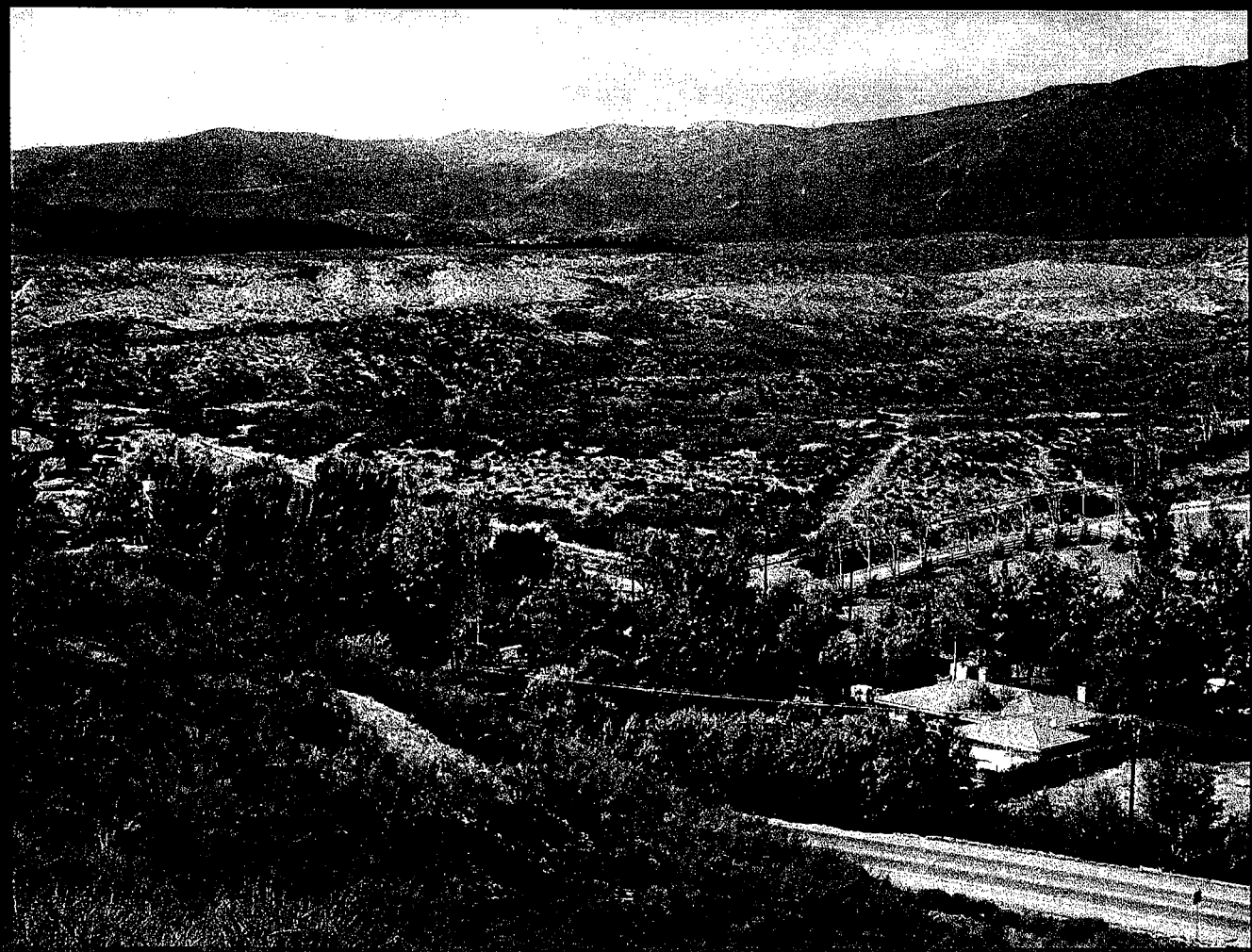
Basin Geology



Technical Summary

- Determine drainage area
- Map Geology
- Characterize Aquifers
- Determine Recharge Sources
- Analysis of 60 years rainfall data
- Conduct Pump Test of Aquifer
- State and County Agency Review
- Basin Recharge and Underflow Calculations
- Evaluated total basin population and considered future growth
- Determined project demand is fraction of available water even in drought years
- No Negative Impact to Aquifer
- Established Additional Safeguards and Monitoring Protocols

Technical Overview of the Mint Canyon Aquifer

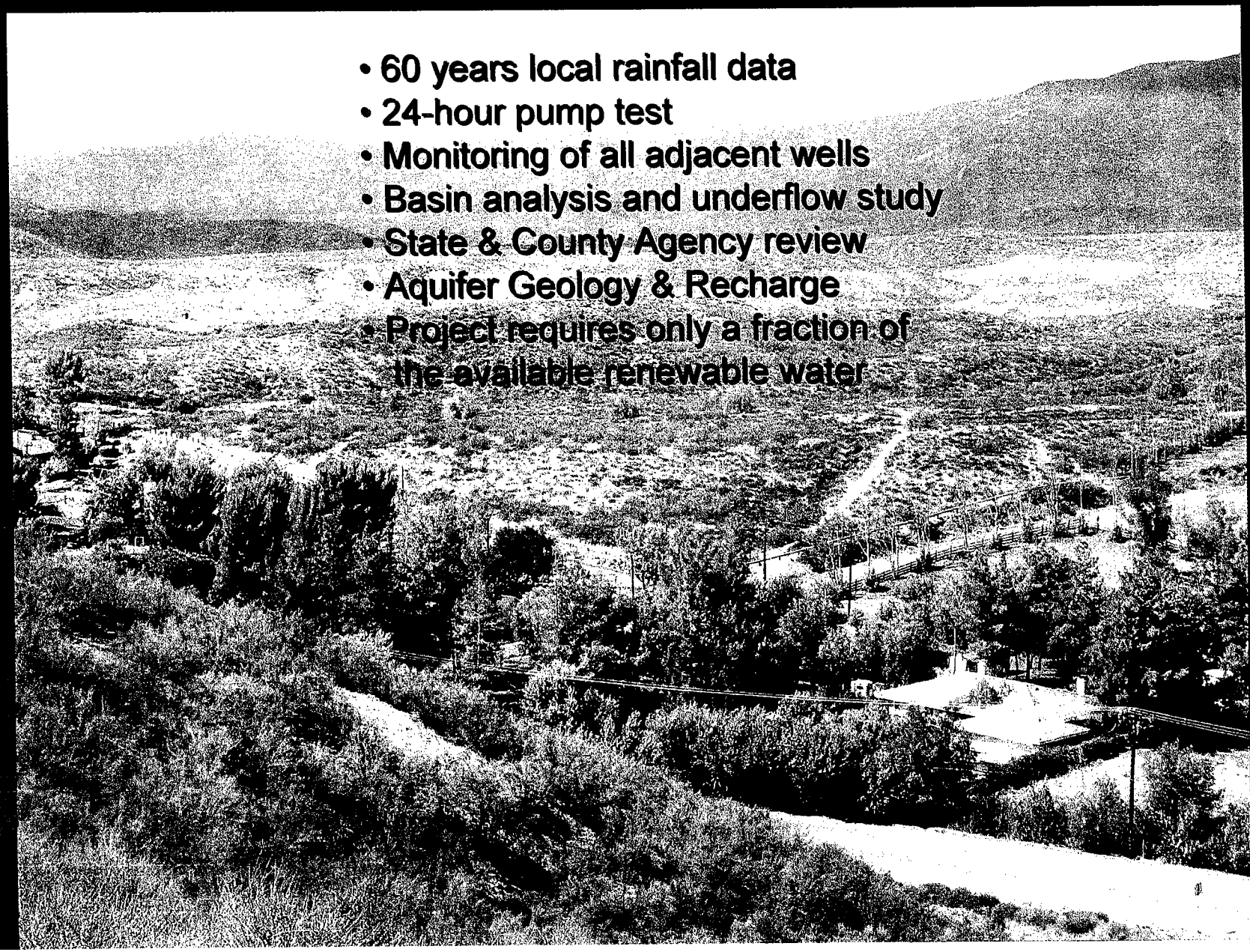


Joseph Cota and Jonathan Relyea
Earth Resources, Inc

EARTH RESOURCES INC

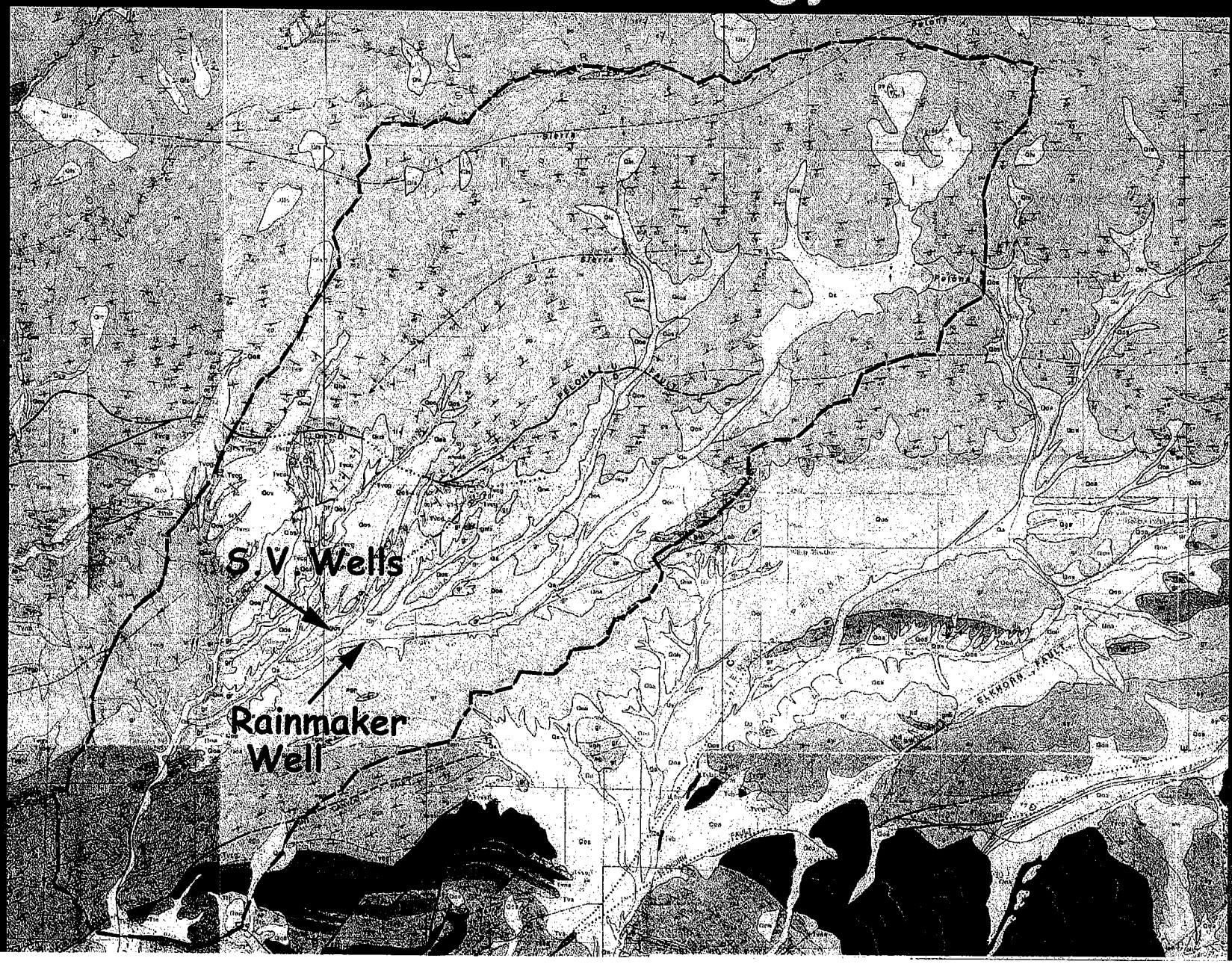
Presented at 3/14/08 LAC hearing by applicant's rep.

Project Considerations

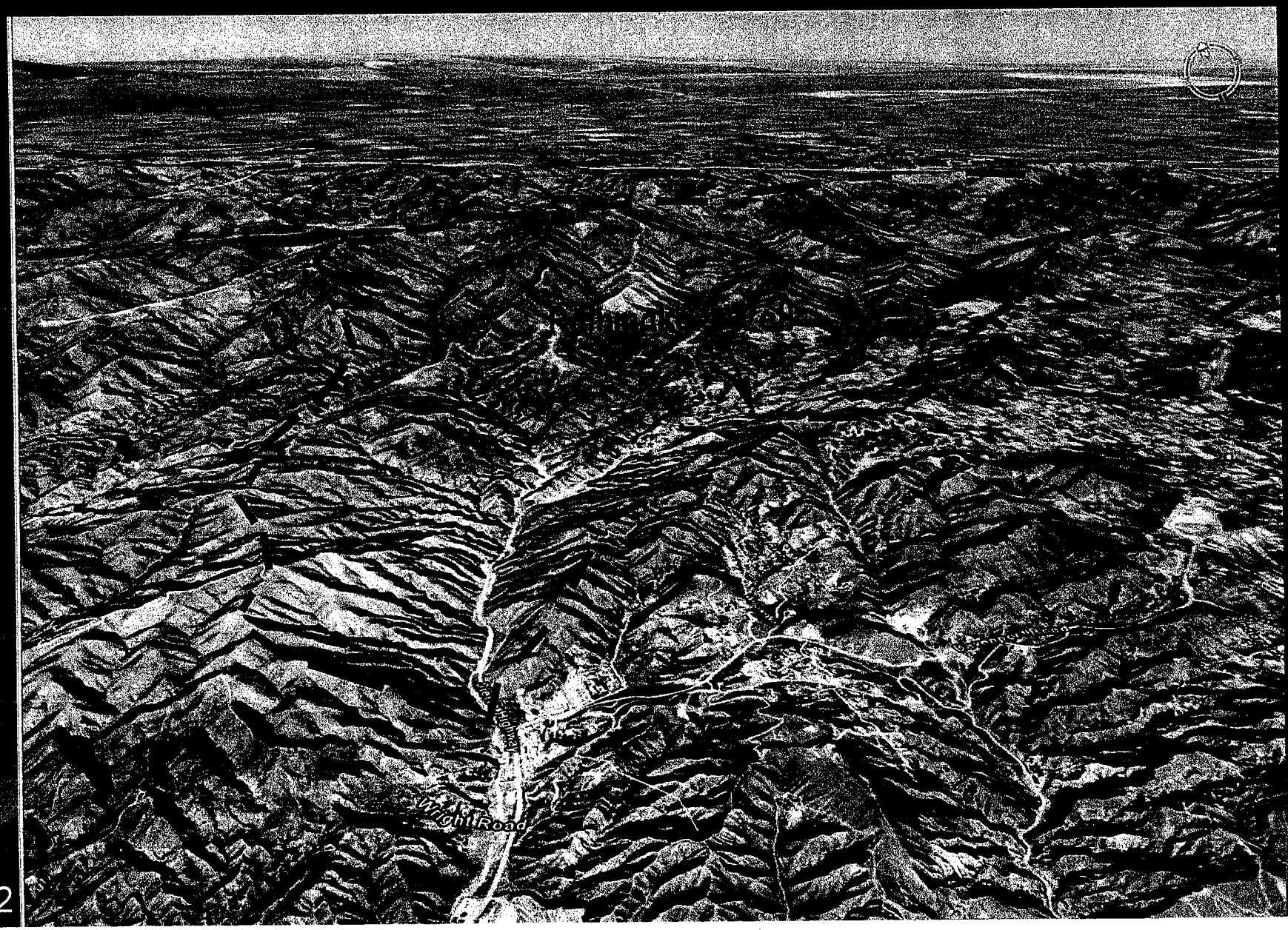


- 60 years local rainfall data
- 24-hour pump test
- Monitoring of all adjacent wells
- Basin analysis and underflow study
- State & County Agency review
- Aquifer Geology & Recharge
- Project requires only a fraction of the available renewable water

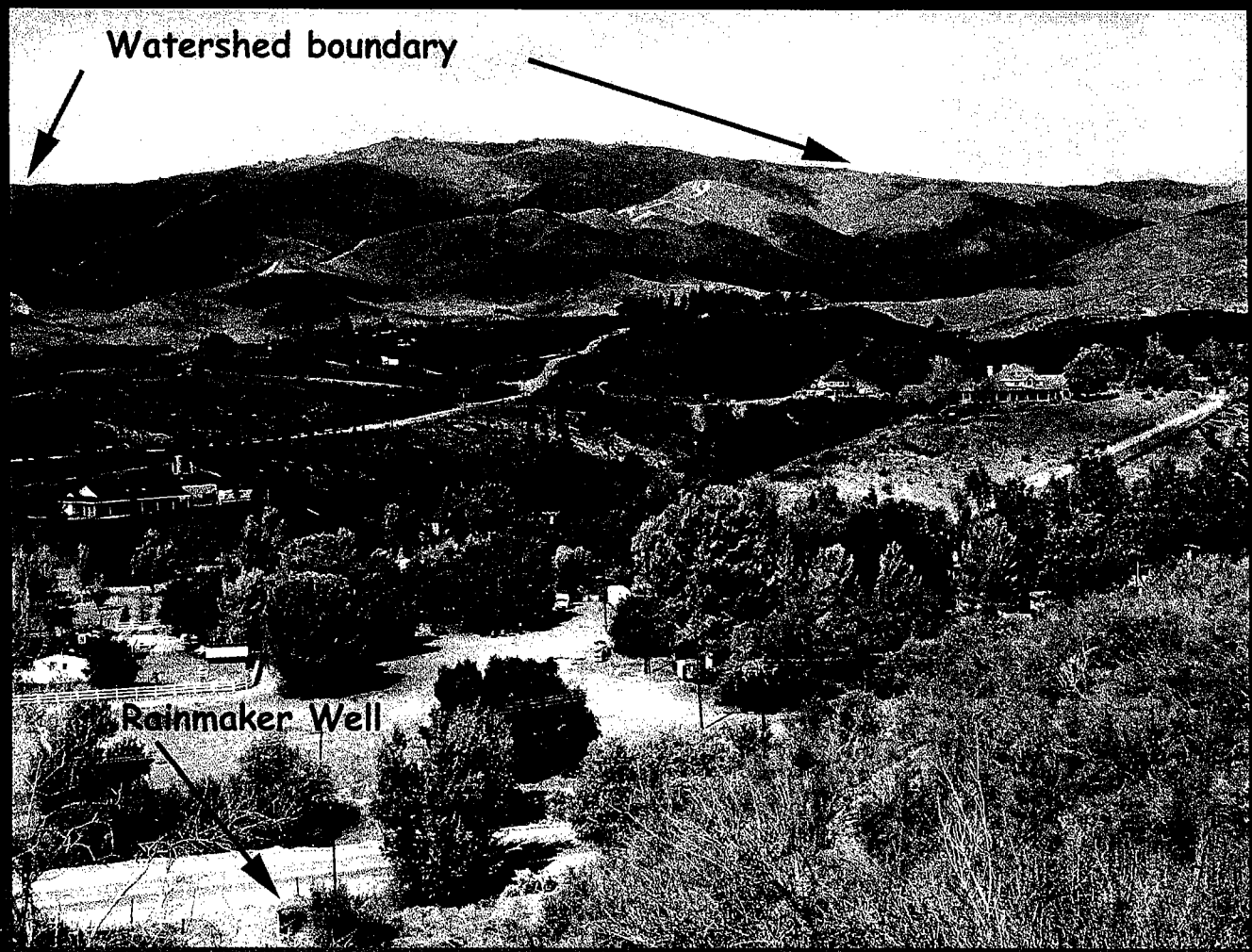
Basin Geology



Watershed Boundary



Hydrogeology of Mint Canyon/Sleepy Valley
Los Angeles County, CA



Joseph Cota and Jonathan Relyea
Earth Resources, Inc

EARTH RESOURCES INC

Presented at 3/19/08 PC hearing by applicant's rep.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

December 24, 2007

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits I

SUBJECT: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005
January 9, 2008 Regional Planning Commission Meeting
Agenda Item No. 8

The above project is a request for a conditional use permit to authorize operation of a water distribution facility at 12800 Sierra Highway in the Sleepy Valley community. The case was most recently on your October 17, 2007 agenda. At that time, the applicant requested a continuance to provide time for two outstanding reviews to be completed by other departments and agencies. No testimony was taken on October 17. The outstanding reviews were from the Department of Public Works, Geotechnical Division, which was to review a recently prepared underflow study; and for the California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board (SWRCB), which was to review a complaint by the Sleepy Valley Water Company (SVWC) regarding a permit request by the applicant.

The two reviews have been completed and are attached. You will find an email from Mr. Charles Nestle at DPW stating that he agrees with the underflow study and its findings (The underflow study was forwarded to you with the October 17, 2007 package). Response from the SWRCB is contained in a report dated December 10, 2007. Explained in the report are the specifics of a complaint by the SVWC regarding the applicant's proposed operation. The report also suggests a threshold at which pumping from the applicant's well should cease to preserve the share of water reserved for SVWC. The conclusion of the report is that under normal rainfall conditions the applicant's extraction of water at the level proposed would not affect the water available to the SVWC well. The report suggests that when the water level in the applicant's well falls below 55 feet that pumping should stop to ensure that SVWC's supply of water is protected. This is a requirement of Condition 29.

Attached is also correspondence from Entrix, representing SVWC regarding the underflow study. The letter says that more data is needed before the underflow characteristics can be understood, that basin is highly sensitive to pumping because of the groundwater gradient, and that the threshold should be 25 feet, not 55 feet.

Staff believes that there is now sufficient information to set appropriate conditions for this project. Staff therefore recommends that the project be approved subject to the attached draft conditions.

Suggested Motion:

I move that the Regional Planning Commission approve conditional use permit 2005-00005-(5) with findings and conditions.

Commission Action and Vote from Previous Hearing (10/17/07)
Action: Continue to January9, 2008
Vote: Aye – Bellamy, Modugno, Valadez, Helsley and Rew

Attachments:
Draft findings 12/24/07
Draft conditions 12/24/07

MC

PROJECT NUMBER
R2005-00055-(5)

CASE NUMBER
CONDITIONAL USE PERMIT NO. 200500005-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

SYNOPSIS: The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 40,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by the non-adjudicated Mint Canyon aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. The total number of parties using the aquifer, in addition to the applicant and the Sleepy Valley Water Company, is not known.

REGIONAL PLANNING COMMISSION HEARING DATE: August 17, 2005, August 1, 2007, October 17, 2007 and January 9, 2008.

August 17, 2005
A noticed public hearing was held before the commission on August 17, 2005. At that time, there was missing technical information, which included Department of Health Services (DHS) documentation on the approval of well construction and limited information on the draw-down rate of the aquifer. The commission took the case taken off calendar to allow time for the missing information to be obtained by the applicant.

August 1, 2007
A second noticed public hearing was held on August 1, 2007. At this time, DHS had provided written comments that included a provision to allow the applicant's well to be permitted after action is taken on this CUP application, but before water is extracted. Information from the California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board (SWRCB) for diversion of surface water rights was still pending and information regarding the draw-down effects of the applicant's proposal was not available. The commission continued the matter to October 17, 2007.

October 17, 2007
At the October 17, 2007 hearing, review of a recently submitted report by the applicant on the draw-down effects of the proposed well on the SVWC was not complete. SWRCB and County Public Works review of this report was not complete. The case was continued to January 9, 2008 to allow time for the review to be completed. No testimony was taken.

Findings

1. The applicant requests a Conditional Use Permit to authorize the construction, operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

2. The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities, of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

3. Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

4. Access to the site is from Sierra Highway using an unpaved one-way loop driveway.

5. The subject property is zoned A-1-1.

6. Zoning surrounding the subject property consists of the following:

   North: C-3 (Unlimited Commercial)

   East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

   South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

   West: A-1-1 and R-3 (Limited Multiple Residence)

7. The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

   North: Mobile Home Park

   South: Vacant

   East: Vacant

   West: Vacant and Residences

8. Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. Certificate of Compliance Case No. 9810 was recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees. Zoning enforcement staff indicated no new violations were present on the site at the time of this report.

9. The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

   A. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4) The Sleepy Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. A well draw-down test was done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. Said test was monitored by the Department of Public Works Geotechnical Division and the Department of

Health Services. Additionally, a hydro-geological analysis was performed by the applicant and reviewed by the Department of Public Works, Geotechnical Division to further establish whether the proposed use would make negative impacts on other users of the Mint Canyon Aquifer. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,555 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year).

B. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1) The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other or limited local water supply is available. Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The status of the application is unknown at the time of this report. The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. Evidence provided by the hydro-geologic analysis performed, indicated that the subject Mint Canyon aquifer is prone to direct influence by rainfall, or the lack thereof, indicating that in years of drought ground water levels will drop. The interface of aquifer capacity, the condition and capacity of the nearby Sleepy Valley Water Company wells and the upstream impacts of the subject project, are not fully known at this time.

C. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3) The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and existing residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is

needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new residential or commercial construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development, page 2*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

D. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1) The hydro-geologic information provided by the applicant and reviewed by the Department of Public Works, Geotechnical Division, does not establish precisely the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project and during drought years, as the subject aquifer has been determined to be affected by seasonal conditions. In this context, the Department of Public Works, Geotechnical Division has indicated that under normal weather conditions, pumping 40,000 gallons of water per day at a rate of 28 gallons per minute should not impact wells located nearby the subject project. The conditions for the permit proposed include limitations and caps on water pumping based on daily usage and well-water depth measurements.

E. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2) The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area previously using either overdrafted water supplies or lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting. In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

10. The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated

to the satisfaction of the Department of Health Services or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

11. According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District. The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

    A. According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres." Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

    B. According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

    C. According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

12. According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. According to Section 22.24.110 of the County Code, the applicable development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

13. According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11." Parking spaces shall consist of not less than two standard parking spaces for employees, one maintenance vehicle space, and one tanker truck space, and an additional truck space. The project shall meet these parking requirements.

14. Under normal weather conditions, the project has been determined to make no impacts on the Sleepy Valley community water supply. Under drought conditions,

evidence has been provided indicating potential negative impacts by the project on water supply from the Mint Canyon Aquifer. Conditions of approval limit daily and annual pumping quantities and require discontinuance of pumping beyond a defined threshold.

15. Project conditions limit daily and annual pumping quantities and limit maximum well-water depth to eliminate negative impacts to properties using the subject Mint Canyon aquifer.

16. A Department of Health Services well permit is required for the existing well or a new well prior to any use of the well for the water hauling use requested.

17. The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

18. The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities. The applicant's site plan depicts access line of site in compliance with the Department of Public Works line-of-site requirements.

19. The applicant's request meets the burden of proof for a conditional use permit when in compliance with all of the conditions of approval.

20. An Initial Study was prepared for this project. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

21. The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft are the most important factors in this case.

22. In its letter dated May 23, 2007, The Department of Health Services made comments regarding the existing unpermitted well and the process required to either permit said well or permit a new well on the subject site. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development, page 2*, regulations prohibit hauled water for new residential or commercial construction.

23. In its letter dated April 16, 2007, the Department of Public Works, Geotechnical Division made comments regarding the applicant's hydro-geologic analysis reviewed by said Department and made a condition requiring regular water usage reporting to ensure compliance with water use restrictions required by the conditional use permit.

24. Hearing notices were mailed to the applicant and to 83 neighbors within a 1,000-foot radius of the project site on July 19, 2007. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on June 19, 2007. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on June 25, 2007. According to the applicant, hearing notices were posted at the site on June 27, 2007.

25. Staff received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of the 2005 staff report. No additional letters have been received at the time of this report.

26. Eighteen letters and several phone calls have been received opposed to the project at the time of the 2005 staff report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply. Staff has received several calls from representatives of the Sleepy Valley Water Company explaining that they remain opposed to the applicants permit request. No additional letters have been received at the time of this report.

27. In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. The letter indicated that current wells at that time were not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs. No new information regarding drought conditions and associated impacts to wells using the Mint Canyon aquifer have been received at the time of this report.

28. Groundwater underflow calculations contained in a report prepared by Earth Resources Inc dated August 23, 2007, have been reviewed by the Los Angeles County, Department of Public Works, Geotechnical Division. The Division concurs with the findings of the report.

29. The California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board (SWRCB), in a report dated December 10, 2007 has to review a complaint by the Sleepy Valley Water Company (SVWC) regarding a permit request by the applicant. Explained in the report are the specifics of a complaint by the SVWC regarding the applicant's proposed operation. The report also suggests a threshold at which pumping from the applicant's well should cease to preserve the share of water reserved for SVWC. The conclusion of the report is that under normal rainfall conditions the applicant's extraction of water at the level proposed would not affect the water available to the SVWC well. The report suggests that when the water level in the applicant's well falls below 55 feet that pumping should stop to ensure that SVWC's supply of water is protected. This is a requirement of Condition 29.

30. The project is consistent with the Santa Clarita Valley Area Plan when in compliance with all of the conditions of approval. The proposed use meets existing community needs for hauled water for some users. Potential project environmental impacts to other users during times of drought are mitigated by conditions limiting daily and annual water hauling quantities and restricting the use of water from the subject well to a certain depth beyond which no pumping is permitted.

31. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

32. The results of the hydro-geological analysis provided by the applicant's consultant and reviewed by the Department of Public Works, Geotechnical Division, are sufficient to assess impacts of the project on the overall local community water supply under normal weather conditions. Uncertainty remains regarding project impacts to the subject aquifer during times of drought; therefore, the applicant's compliance with the conditions of approval is required to ensure available water supply from the Mint Canyon aquifer to the community in such times. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time, quality of well performance, and/or unreasonable overdrafting by some users of the aquifer led to the apparent sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

33. The providing of hauled water for existing residential and commercial uses supplied from existing wells permitted by the Department of Health Services may be used for a limited period of time. Staff notes that the subject well is lacking Department of Health Services permit documentation; therefore, the well must be approved by Health Services prior to operation of water distribution and hauling from the subject well.

34. A five-year term is required for the requested conditional use permit due to the uncertainty of a changing water supply and the need to reevaluate compatibility of the project with the surrounding community.

35. The following fees apply:

    A. A document processing fee of $50 and a Fish and Game fee of $1,800, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, is required to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

    B. A cost recovery deposit of $750 is required to cover the cost of five required zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

36. The payment of fees are required within fifteen (15) calendar days of the final approval of this grant.

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

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:

A. The proposed use is consistent with the adopted general plan for the area when all conditions have been met;

B. The requested use at the proposed location 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;

C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed 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.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.040.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission 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 Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment with compliance to the conditions of approval, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and **ADOPTS** the Negative Declaration associated with Project No. R2006-00055-(5)

2. In view of the findings of fact presented above, Conditional Use Permit No. 200500005-(5) with findings and conditions is **APPROVED.**

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC
12/24/07

PROJECT NO. R2005-00055-(5)
CONDITIONAL USE PERMIT NO. 200500005-(5)
DRAFT CONDITIONS

1. This grant authorizes the operation and maintenance of an existing water distribution facility as depicted on the approved Exhibit "A" and one 3,800 gallon water tanker truck for hauling no more than 40,000 gallons of water per day maximum on any given day, and no more than 9,709,000 gallons per year maximum or 29.8 acre feet based on an average of seven one-way trips per day, 365 days per year (2,555 one-way trips per year), subject to all of the following conditions of approval.

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

3. 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 Department of Regional Planning an 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. 8**, and until all required monies have been paid pursuant to **Condition Nos. 10 and 11**. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate on January 9, 2013, five (5) years from the date of approval** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit required fees of **$1,850** ($1,800 Fish and Game fee, $50 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated June 27, 2007 and April 16, 2007, except as otherwise required by said department.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements specified in its letter dated May 23, 2007, except as otherwise required by said department.

18. In compliance with the Department of Health Service requirements for potable water as stated in its publication, *Potable Water Availability Requirements for Residential and Commercial Development, January 1, 2003, page 2,* this grant does not authorize water hauling of potable water for new residential or new commercial construction.

19. The existing well shall be brought into compliance with the California well standards to the satisfaction of the County of Los Angeles Department of Health Services. Approval documentation for the existing well and pumping facility, or, approval by the Department of Health Services of a new well near the existing facility, shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

21. The permittee shall obtain a Domestic Water Supply Permit from the State of California Department of Health Services, Drinking Water Field Operations Branch, and permit

documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

22. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

23. The permittee shall comply with all California State Department of Transportation requirements specified in its letter dated April 18, 2005, except as otherwise required by said department.

24. One 3,800 gallon tanker truck transporting water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility. No other water tanker trucks are permitted on the premises.

25. The water hauling truck and all vehicles shall enter and exit the subject property via Sierra Highway.

26. The maximum number of one-way water hauling truck trips within any one year period shall not exceed 2,555 trips (based on an average of 7 trips per day for 365 days), or 9,709,000 gallons per year or 29.8 acre feet (based on an average of 7 one-way trips per day by a 3,800 gallon water hauling truck), except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain logs as defined in **Condition Nos. 27 and 28**, which shall be made available to the Director of Planning upon request.

27. The permittee shall maintain a daily log which shall include:

    a. the number of all one-way loaded tanker truck trips;
    b. general destinations, and
    c. total number of gallons delivered each day.

    The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

28. The permittee shall maintain a log of well-water depth measurements performed at least every other week from June 1 through October 31 of each year and every month

November 1 through May 31 each year. The well-water depth measurements shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Planning Department upon request.

An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

29. In the event static well-water depth measurements reach 55 feet below ground surface, all pumping shall stop until such time as the water level rebounds to at least 50 feet below ground level. No water pumping shall continue beyond well-water depth measurements 55 feet or greater below ground surface with the exception of a water shortage emergency as defined in **Condition No. 30.**

30. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee shall provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry.

31. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

32. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

33. The storage of motor vehicle fuel on the subject property is prohibited.

34. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 30** and requiring emergency power.

35. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under

the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

36. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

37. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

38. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

39. Excepting onsite storage of one 3,800 gallon water tanker truck, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

40. Line of site distances at driveway access points shall be maintained for the life of this grant and shall not be obstructed by landscaping or other objects.

41. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

42. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

43. Required parking shall consist of not less than two standard spaces for employees and three truck spaces. Parking shall be limited to motor vehicle parking exclusively.

44. Recreational vehicles, motor homes, trailers, and inoperable vehicles of any kind are prohibited from parking within any required yard/setback, driveway, or designated parking areas.

45. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

46. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

47. The coloring of the water tanks shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

48. No new construction on the existing water distribution facility site is provided by this grant with the exception of constructing a new replacement well or retrofitting of the existing well to the satisfaction of the Department of Health Services and the Department of Public Works, Building and Safety Division.

49. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

50. Upon termination of this grant as provided in **Condition No. 9**, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to its condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works letters dated June 27, 2007 and April 16, 2007
Fire Department letter dated July 6, 2005
Department of Health Services letter dated May 23, 2007
Caltrans letter dated August 18, 2005

MC
12/24/07

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, 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

IN REPLY PLEASE REFER TO FILE: LD-1

June 27, 2007

TO: Mark Child
Zoning Permit Section I
Department of Regional Planning

Attention Kim Szalay

FROM: Letty Schleikorn MLS
Subdivision Management Section
Land Development Division

CONDITIONAL USE PERMIT (CUP) NO. R2005-00055
12800 SIERRA HIGHWAY
SALE OF WATER

☒ Public Works recommends approval for this CUP.

☐ Public Works does **NOT** recommend approval for this CUP.

We reviewed the subject permit in the Santa Clarita area in the vicinity of Sierra Highway and Mint Canyon Road (12800 Sierra Highway). This Permit is to allow the sale of water. This letter supersedes our October 24, 2005, letter to your Department.

Upon approval of the permit, we recommend the following conditions:

1. The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume of 40,000 gallons per day.

2. Make an offer to dedicate right of way 50 feet from centerline on Sierra Highway. Twenty feet of additional right of way will be required in the future along the property frontage. An existing water well is partially located within the future right of way. The well must be abandoned at the owner's expense at such time that the County accepts the offer of dedication in order to construct roadway improvements.

Dist. Office 8.2

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Dist. Office
___ Geologist
___ Engineer
1 GMED File
___ Grading Section
1 DRP

Tract / Parcel Map _____ **Lot(s)** _____
Parent Tract _____ **Location** Acton
Site Address 12800 Sierra Highway
Geologist Earth Resources Inc. **Developer/Owner** Ramey
Soils Engineer ——— **Engineer/Arch.** ———

Review of: CUP 200500005 **For:** Operation and maintenance of a water distribution facility

Reports Reviewed:

Earth Resources, Inc., January 9, 2007, Response to County Review Letter Dated March 13, 2005, Rainmaker Water Services, 12800 Sierra Highway, Agua Dulce, California.
Earth Resources, Inc., November 10, 2006 (Fax Date), Pump Test Results.
Earth Systems Southwest, August 3, 2005, Private water source assessment, 12800 Sierra Highway, Agua Dulce, Los Angeles County, California.
James M. Montgomery, Consulting Engineers, Inc., February 1982, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Agua Dulce/Mint Canyon Hydrogeologic Investigation.
James M. Montgomery, Consulting Engineers, Inc., December 1981, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Mint Canyon Hydrogeologic Investigation.

Remarks:

The CUP is recommended for approval from a geotechnical standpoint for the following reasons:

1) The pump test conducted demonstrates that there should be no measurable effect to adjacent and nearby wells at the pumping rate proposed by the project. The maximum drawdown observed during the pump test was 5 feet, which may not be sufficient to result in an observable drawdown beyond a radius of more than a few tens of feet. However, the maximum allowed pumping volume of 40,000 gpd (per the CUP) translates to a pumping rate of about 28 gpm, which is lower than the 36-40 gpm pumping rate during the test. Therefore, the data presented by the consultants suggests that pumping of the volume proposed should not impact nearby wells. Additionally, the radius of influence of the drawdown cone can be expected to be independent of ground water elevation; therefore, these conclusions should apply during periods of drought.

2) The consultant concludes that the proposed project will have no negative impact over the long term, and the data provided supports this conclusion. The methods of analysis used included those provided in the above-referenced J.M. Montgomery reports that had been accepted by the County.

However, the cumulative departure curve / precipitation / ground water chart included with the ERI report suggests that ground water within the basin responds to precipitation. Therefore, during periods of drought ground water levels will drop. This has occurred in several times in the past, as depicted on the chart, and will continue to occur in the future.

Recommendations:

The following condition is recommended for approval of this project:

The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume specified in the CUP.

Note: If any additional information is received that may materially affect these conclusions and recommendations, that information will be considered.

Prepared by _____ Reviewed by _____ Date 4/16/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form06.doc
5/12/03

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: July 6, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-00055

LOCATION: 12800 Sierra Highway

☒ The Fire Department has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ 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 __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☐ **Comments:** ____

☐ **Location:** ____

☐ **Access:** ____

☐ **Special Requirements:** ____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

Co.CUP 04/04

COUNTY OF LOS ANGELES
Public Health

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

JOHN SCHUNHOFF, Ph.D.
Chief Deputy Director

Environmental Health
Terrance Powell, R.E.H.S.
Acting Director of Environmental Health
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.lapublichealth.org

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

RECEIVED
MAY 29 2007

May 23, 2007

Kim Szaley
Zoning Permits I Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, California 90012

Re: **Project No. R2005-00055, 12800 Sierra Highway, Agua Dulce**

Dear Mr. Szaley:

This is in response to a request from your department regarding the Department of Public Health's (DPH) concern regarding the Conditional Use Permit hearing for the property at 12800 Sierra Highway, Agua Dulce, California.

As discussed in a telephone conversation with Alfonso Medina, Director, Environmental Protection Bureau, on May 16, 2007, the DPH is not opposed to a hearing for Roy Ramey's Project No. R2005-00055.

However, the DPH still does not have any records to show that the unapproved well at the above address was constructed under permit from this Department and is in conformance with the requirements of the California Well Standards. We are unable to recommend approval of the use of this well until it has been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the water after all construction work according to the bacteriological and chemical requirements of the California Code of Regulations, Title 22.

In a telephone conversation of May 15, 2006, with Mr. Joe Cota, representative for Roy Ramey, Mr. Medina indicated Mr. Cota informed him, the current well in question at 12800 Sierra Highway, Agua Dulce was not going to be used and would eventually be properly decommissioned. A new well in close proximity to the unapproved well would be built in conformance with all requirements including a permit with Environmental Health.

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATI ND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

RECEIVED
AUG 22 2005

Flex your power!
Be energy efficient!

IGR/CEQA No. 050815AL
Proj. No. R2005 and CUP No. 200500005
Water Distribution Facility
Vic. LA-14 / PM 39.85
SCH # 2005081009

August 18, 2005

Mr. Kim K. Szalay
L.A. County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to authorize the continued operation and maintenance of a water distribution facility using water haling trucks.

Any transportation of water which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 050815AL.

Sincerely,

Alan Lin for

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR AND CHIEF MEDICAL OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
DIRECTOR OF PUBLIC HEALTH AND HEALTH OFFICER

ENVIRONMENTAL HEALTH
ARTURO AGUIRRE, DIRECTOR

BUREAU OF ENVIRONMENTAL PROTECTION
5050 COMMERCE DRIVE
BALDWIN PARK, CALIFORNIA 91706
TEL 626.430.5280
WWW.LAPUBLICHEALTH.ORG/EH

BOARD OF SUPERVISORS

GLORIA MOLINA
FIRST DISTRICT

YVONNE BRATHWAITE BURKE
SECOND DISTRICT

ZEV YAROSLAVSKY
THIRD DISTRICT

DON KNABE
FOURTH DISTRICT

MICHAEL D. ANTONOVICH
FIFTH DISTRICT

POTABLE WATER AVAILABILITY REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT

January 1, 2003

This document provides the guidelines that apply to obtain Department of Health Services ("DHS") approval of availability of potable water to support new development. They are based on the requirements of the Los Angeles County Plumbing Code, Los Angeles County Health and Safety Code, and Title 22, California Code of Regulations.

Should questions arise regarding these guidelines or requirements, please contact the Mountain & Rural / Water & Sewage Program at 626-430-5380.

SUSTAINABLE WATER

Environmental Health requires that all new development of residential or commercial buildings be provided with an adequate, sustainable supply of water from either a public water system or from an on-site well. Environmental Health has determined that test results which establish a sustained yield of a well which is the equivalent of a continuous flow of three gallons per minute for at least 24 hours are acceptable to demonstrate a sustainable supply of water.

In Section 64215 of Title 22 of the California Code of Regulations, the State Department of Health Services has determined that a well will be considered an adequate source of sustainable water for a "state small water system" if it is demonstrated that it can supply a minimum of three gallons per minute for at least 24 hours for each service connection served by the system. Under state law, the State Department of Health Services has jurisdiction to establish the requirements for a "state small water system," defined as having at least five, but not more than fourteen connections. That jurisdiction does not extend to water supplies for fewer than five connections.

This requirement established by the State Department of Health Services is equally applicable to water supplies for less than five connections. There is no basis upon which to conclude that a lower level of sustainable water would be adequate merely because fewer connections are served. In fact, considering that the standard for a "state small water system" is based upon the understanding that meeting the peak demand on the system can be spread among up to fourteen connections, any variation from this standard for water supplies for fewer than five connections would be higher, not lower, than the standard for a "state small water system."

However, a well yield certified at two gallons per minute will be accepted, provided that a minimum of 1,500 gallons of storage capacity is added to the closed well water distribution system.[2] The yield of a well is to be determined using the test procedures listed on the Los Angeles County Well Yield Certification Form.

APPLICABILITY OF POTABLE AND SUSTAINABLE WATER REQUIREMENTS TO EXISTING, PERMITTED DWELLINGS

The policy prohibiting hauled water as the source of potable water or the policy establishing the standard to determine an adequate source of sustainable water does not apply to existing permitted dwellings that are presently served by an approved storage tank and hauled water or by a well with a yield less than the minimum standard discussed above. Further, this policy will not apply to proposed projects for which a complete building permit application, including sewage disposal plans, was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number.

Proposed substantial improvements to existing permitted dwellings will require evidence of compliance with the standards applicable to new construction. "Substantial improvements" shall be

---

[2] This is in addition to Fire Department requirements for stored water.

provided and officially recorded.

- Well Yield test results from a company legally authorized by the state of California to perform well yield tests, documenting that the well produces a minimum of 3 gallons per minute* over a specified period of time for each service connection provided by the well.

- Bacteriological test results showing the well water meets US EPA drinking water standards.**

* *2 GPM is acceptable if 1500 gallons of domestic storage is provided on site- per connection.*

** *DHS is unable to collect the water sample for bacteriological testing. It is recommended that complete general minerals, inorganics, and heavy metals analyses be performed on the well water.*

ADDITIONS, REMODELING, AND REBUILDING AFTER DECLARED DISASTERS

Prior to DHS approving the source of water for an addition, a remodel, or a rebuilding of a structure damaged or destroyed by a declared disaster, the following documentation must be on file:

EXISTING PERMITTED STRUCTURES:

If hauled water is the source:

Evidence that a complete building permit application, including sewage disposal plans, for the dwelling was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number, and that the improvement to the property will be less than 50% of the market value of the structure before the start of construction of the improvement.

If a private well is replacing hauled-in water as the source:

A well and well yield test that complies with new construction requirements.

If a public water system is the source and no prior documentation of such is on file:

Evidence of water service from permitted public water company (water bill for said address)

EXISTING NON-PERMITTED STRUCTURES:

A well and well yield test that complies with new construction requirements, or evidence of water service from a permitted public water system (water bill for said address).

REBUILDING AFTER DECLARED DISASTER:

Previously permitted dwellings which have been destroyed due to fire or declared disaster will be evaluated on a case-by-case basis.

Child, Mark

From: Nestle, Charles [CNESTLE@dpw.lacounty.gov]
Sent: Monday, December 17, 2007 12:11 PM
To: Child, Mark; Burger, Steve
Subject: RE: Roy Ramey project R2005-00055 Existing Water Supply Well Upgrade

Mark,

I've completed the review of the Earth Resources Inc. report dated August 23, 2007, and I agree with their findings and conclusions. The conclusions and recommendations as stated in my review dated April 16, 2007 recommending approval of the CUP remain applicable.

Charles

State Water Resources Control Board

Division of Water Rights
1001 I Street, 14th Floor • Sacramento, California 95814 • 916.341.5300
Mailing Address: P.O. Box 2000 • Sacramento, California 95812-2000
FAX: 916.341.5400 • www.waterrights.ca.gov

Linda S. Adams
Secretary for Environmental Protection

Arnold Schwarzenegger
Governor

DEC 10 2007

In Reply Refer to:
363:CEN:262.0 (19-25-01)

Kathy Sloan
Sleepy Valley Water Company
P.O. Box 2721
Canyon Country, CA, 91386

Mr. Roy Ramey
33297 Wagon Wheel Road
Aqua Dulce, CA, 91390

Dear Ms. Sloan and Mr. Ramey

SUBJECT: WATER RIGHT COMPLAINT BY SLEEPY VALLEY WATER COMPANY REGARDING DIVERSION OF UNDERFLOW FROM MINT CANYON CREEK TRIBUTARY TO SANTA CLARA RIVER

The State Water Resources Control Board Division of Water Rights Complaint Unit staff (Staff) have completed the investigation of the subject water right complaint (see enclosed report). Staff conclude that there is insufficient evidence in the record that Mr. Ramey's proposed diversion of 0.061 cfs not to exceed 45 afa (at, or above, his proposed groundwater bypass level of 55 feet below grade at his well) will impact the ability of the Sleepy Valley Water Company to satisfy its prior water right. Staff considers this prior water right to be that volume of groundwater that the Sleepy Valley Water Company is currently using or is reasonably expected to be using in the near future.

Please review the enclosed report and submit any comments to the report, or additional information, within 30 days of the date of this letter.

If you have any questions concerning this matter please call me at (916) 341-5313 or my supervisor Chuck Rich at (916) 341-5377.

Sincerely,

Charles NeSmith
Engineering Geologist

cc: Mr. Joe Cota
Earth Resources Inc.
18302 Sierra Highway #102
Santa Clarita, CA, 91351

Mr. Tim Thompson
Entrix Inc.
2140 Eastman Ave, Suite 200
Ventura. Ca. 93003

State of California

Memorandum

TO: File: 262 (15-12-01)

Date: November 28, 2007

Charles NeSmith, Staff Geologist

From: DIVISION OF WATER RIGHTS
STATE WATER RESOURCES CONTROL BOARD

SUBJECT: WATER RIGHT COMPLAINT BY SLEEPY VALLEY WATER COMPANY REGARDING DIVERSION OF UNDERFLOW FROM MINT CANYON CREEK TRIBUTARY TO SANTA CLARA RIVER, LOS ANGELES COUNTY

BACKGROUND

Complaint

The Sleepy Valley Water Company (Complainant) submitted a water right complaint to the State Water Resources Control Board Division of Water Rights (Division) dated December 21, 2006 alleging that Rainmaker Water Services (Respondent) is pumping the underflow of Mint Canyon Creek without a water right permit or license. Complainant states that during the drought of 2004 Complainant was unable to provide water to its customers and had to truck in supplemental water. Complainant requested Los Angeles County (County) to temporarily shut down Respondent's pumping and water distribution and asserts that this allowed Complainant's well to recover in about a month.

Complainant argues that there is 270 acre-feet of natural recharge to Mint Canyon and 25 acre-feet of wastewater return to give 290 acre-feet total available for extraction. On July 13, 2001 Complainant applied for a water right permit for its diversion and received a permit in February 2007 to appropriate 100 acre-feet from the aquifer. Complainant contends that Respondent's water distribution operation should be enjoined from pumping until it receives a water right permit for the diversion.

Respondent submitted an application to appropriate water for his diversion and it was accepted on February 23, 2007. With respect to Complainant's allegation that Respondent's pumping during the 2004 drought caused, or significantly helped to cause, Complainant's well to go dry, Respondent asserts that this allegation is false and submitted a water availability analysis in support of this contention.

Complaint Unit Staff (Staff) visited the site on April 19, 2007 and met with representatives for both the complainant and the Respondent who showed staff the respective wells, the place of use for Sleepy Valley Water Company, and surrounding geology.

Location, Geology, and History

Sleepy Valley is a bedroom community located at an elevation of about 2,300 feet approximately 40 miles northeast of Los Angeles along the Sierra Highway about halfway between Santa Clarita and Palmdale (Figure 1). The town is situated within a wide area of the typically very narrow Mint Canyon. On the surface, the west-southwest trending and steeply inclined Mint Canyon is underlain by recent highly permeable quaternary alluvium and bounded on the south by granite and on the north by older quaternary alluvium[1]. This "older alluvium", also very permeable, consists of consolidated stream deposits that have been cut off from their deposition source. These types of deposits are often referred to as "terrace deposits." Given the surface geology of the area, granite likely underlies the recent and older alluvium at depth. The maximum thickness of saturated alluvium likely does not exceed 70 feet even below the stream channels.

The Sleepy Valley Water Company (SVWC) was established when the Sleepy Valley community was subdivided in the 1920's. Complainant provides water to the community via the same two wells that were installed in the 1920's (Figure 2). Water pumped from these wells is stored in a 100,000-gallon storage tank located uphill from the wells along Reservoir Ave. There are no known records of the construction details of these wells, nor a log of the geologic materials encountered during the drilling. However, Complainant states that the "main" well is approximately 120 feet deep and the other well is about 60 feet deep (Photos 1 and 2). Neither well has a sanitary seal. A third, but apparently unused, well was installed for Complainant in the fall of 1961 about 500 feet from the Complainant's other two wells and a driller's report was filed for this well (Figure 2).

In 1961 hydro-geologic consultant C.E. Jacobs was hired by Complainant to investigate its wells and prepare a report on his findings (Jacobs Report). Complainant has stated that they no longer have this report and therefore the report was not available for this complaint investigation. In 1981 James Montgomery prepared a report for the Los Angeles County Board of Supervisors entitled "Ground Water Resource Study Phase 1 Mint Canyon Hydrogeologic Investigation" (Montgomery Report). Montgomery references the Jacobs Report and states that Jacobs conducted a pumping test on the SVWC deep well.

Complainant's pumping records between 1990 and 2003 indicate an annual average water usage of 18.3 acre-feet serving 56 homes. During the recent drought (2004 to 2006) and subsequent emergency conservation efforts, the water usage declined to about 10 acre-feet per year. Complainant plans on increasing the number of homes served to 70.

Based on old aerial photographs of the area, Respondent states that his well is likely a former agricultural well installed prior to the 1950's. Respondent does not have a drillers report for this well either but estimates the depth to be about 100 feet below grade. Respondent states the pump is set at 62 feet below grade.. This well also does not have a sanitary seal. Respondent began pumping from the well and selling water in the nearby community in 2004. Respondent delivers by truck at 4,000 gallons per truckload. However, in 2005 Respondent's water distribution operation was shut

[1] Dibblee, T.W. Jr., 1996, *Geologic Map of the Mint Canyon Quadrangle, Los Angeles County, CA*, Dibblee Geological Foundation Map #DF-58.

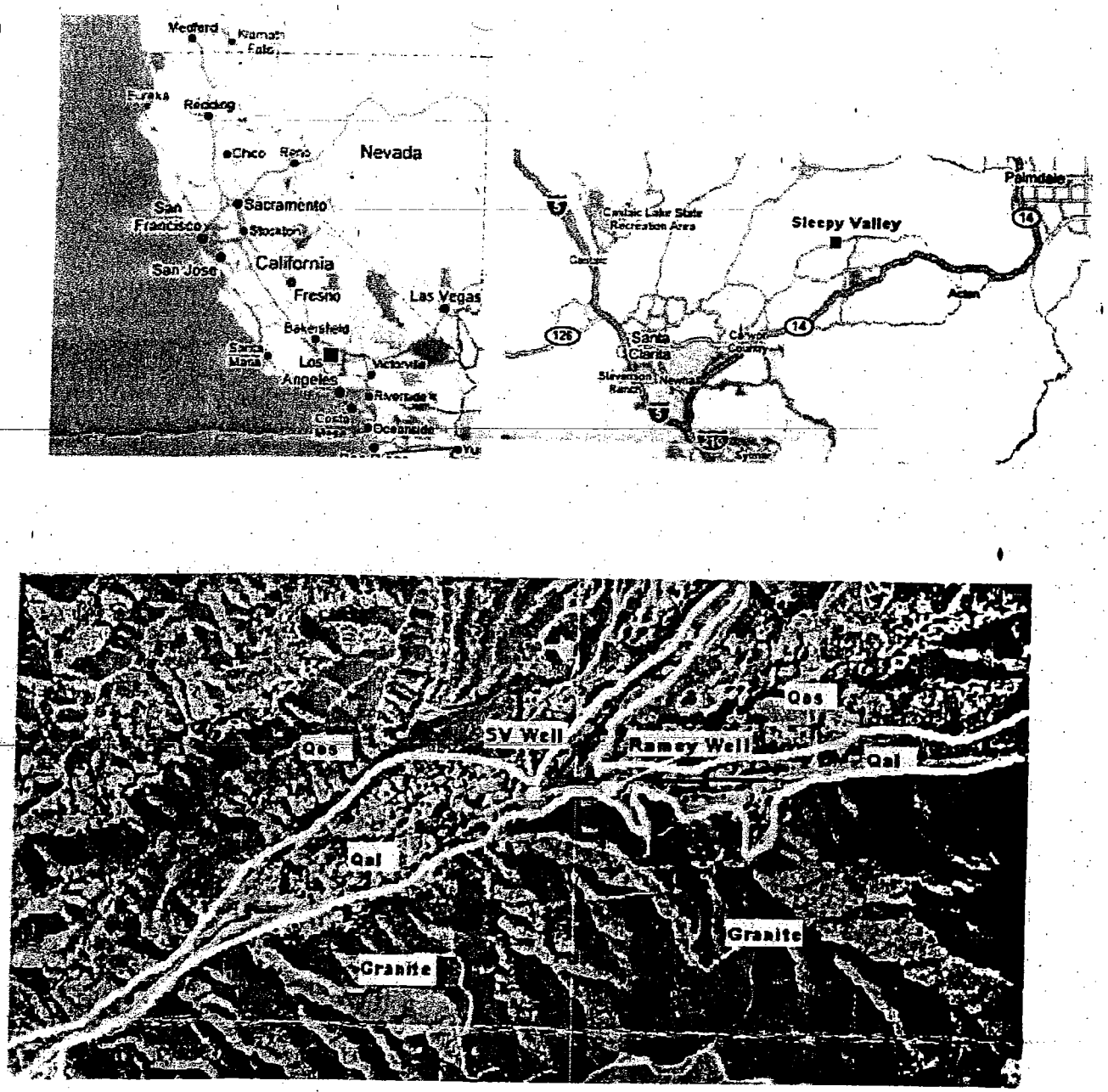


FIGURE 1: Maps and aerial photograph showing the location of Complainant's and Respondent's wells and simplified local geology. Qal = Quaternary Alluvium; Qos = older Quaternary Alluvium. Blue arrows show main subsurface alluvial channels.

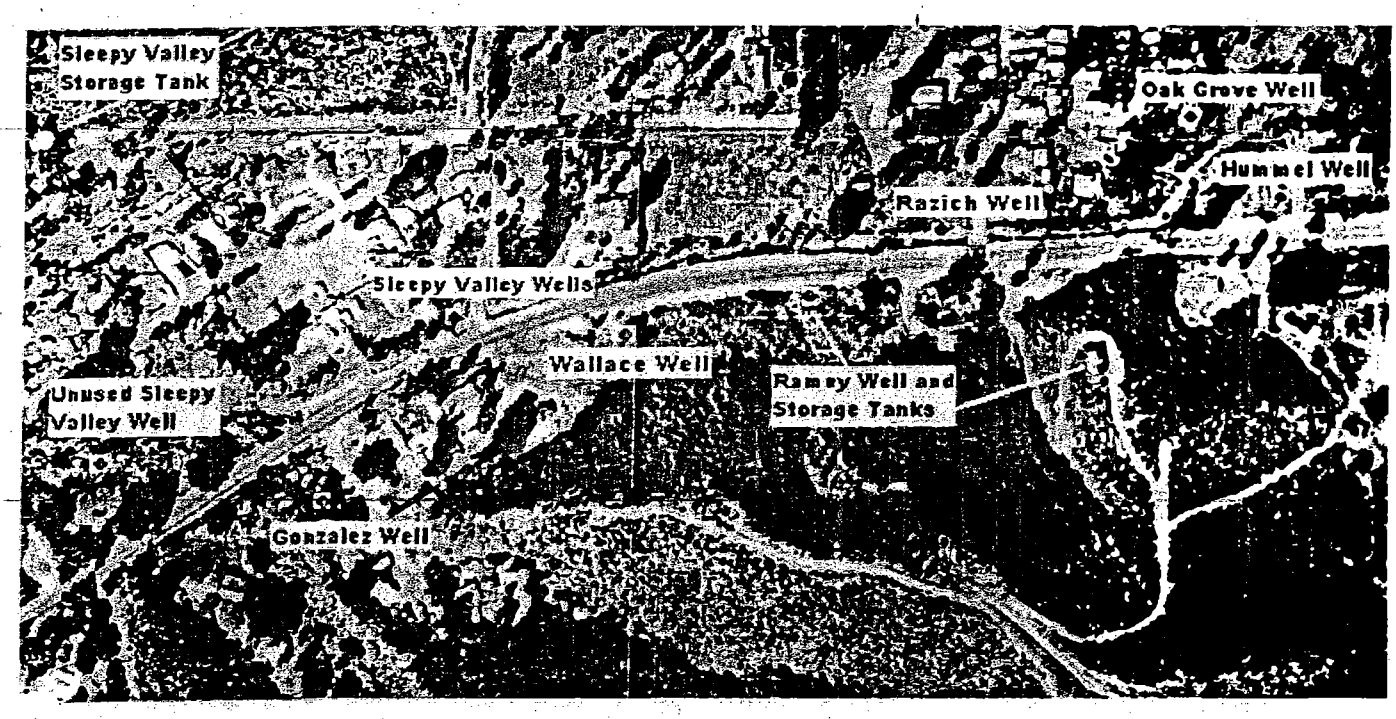
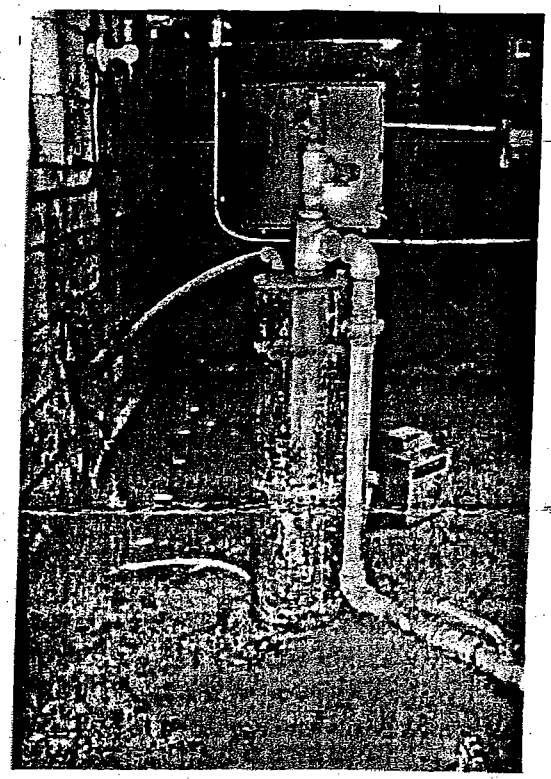
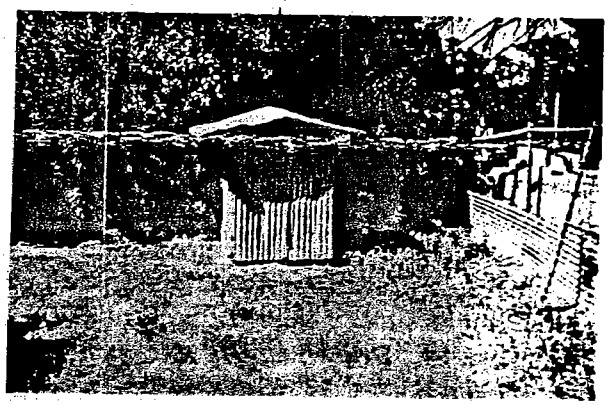
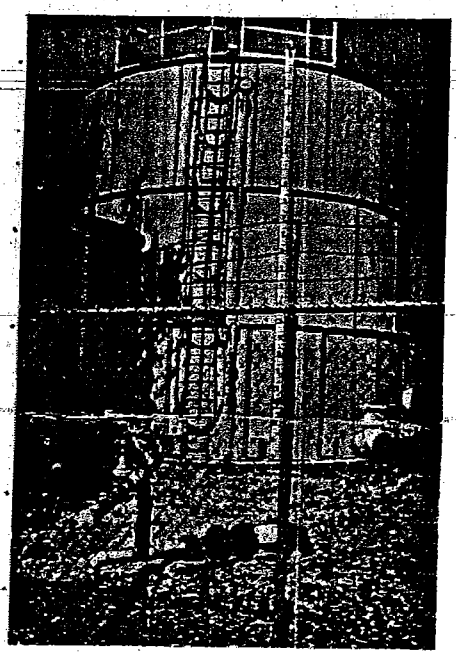


FIGURE 2: Aerial photo showing the location of domestic supply wells near Complainant's and Respondent's wells.







PHOTOS 1, 2, AND 3: Complainant's main and backup wells (above), and Complainant's 100,000 gallon storage tank.

down due to the lack of a Los Angeles County Conditional Use Permit (CUP). Respondent is currently in the process of obtaining the CUP and has obtained a "Water Hauler License."

Water Right Applications

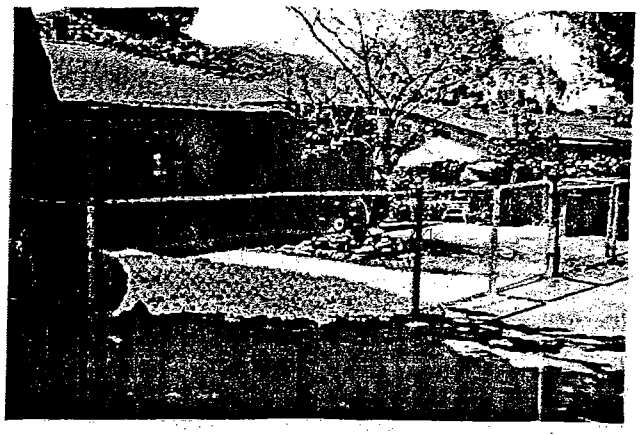
Complainant's water right application A031208 for appropriation of Mint Canyon Creek underflow was accepted on July 13, 2001 and a permit for diversion of 0.21 cfs not to exceed 100 afa was issued February 20, 2007. Complainant stated in the application that the project would initially divert 61 afa for a population of 183 and then slowly increase the appropriation to 100 afa in the expectation the population served would grow to 300. The SWRCB granted Complainant an exemption from completing CEQA documentation and a water availability analysis because Complainant showed that: (1) the wells were in existence prior to 1973; (2) there has been a moratorium on new home construction since 1960; and (3) there is insufficient water to add new homes, particularly during drought.

Respondent's water right application A031652 for appropriation of 0.061 cfs not to exceed 45 afa from Mint Canyon Creek underflow was accepted on February 23, 2007 (a decision regarding issuance of a permit has not been made). Respondent submitted the same water availability analysis included in the complaint response with the water right application. This water availability analysis was then included in Complainant's water right application file. The County of Los Angeles, as lead agency under CEQA, has prepared a draft negative declaration, a copy of which has been submitted to the Division.

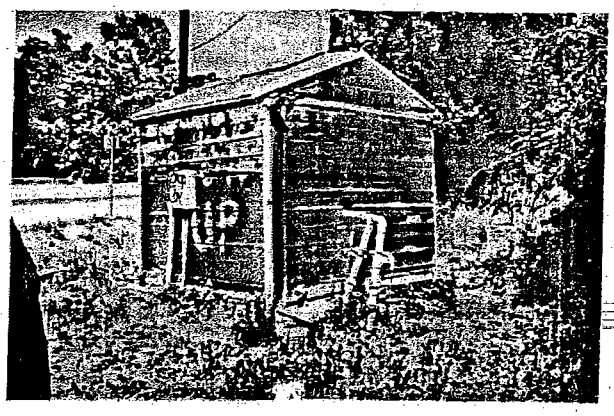
Field Investigation

Staff met with representatives for Complainant, and Complainant's consulting geologist at 11 am on April 19, 2007 at the well site. Staff inspected the wells and discussed subject complaint. Complainant's representatives said that during the drought in 2004, while Ramey was pumping, their wells were not able to withdraw sufficient water to supply their customers. They also said that a nearby well went dry during the same period and maintained that this had never occurred in the history of pumping those wells. They attributed the lack of water to Respondent's pumping about 500 feet up gradient of their wells. Staff also inspected the Complainant's place of use (photos 4 and 5) to evaluate the amount of irrigation typically done for each home served by Complainant.

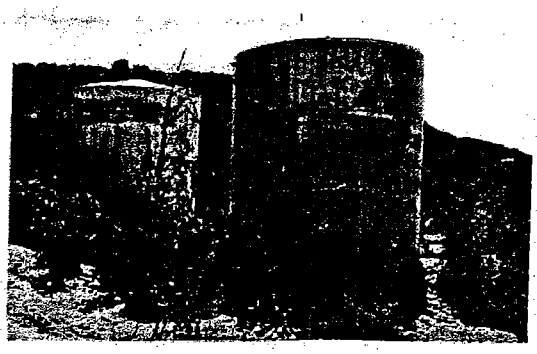
Staff then met with the consulting geologist for Respondent, Joe Cota, at 1 pm. Mr. Cota provided a copy of a drillers report of the unused Sleepy Valley well installed in 1961, and also a copy of a geologic map for the area. Mr. Cota stated that both the new and old alluvium are very permeable and groundwater flows rapidly through the canyon. Mr. Cota also stated that, because of the high permeability of the basin, recharge occurs very quickly during periods of rainfall and pointed to the accumulative rainfall departure curve submitted in Respondent's water availability analysis to support this assertion. Mr. Cota stated that because of the limited storage available to Complainant, they are unable to take advantage of the full availability of groundwater in the aquifer since much of it flows quickly past Complainant's wells. Mr. Cota also believes that, since Complainant's wells are located at the fork of two drainage basins, they receive recharge that cannot possibly be affecting Respondent in addition to that recharge from the drainage basin in which Respondent's wells are installed.

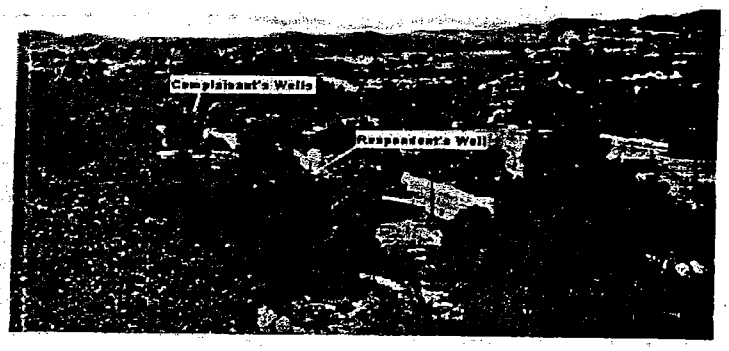


PHOTOS 4 AND 5: Examples of homes served by Complainant. Note minimal irrigation per home.



PHOTOS 6 AND 7: Respondent's Well.





PHOTOS 8 & 9: Respondent's Storage Tanks (left); View looking "downstream" from storage tanks.

He said that given the above factors it is very unlikely that Respondent's well has any influence on Complainant's well, even during drought conditions. In further support of this contention, Mr. Cota noted the results of the 24 hr continuous drawdown pumping test (at 38.88 gpm) conducted on Respondent's well in August 2006. During the pumping test periodic water levels were taken on Complainant's wells and also two up gradient wells (Oak Park and Hummel Wells) before, during, and after the pumping test and no drawdown was measured in any of the other wells.

Finally, Mr. Cota believes that Complainant's well is partially installed in bedrock and that is the main reason it went dry during drought, along with a nearby well also installed in bedrock (Gonzales Well).

Mr. Cota noted two lines of evidence for this assertion: (1) the description of the performance of Complainant's well in the 1981 Montgomery Report in which Montgomery noted that Complainant's well performed more like a bedrock well than a well installed in alluvium; and (2) the drillers report for Complainant's unused well installed in 1961 that indicates "conglomerate" at 36 feet below grade. The "conglomerate", Mr. Cota contends, is really granitic bedrock erroneously logged by the driller.

After the in-office discussion, Mr. Cota showed staff Respondent's well and storage tanks (Photos 6, 7, and 8) and the geology of the Mint Canyon area.

ANALYSIS

Respondent has submitted a water right application for diversion of 0.061 cfs not to exceed 45 afa from Mint Canyon underflow and is in the process of obtaining a water right permit. Because his application was received after Complainant's water right application he has a lower priority than Complainant and thus Complainant's water right must be satisfied first. Complainant requests that the SWRCB enjoin Respondent from diverting any water until he receives a permit to do so. Although the SWRCB has the authority to do this, Respondent is providing needed water to local residents in the nearby community and in the absence of harm to downstream diverters with prior rights (such as Complainant) the SWRCB might not enjoin Respondent from diverting this needed water.

Complainant also asserts that Respondent's diversion will cause harm to Complainant's diversion by affecting the supply available to Complainant's wells. This then is the focus of this analysis.

Complainant has received a permit authorizing diversion of 0.21 cfs not to exceed 100 afa from Mint Canyon underflow but only the rate and annual volume of water actually used by Complainant will be considered for license. Historically, even during maximum use periods, Complainant has only diverted about 20 afa. Most recently (March 2007), Complainant has projected an increase in the served population of about 25% by 2017. As such, Complainant is likely to only qualify for a license of about 0.05 cfs not to exceed 25 afa at that time. While a petition for extension of time can be requested to make more use of the permitted amount, the priority of at least that portion of the right that had not been put to beneficial use could very well be subordinated to newer permits that were being developed more quickly (e.g., a permit issued pursuant to A031652). Consequently, only that portion of Permit 21196 that is likely to have a higher priority than any permit issued pursuant to Respondent's application is of current concern in this analysis. Thus the total combined diversion of Complainant and Respondent in the near future will be approximately 0.11 cfs not to exceed 70 afa.

Complainant was issued their water right permit without having to prepare a CEQA document or a water availability analysis. Consequently, the record for Complainant's water right contains little, if any, information regarding the potential impacts of upstream diversions. The unavailability of the Jacobs report compounds this problem.

Respondent has provided four lines of evidence that diversion from his well of 45 afa will not impact Complainant's diversion even during drought years. These include: (1) a 1981 report by James Montgomery (Montgomery Report) entitled "Ground Water Resource Study Agua Dulce and Mint Canyon Los Angeles County: Phase 1 Mint Canyon Hydro-geologic Investigation"; (2) further refinement of the results of the Montgomery report by Earth Resources Inc (ERI) based on updated information; (3) the results of a 24 hour pumping test conducted on Respondent's well; and (4) the location and the construction of Complainant's main well.

The first two lines of evidence calculate, using various methods and assumptions, the total estimated annual recharge to the local groundwater basin. With respect to water availability, if recharge exceeds discharge (i.e. groundwater extractions) groundwater is, theoretically, available for appropriation without over-drafting the aquifer. Montgomery calculated an average annual natural (excludes wastewater return flow) recharge of 270 acre-feet for the Mint Canyon area. Using a more conservative method ERI calculated average annual natural recharge to be 263 acre-feet. These calculations are based on an average annual precipitation rate of 13 inches (Montgomery) and 12.8 inches (ERI) respectively for the Mint Canyon area.

According to ERI the current population that relies on groundwater is about 780 persons. Using 200 gallons per day per person this amounts to a total annual consumptive use of 175 acre-feet and therefore, using the more conservative ERI recharge calculation, an annual surplus of 88 acre-feet. Adding a wastewater return of 50 gpd per person to the recharge calculation increases the recharge an additional 44 acre-feet thus resulting in a surplus of 132 acre-feet.

Given the above, it would appear that there is a sufficient annual surplus of water to allow for an additional 45 acre-feet to be withdrawn by Respondent. If the Mint Canyon groundwater basin was essentially an underground reservoir with no significant leaks then no other considerations need be evaluated and the issue could be resolved in favor of Respondent with no further analysis. .

However, as indicated by the geology, hydrogeology, and geomorphology of the Mint Canyon area, the groundwater "basin" behaves more like a very slow surface stream than a groundwater "basin." This is most clearly evident in the accumulative rainfall departure graph prepared by ERI that shows groundwater levels rapidly changing according to recent rainfall levels. As such, recharge does not remain in the basin very long and the basin needs to be continually fed by precipitation in order for groundwater levels to remain high. ERI acknowledges this on page 13 of the complaint response i.e. *"....much of the surplus water continues to move down gradient even it if is not being pumped for consumption. It is important that all groundwater users continue their water conservation efforts and maintain sufficient above-ground storage capacity to meet their demands during the summer months, particularly during cycle drought periods."*

The crux of Complainant's objection to the above water availability analysis revolves around this issue. That is, although there may be sufficient water during a typical rainfall year of 13 or more

inches, during drought years there will be less water because so much of the previous year's recharge has drained out of the basin, and this cumulatively gets worse during repeated years of low rainfall. In theory, Complaint Unit Staff concur and believe that additional evaluation that considers "instantaneous" or "short-term" water availability is needed to resolve this matter.

This leads to Respondent's other two lines of evidence as these relate to "instantaneous" water availability i.e. the results of a 24 hour/ 35.88 gpm pumping test conducted on his well, and, the location/construction of Complainant's main well. The pumping test was conducted by ERI in August 2006 and during the test water levels were taken at Complainant's wells, the Oak Grove Well, and the Hummel well (see Figure 2). The maximum drawdown in Respondent's well was 5 ft and the stabilized drawdown about 4'4". There was no drawdown in any of the other wells monitored. Once the pump was shut off Respondent's well recovered 3'5" in 10 minutes, and returned to static water level in less than 1 hour. The specific capacity of Respondent's well is 7.18 (gpm per foot of drawdown). The results of the pumping test are consistent with a well drawing from a very permeable aquifer (alluvium), a high groundwater velocity, and a steep groundwater gradient. They are also consistent with Respondent's assertion that pumping Respondent's well at a "safe yield" does not impact Complainant's well.

With respect to the construction of Complainant's wells Respondent believes that Complainant's well is, at least partly, installed in underlying granitic bedrock. Respondent cites three factors to support this contention. Firstly, Respondent refers to the discussion of Complainant's wells in the Montgomery Report. Specifically, Respondent notes that Montgomery believed that the results of the 1961 pumping test conducted on Complainant's well by C.E. Jacobs "gave results more typical of the underlying non water-bearing rock units." Respondent also notes that when the performance of Complainant's well deteriorated significantly during the 2004 drought, the Gonzales well, which Respondent asserts is installed in bedrock, also experienced the same problems. This, while other wells in the area, including Respondent's (presumed to be installed in alluvium) did not experience any problems.

Secondly, Respondent notes that, according to the Montgomery Report during extended periods of low rainfall Complainant has experienced decreased production rates caused by lower groundwater levels (page S3-5). This has caused Complainant to, over the years, require significant conservation measures on its customers.

Thirdly, Respondent points to a drillers report for a well installed for Complainant in 1961 near Complainant's current supply wells (see Figure 2). Respondent notes that the drillers report describes the geology as soil and sand to 36 ft below grade, and Conglomerate from 36 ft to the total depth of the well at 64 ft. Respondent believes that what the driller described as "Conglomerate" was likely granitic bedrock.

With respect to the location of Complainant's well, Respondent notes that it is situated at the confluence of two subsurface channels, one oriented east-west in which Respondent's well is installed, and another oriented northwest-southeast (see Figure 2). As such, Respondent believes that Complainant's well receives significant additional recharge from the northwest-southeast channel thereby reducing, or even nullifying, any potential impact of pumping Respondent's well.

SUMMARY AND CONCLUSION

Respondent's key rebuttal to the subject complaint is that, on average, there is sufficient recharge to the aquifer underlying Mint Canyon Creek, compared to withdrawal, to support Respondent's diversion without impacting Complainant's diversion. However, Respondent also acknowledges that the thin alluvial aquifer in question is highly permeable and under a steep groundwater gradient and as such recharge and discharge occur rapidly. Complainant concurs that, on average, there may be sufficient groundwater to support Respondent's diversion without impacting Complainant's but notes that the rapid recharge and discharge of the aquifer does not allow for long-term storage. Because of the lack of long-term storage Complainant contends that averaging recharge over several years is inadequate to accurately evaluate real-time water availability in this case. Staff concur with Complainant in this regard, and believe evaluating short-term water availability is more appropriate.

However, Respondent has also evaluated short-term water availability by providing evidence to show that pumping Respondent's well at a "safe yield" will likely not impact Complainant's diversion even under drought conditions. This includes both direct and circumstantial evidence. The direct evidence includes the results of a pumping test of Respondent's well indicating that Complainant's well was not affected during the test. The circumstantial evidence includes evidence that Complainant's well is at least partially installed within bedrock (i.e. the results of a 1961 pumping test as noted in the Montgomery Report); the driller's report of a nearby well owned by Complainant indicating bedrock starting at 36 feet below grade; and the historical significant reduction in performance of Complainant's well during drought years.

This historical information indicates that Complainant's wells have supplied water to its customers for over 80 years; however, during times of drought Complainant has had to resort to strict conservation measures because the wells were apparently not performing adequately. This occurred long before Respondent began pumping. Staff believes it is likely that Complainant hired C.E. Jacobs in 1961 because of problems with its wells and as a result of the Jacobs investigation Complainant installed a new well near its current operating wells in October 1961. Staff does not believe that Jacobs would have recommended the installation of a new well unless he also believed that there was sufficient water available to meet the demands of the Complainant. Apparently, this new well was never put into operation. Staff speculates this might be due to its proximity to leach fields resulting in water quality issues.

Respondent cannot be held responsible for the inability of Complainant's well to supply sufficient water during drought conditions except to the extent that his operation is causing the poor performance. Complainant has asserted that, during the most recent drought in 2004, it was Respondent's pumping that caused the insufficient supply, and so the subject complaint. Complainant did not submit any information to support this allegation except the "Post Hoc Ergo Propter Hoc" argument that the insufficient performance of its well occurred after Respondent began pumping his well. Given the history of Complainant's wells such an argument needs more supporting data to link cause to effect

Additional circumstantial evidence provided by Respondent includes the location of Complainant's well at the confluence of two subsurface drainage channels, thereby allowing the well to receive significant additional recharge beyond the recharge that might be affected by Respondent's diversion.

Complainant has not provided any rebuttal to Respondent's evidence regarding short-term water availability.

Given the above, staff believe that the weight of the evidence gathered to date indicates that the pumping of Respondent's well at the rate proposed in his permit application (27 gpm or 45 acre-feet per year) will likely not impact the available supply in the vicinity of Complainant's well even during drought conditions. However, since Complainant's water right application is "first in time" and therefore first in right, there needs to be some means to ensure that Complainant's water right is capble of being satisfied first in all conditions including severe drought.

This is easily done with surface water diversions by limiting diversion by lower priority right holders to times when the stream-flow exceeds a set amount, usually measured by an inexpensive device in cubic feet per second. Direct "real time" measurement of groundwater flow cannot be done so cheaply and so easily and thus some other method is needed. To this end Staff believe a groundwater bypass based on groundwater levels will reasonably achieve the same goal as a surface water bypass to protect prior right holders.

GROUNDWATER BYPASS

Staff requested that Respondent calculate a groundwater bypass based on the total volume of groundwater flow through a cross-section perpendicular to the general direction of flow (or more accurately, perpendicular to the long axis of the subterranean stream). Since the total volume of flow will decrease through this cross-section as groundwater levels drop, the bypass groundwater level would be that groundwater level at which point Respondent would stop pumping and allow all of the groundwater to bypass in the direction of Complainant's well. This bypass would then correlate to a surface water bypass in that "upstream" diversion would stop at the specified low "steam-flow" indicated by a low groundwater level. Respondent calculated that the lowest groundwater level at which he should stop pumping to protect the prior rights of Complainant was 55 feet below grade at his well (this is discussed later in this report).

In response, Complainant objected to the bypass calculation as an inappropriate means to determine water availability because "*the total volume of water passing through a cross-sectional area of the basin on a daily basis is not, however, the total volume available for a groun water well to pump.*" Although Staff concurs with this statement Staff also notes that the statement is true regardless of whether or not Respondent withdraws any groundwater from the basin. Well performance (and water available to the well) is limited by location, construction, maintenance, and local hydro-geology. The water rights issue at hand is not the ability of Complainant's well(s) to capture groundwater but the potential harmful *effect* that Respondent might have on the availability of groundwater for Complainant's well(s) to capture.

Complainant proposed that in order to most accurately characterize this effect *"a groundwater model that incorporates aspects of groundwater recharge volumes and rates, the anticipated groundwater gradients, boundary conditions, water levels and extractions is needed."* Complainant believes this burden should be borne by Respondent. Staff agrees that the data obtained via a complex hydro-geologic investigation involving the installation of several boreholes and wells/piezometers, and years of monitoring, input into a reliable groundwater model would greatly aid in pinpointing the exact

effect of the operation of Respondent's well on Complainant's well and thereby help to more accurately calculate a groundwater bypass. This of course would be extremely expensive and burdensome and Staff believe would be an unreasonable request for either Respondent, in answering the complaint, or Complainant in making the complaint. As such, Staff rejects this idea as an unreasonable request in comparison to the benefits to be obtained and maintains that calculating a groundwater bypass is the more appropriate method at this time.

In lieu of a detailed long term groundwater investigation Complainant proposes a "conservative" interim (until more data is available) groundwater pumping level for Respondent based on the theoretical ability of Complainant's well to capture "underflow volume." This calculation then relates the "safe water level" at Complainant's well to the "maximum allowable depth to static water level" at Respondent's well. Complainant asserts this limit should be set at 25 ft below grade at Respondent's well, a difference of 30 ft compared to Respondent's calculation.

Staff rejects Complainant's counter bypass groundwater level simply because of the foundation on which it rests i.e. that the construction and performance of Complainant's well should be the key consideration in determining the groundwater level bypass limit. Furthermore, Complainant's calculations are based on the volume of water Complainant has applied for (100 acre-feet per year) and not on actual historic use, or likely projected use which, as indicated above, is about 25 acre-feet per year. Water rights are based on actual use. As such, Staff considers 25 acre-feet per year to be the volume of water to be "protected" for Complainant as a prior right holder until such time that Complainant can demonstrate the immediate need to divert additional water. Montgomery stated that Complainant's two wells were capable of maintaining a pumping rate of 20 gpm each, or 40 gpm for both wells. This amounts to 64 acre-feet per year for both wells or 32 acre-feet per year for one well. This is above the likely projected volume of water to which Complainant can show a need in the next few years.

Complainant's prior rights need to be protected to the extent possible. This means preventing lower priority right holders from interfering with Complainant's prior right to withdraw 25 acre-feet per year from either or both of its wells. With respect to groundwater this interference can occur in two ways: (1) Creating a cone-of-depression that intersects Complainant's well thereby reducing or eliminating its ability to produce enough water; or (2) removing a sufficient volume of water from the aquifer upstream of Complainant's well such that it creates a similar condition. The pumping test conducted by Respondent in August 2006 indicates that the cone-of-depression at Respondent's well (at 36 gpm) does not intersect Complainant's well, therefore the focus is on the second case.

This brings us full circle back to Respondent's groundwater bypass calculation. As requested by Staff, Respondent calculated the total volume of water bypassing Respondent's active well pumping at the proposed pumping level[2] of 40,000 gallons per day, for both shallow groundwater conditions (12 ft below grade) and for the lower groundwater elevation limit at which point Respondent proposes to stop pumping (55 ft below grade). The standard by which Staff evaluated the bypass calculation is as follows:

[2] Respondent has submitted a water right application requesting a water right for 0.061 cubic feet per second (40,000 gallons per day / 45 acre-feet per year). As with Complainant, the final licensed amount may be less depending on actual use. Obviously Respondent actually pumping less water reduces the risk of insufficient water for Complainant.

Respondent needs to only bypass a sufficient volume of groun water such that Respondent does not impact Complainant's ability to satisfy its prior water right. Complainant's prior water right is considered to be that volume of water they are currently using, or reasonably expected to be using in the immediate future.

Respondent calculated that when the groundwater level is at 12 ft below grade 289,000 gallons per day will bypass Respondents well (329,000 total – 40,000 pumped) and at 55 ft below grade, 140,070 gallons will bypass the well (180,070 total – 40,000 pumped). This means that Respondent will be extracting 12% to 22% of the total volume flowing through the cross-section between groundwater levels of 12 and 55 ft below grade. Complainant must then be able to capture 22,318 gallons per day (25 acre-feet per year) or from 7% to 13% of total flow if Respondent doesn't pump his well, or from 8% to 16% if he does. In essence, even in the worst case scenario of static groundwater levels at 55 feet below grade Respondent has little effect on the volume of water available to Complainant, the difference being that Complainant must capture 16% of the bypassed flow if Respondent operates his well, compared to 13% if Respondent does not operate his well.

At this point it is important to reiterate Complainant's key objection to the concept of the bypass calculation i.e. "*the total volume of water passing through a cross-sectional area of the basin on a daily basis is not, however, the total volume available for a groundwater well to pump.*" Again, staff notes that this is true even if Respondent does not pump his well. As shown above even if Respondent does pump his well there is very little reduction in the total volume of water available to Complainant to meet its appropriate water right.

The above calculations are based on demand averaged over a year. However, instantaneous summertime demand will likely be significantly higher. Montgomery stated that Complainant's wells were cable of a sustained 20 gpm, and Complainant has indicated to staff that they are capable of a sustained 25 gpm. Pumping 50 gpm (two wells operating simultaneously) for 24 hours gives 72000 gallons daily. This raises the percentage (at 55 ft below grade) to 40% of the total volume through the cross-section if Respondent doesn't pump and 50% of the total volume through the cross-section if he does pump. Even under this condition Respondent's operation has only a minimal effect on the total volume of water available to Complainant compared to the volume available if he does not pump. Given that Complainant only has 100,000 gallons of storage available such pumping could only be sustained for a couple of days at the most.

RECOMMENDATIONS

Staff recommends that Respondent be directed to: (1) cease pumping when the groundwater level reaches 55 feet below grade at his well; (2) submit a detailed plan showing how he will monitor the static groundwater level so as to ensure that criterion (1) will be met; and (3) not begin well operation until criterion (2) has been met.

Staff recommends closure of this complaint once Respondent has received approval from SWRCB staff of his static groundwater level monitoring plan.

Correspondence

via e-mail

Memorandum

To: Mr. Chuck Nesmith, State Water Resources Control Board
Cc: Ms. Kathy Sloan, Sleepy Valley Water Company
From: Tim Thompson
Date: September 14, 2007

Subject: Review of Earth Resources, Inc. report dated January 9, 2007 pursuant to the complaint filed with the State Water Resources Control Board by Sleepy Valley Water Company on December 21, 2006.

Dear Chuck:

On behalf of Sleepy Valley Water Company ("SVWC"), we have conducted a review of a report by Earth Resources, Inc. ("ERI") entitled Groundwater Underflow Calculations and dated August 23, 2007. This report is associated with a pending water right application by Rainmaker Water Services ("RWS") to the State Water Resources Control Board ("State Board"). Based upon our calculations we have identified a series of issues in both the underlying hydrologic data and assumptions as well as in the overall approach.

Underflow Analysis vs. Capture-Zone Analysis

A typical underflow analysis provides a broad evaluation of the total volume of water passing thru a basin, and is helpful in determining an overall amount of groundwater that is present under the modeled conditions. This total volume of water passing through a cross-sectional area of the basin on a daily basis is not, however, the total volume of water available for a groundwater well to pump. A series of wells with intersecting cones-of-depression placed across the width of the basin would be required to capture even a limited portion of that underflow. Therefore, the volume of underflow present in the aquifer materials is not highly correlative to the amount of groundwater available for pumping. It is the "capture zone" of a well that determines the yield, not the overall amount of water flowing by within the aquifer. This is a distinct difference in the process of evaluating groundwater availability usage as compared to a similar analysis for a surface water source such as a river or stream. A standard groundwater analytical technique, as provided in the 2001 edition of the technical reference textbook as cited in the ERI report (Fetter, 1988), was used to analyze the capture zone for the SVWC wells. These calculations are provided in the attached Excel spreadsheet (see "SVWC Capture Zone Analysis" tab). We provide a range of groundwater gradients in this calculation both to illustrate the sensitivity of the resulting potential capture quantities and to identify at least a general range of possible groundwater gradient values that corroborate known pumping history at SVWC wells.

To most accurately characterize the effect of adding additional pumping stresses to a groundwater basin, a groundwater model that incorporates aspects of groundwater recharge volumes and rates, the anticipated groundwater gradients, boundary conditions, water levels and extractions is needed. For the basin being analyzed in this effort, there are insufficient available data to justify this type of a model. Given the degree to which aquifer parameters are largely unknown in this watershed, it is not possible to model any aspect of the watershed characteristics in terms of a single numerical value without regard to the potential range of error in the input variables.

However, as an initial estimated, by incorporating the potential range in currently unknown aquifer parameters, a conservative interim pumping limit for the RWS well can be calculated (see spreadsheet, "RWS Pumping Limit Calc" tab). This limit, provided in terms of a maximum depth below ground surface

at the RWS well, is needed designed to protect the production capabilities of the prior appropriator and senior water right holder, SVWC, until such time as additional data can be collected that further constrain the aquifer parameters.

Only through the process of collecting additional data within the context of a multi-year monitoring program (see suggested program details below) will a more precise determination of the actual basin characteristics, responses to pumping and potential impacts from the addition of new pumping be possible.

Sensitivity to Gradient

In reviewing the report prepared by ERI, and in conducting the calculations described above used to determine the capture zone of the Sleepy Valley wells, it is apparent that the potential effect of the proposed new pumping in the basin is highly sensitive to groundwater gradient. The approach employed in the ERI report to calculate the groundwater gradient does not consider the direction of groundwater flow within the basin, and is therefore not a gradient calculation, but simply a difference between the water levels of the two wells. A groundwater gradient is calculated as perpendicular to the direction of groundwater flow. To determine groundwater flow directions, a body of water level data from multiple wells is needed and a contour map is generally prepared. Based upon such a contour map, the groundwater gradient for different areas within the basin can be calculated by measuring perpendicular to the trend of the contours.

Based upon an assumption that the groundwater gradient is roughly parallel to the surficial topographic gradient, we have calculated a gradient of approximately 0.12 for the area of the basin in consideration. However, the groundwater gradient is also influenced by the canyon walls and contact with the basement rocks, so it is difficult to determine, without additional monitoring points, what the true groundwater gradient is for this area. Further, this value is only applicable to the conditions that existed at the time of the pumping test that occurred in August of 2006. Based on experiences in other groundwater basins, the groundwater gradient can vary substantially in wet years (generally steeper) versus dry or drought years (generally shallower).

In consideration of (1) the lack of groundwater level data sufficient to make a single reliable assessment of groundwater gradient at any one snap-shot in time, (2) the likely variability of the groundwater gradient over time, and (3) the sensitivity of gradient to a given water well's ability to capture the flow, we suggest that a multi-year monitoring program designed to collect sufficient data to characterize the range of variability in the slope and direction of the groundwater table be completed before a reassessment of the interim pumping limit on the RWS well or any new pumping allocations are permitted for Mint Canyon Creek. An understanding of the range in the slope and direction of the groundwater gradient is of critical importance to the analysis being conducted and to the development of an appropriate long-term pumping cut-off level for the Ramey well to ensure the security of SVWC's senior water right.

A properly designed, long-term water level monitoring program for the purposes of establishing the slope and direction of the groundwater table in the vicinity of the RWS and SVWC wells should involve monitoring at least three (3) wells that are measured at least twice a month. The overall duration of the monitoring program should be long enough to ensure that measurements are taken in all seasons and under average hydrologic conditions as well as drought conditions.

Proposed RWS Well Interim Pumping Limit

In order to ensure the security of SVWC's senior water right, it is appropriate to select a conservative interim pumping limit for the RWS well (junior appropriator) until such time as sufficient additional data have been obtained to better characterize the basin's response to additional pumping under a range of hydrologic conditions. Calculations based on best available data with a conservative margin to account for poorly defined basin characteristics indicate that a safe interim pumping limit at the RWS well is 25 feet below ground surface at the RWS Well.

RECEIVED
AUG 13 2007

August 8, 2007

To Whom It May Concern:

My name is Ken Brenner. I live at 13206 Chrisco St. Twenty-one years ago I broke a small water pipe on my land. This very old pipe was above ground traversing great distance at waist height! The water company at the time agreed to move the pipe in the near future, so I allowed it to be fixed and I buried temporally just below surface! This same pipe, I have since discovered is under the front sidewalk and steps and block planters, all inter connected to and adjacent to the foundation of the front house!

This same pipe is connected to three service meters, which are all inter-connected and supplied by 1 ¾" clogged water line all of which are on my fenced-in property.

Water usage by any residential –owner affects the water pressure and volume to such extreme, low levels; as such, all three meters react to only one user of water. This is in strict violation of water codes and health regulations!

Approximately ten years ago, a new owner at 33311 Center St. offered to pay all expenses and relocate his service line off of my property!

The new board –IE Kath Sloan and Bob Bower refused his generous offer for unknown reason!

Approximately two years ago, I casually mentioned to Debriz Pressly, "A New Board Member," that perhaps now is time to move the pipes, as I just found "another pipe" as I was trying to do some home improvements and land scaping!

This board over-reaches and abuses its authority on anyone, "Public Works" projects or other entities; Please note enclosed mailings from water board.

I am disable on fixed income and cannot fight these "Power full" women!

I understand, they have told other property owners, "They will get a bill for any water pipe relocation! That "They are the water company and can trespass on any property"!

Early "winter" 200-2007. Water pipe broke and was leaking "inside another pipe" which was un-seen on my side of block wall. No visible evidence of breakage on my land. I just had "oral surgery" and received a call from new board member that they wanted to tear into my land scaping and perform exploratory excavation! I said no!

When I talked to my neighbor, who was supplied by this pipe, he informed me that he has been hauling water to fill his 5000-gallon storage water tank and was not out of water! He told water company board that he "Did not" want to be reconnected to the old-rotteted supply pipe. They told him that they would make Ken." There are many other options to re-connect for these two neighbors whom are down hill below my property.

These board members called the sheriff, woke me up after surgery and violated my civil rights and trespassed on a fenced and locked gate to dig-up my land.

These board members did not have my permission, or court order or authority!

I received in the mail a very terse letter stating that I know "Darn well" that board is planning to re-do the old system of pipes.

This upset me very much. Knowing that if they ever re-pipe system, these two pipes have to be connected in a way which do not encumber and prevent me from using my property to its fullest and best use. I have tried to mitigate and offer a solution to this problem! They refused!

The Sleepy Valley water company is a mutually owned corporation, run and operated by "volunteer-neighbors," all of whom are supposed to follow the by-law of

incorporation and by the laws of the Baker act and California waster code and health department! I have contacted Los Angeles Health Department and other offices, with no response to my concerns and serious issues!

I have been awarded a "Grant of funding" to do repair work and install handicap-ramps, rails and passage ways, all in front of my house. When I advised water company bard of my intentions, I received the enclosed letter from some unknown party. The board-president "Kathy Sloan" has hired! She is a volunteer neighbor, whom co-signs all bills and pays herself a salary. All of which are against the rules and by law of incorporations! There are only three members on the board left out of over fifty-two co-owners; one member threatened to turn off my water! One wishes that Los Angeles company take over the water company! I strongly agree and suggest that Los Angeles Company take over mismanaged and old system company!

Since there is no government or authority to over see these board members in how they perform their duties as a punueyor of water. I herby request a formal investigation of these issues and concerns. And the board members and apply the full force of all laws and codes of which may apply. In my situation!

I request this action be taken on by behalf, per the laws relating the Americans with Disabilities! And any health codes, which are applicable.

Sincerely

Kenneth Brenner
15206 Chrisco St.
Saugus, CA 91390

Kenneth Brenner

Ramey Alert!!!

There is going to be another public hearing with the Los Angeles County Regional Planning Commission. At this hearing the commissioners will again consider whether to give Ramey a permit to sell water from a well 0.2 miles upstream from our Sleepy Valley wells. In 2004 when Ramey was pumping water from this well OUR WELLS WENT DRY!!! He's going to be back at this next hearing and try and convince the commissioners that our wells have nothing to do with his well. The Board will do everything we can, but the community needs to be out in force!!! Numbers matter to them! This community has been here for 80 years, we need to show the commissioners how important our water is to us.

Wednesday, August 1, 2007; 9:00am
Room 150, Hall of Records, 320 West Temple Street
BE THERE OR BE THIRSTY!!!

Please return the bottom of this sheet with your bill. We will try to arrange car pools

---

Name _____ phone _____ email _____

] I will try to come to the hearing
] I need a ride
] I am willing to drive someone else
] Sorry, I can't make it

THESE ARE THE SAME & SMALL GROUP OF NEIGHBORS WHO STOPPED THE ORIGINAL PROJECT & FEAR TACTICS!

K.B

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 11, 2007

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice-Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mark Child
Section Head, Zoning Permits I

SUBJECT: Project No. R2005-00055-(5)
Conditional Use Permit No. RCUP200500005
October 17, 2007 Regional Planning Commission Meeting
Agenda Item No. 6

The above project is a request for a conditional use permit to authorize operation of a water distribution facility at 12800 Sierra Highway in the Sleepy Valley community. The case was originally heard by your commission on August 17, 2005. At that time, missing technical information, which included Department of Health Services (DHS) documentation on the approval of well construction and limited information on the draw-down rate of the aquifer, resulted in the case being taken off calendar.

A second public hearing was conducted on August 1, 2007. At this hearing, DHS had provided written comments that included a provision to allow the applicant's well to be permitted after action is taken on this CUP application, but before water is extracted. However, there still remained some uncertainty regarding the effects of draw-down of the aquifer and a new issue was raised regarding the permit requirements by the State of California for diversion of surface water rights. Due to the hydraulic characteristics of the Mint Canyon Aquifer, the State considers water extraction from this aquifer as surface water diversion and issues permits as such.

The applicant submitted groundwater underflow calculations on October 9, 2007 (see attached) that shows the amount of water to be extracted by the applicant (as proposed by the draft conditions), would not affect the Sleepy Valley Wells. These estimates are based on the amount of available water in the aquifer (under present current drought conditions) minus the maximum amount of water that could be extracted by the applicant under the proposed terms of the CUP. California Environmental Protection Agency, Division of Water Rights, State Water Resources Control Board is reviewing the recent technical reports and will provide an opinion. The State Water Resources Control Board anticipates their review to be complete within the next two months. County Public

Works, Geotechnical Division has also not had the opportunity to review the report. Although it seems likely there will be resolution of the matter soon, exactly when is still not clear. Staff therefore recommends that the item be continued to January 9, 2008 at which time all reviews are expected to be complete.

Suggested Motion:

I move that the Regional Planning Commission continue conditional use permit 2005-00005-(5) to January 9, 2008.

Commission Action and Vote from Previous Hearing (8/1/07)
Action: Continue to October 17, 2007
Vote: Aye – Bellamy, Modugno, Rew. Valadez (Helsley absent)

Attachments:
ERI Groundwater Underflow Calculations
Staff Analysis package for 8/1/07
Staff Analysis package for 8/17/05

MC

STAFF ANALYSIS

PROJECT NUMBER
R2005-00055-(5)

CASE NUMBER
Conditional Use Permit No. 200500005-(5)

OVERVIEW OF PROPOSED PROJECT
The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 40,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by the non-adjudicated Mint Canyon aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. The total number of parties using the aquifer, in addition to the applicant and the Sleepy Valley Water Company is not known.

DESCRIPTION OF SUBJECT PROPERTY

Location
The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

Physical Features (topography, vegetation)
Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

PROJECT SERVICES AVAILABLE
Access to the site is from Sierra Highway using an unpaved one-way loop driveway.

ENTITLEMENT REQUESTED

The applicant requests a Conditional Use Permit to authorize the construction, operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

EXISTING ZONING

Subject Property
The subject property is zoned A-1-1

Surrounding Properties
Zoning surrounding the subject property consists of the following:

North: C-3 (Unlimited Commercial)

East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

West: A-1-1 and R-3 (Limited Multiple Residence)

EXISTING LAND USES

Subject Property
The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

North: Mobile Home Park

South: Vacant

East: Vacant

West: Vacant and Residences

PREVIOUS CASES/ZONING HISTORY

Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. Certificate of Compliance Case No. 9810 was recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100

trees. Zoning enforcement staff indicated no new violations were present on the site at the time of this report.

SANTA CLARITA VALLEY AREA PLAN

The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

1. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4)

   The Sleepy Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. A well draw-down test was done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. Said test was monitored by the Department of Public Works Geotechnical Division and the Department of Health Services. Additionally, a hydro-geologic analysis was performed by the applicant and reviewed by the Department of Public Works, Geotechnical Division to further establish whether the proposed use would make negative impacts on other users of the Mint Canyon Aquifer. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,555 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year).

2. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1)

The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other or limited local water supply is available.

Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The application is pending at the time of this report (no explanation for the delay has been provided). The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. Evidence provided by the hydro-geologic analysis performed, indicated that the subject Mint Canyon aquifer is prone to direct influence by rainfall or the lack thereof indicating that in years of drought, ground water levels will drop. The interface of aquifer capacity, the condition and capacity of the nearby Sleepy Valley Water Company wells, and the upstream impacts of the subject project, are not fully known at this time.

3. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3)

   The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and existing residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new residential or commercial construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development, page 2*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

4. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1)

   The hydro-geologic information provided by the applicant and reviewed by the Department of Public Works, Geotechnical Division, does not establish precisely the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project and during drought years, as the subject aquifer has been determined to

be affected by seasonal conditions. In this context, the Department of Public Works, Geotechnical Division has indicated that under normal weather conditions, pumping 40,000 gallons of water per day at a rate of 28 gallons per minute should not impact wells located nearby the subject project. The conditions for the permit proposed include limitations and caps on water pumping based on daily usage and well-water depth measurements.

5. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2)

   The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area previously using either overdrafted water supplies or lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting.

   In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

SITE PLAN

Overview

The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of DHS or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

Compliance with Applicable Development Standards

Agua Dulce Community Standards District Development Standards

According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District. The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

1. According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres."

Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

2. According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements."

   The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

3. According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works."

   The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

A-1 Zone Development Standards
According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone.

According to Section 22.24.110 of the County Code, the applicable development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

General Development Standards
According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11."

Parking spaces shall consist of not less than two standard parking spaces for employees, one maintenance vehicle space, and one tanker truck space, and an additional truck space. The project shall meet these parking requirements.

BURDEN OF PROOF

Conditional Use Permit Burden of Proof per Code
According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:

A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;

Under normal weather conditions, the project has been determined to make no impacts on the Sleepy Valley community water supply. Under drought conditions, evidence has been provided indicating potential negative impacts by the project on water supply from the Mint Canyon Aquifer. Conditions of approval limit daily and annual pumping quantities and require discontinuance of pumping beyond a defined threshold.

B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

Project conditions limit daily and annual pumping quantities and limit maximum well-water depth to eliminate negative impacts to properties using the subject Mint Canyon aquifer.

C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

A Department of Health Services well permit is required for the existing well or a new well prior to any use of the well for the water hauling use requested.

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

The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

3. That the proposed site is adequately served:

A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

B. By other public or private service facilities as are required.

The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities. The applicant's site plan depicts access line of site in compliance with the Department of Public Works line-of-site requirements.

Staff is of the opinion that the applicant's request meets the burden of proof for a conditional use permit when in compliance with all of the conditions of approval.

Applicant's Burden of Proof Responses
Applicant's responses attached.

ENVIRONMENTAL DOCUMENTATION
An Initial Study was prepared for this project. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

Summary of Key Issue
The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft are the most important factors in this case.

COUNTY AGENCY COMMENTS AND RECOMMENDATIONS
In its letter dated May 23, 2007, The Department of Health Services made comments regarding the existing unpermitted well and the process required to either permit said well or permit a new well on the subject site. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development, page 2*, regulations prohibit hauled water for new residential or commercial construction.

In its letter dated April 16, 2007, the Department of Public Works, Geotechnical Division made comments regarding the applicant's hydro-geologic analysis reviewed by said Department and made a condition requiring regular water usage reporting to ensure compliance with water use restrictions required by the conditional use permit.

LEGAL NOTIFICATION/COMMUNITY OUTREACH
Hearing notices were mailed to the applicant and to 83 neighbors within a 1,000-foot radius of the project site on July 19, 2007. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on June 19, 2007. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on June 25, 2007. According to the applicant, hearing notices were posted at the site on June 27, 2007.

PUBLIC COMMENTS AND APPLICANT RESPONSE

Public Comments

In Favor
Staff received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of the 2005 staff report. No additional letters have been received at the time of this report.

Opposed
Eighteen letters and several phone calls have been received opposed to the project at the time of the 2005 staff report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply. No additional letters have been received at the time of this report.

Other
In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. The letter indicated that current wells at that time were not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs. No new information regarding drought conditions and associated impacts to wells using the Mint Canyon aquifer have been received at the time of this report.

STAFF EVALUATION
The project is consistent with the Santa Clarita Valley Area Plan when in compliance with all of the conditions of approval. The proposed use meets existing community needs for hauled water for some users. Potential project environmental impacts to other users during times of drought are mitigated by conditions limiting daily and annual water hauling quantities and restricting the use of water from the subject well to a certain depth beyond which no pumping is permitted. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

The results of the hydro-geological analysis provided by the applicant's consultant and reviewed by the Department of Public Works, Geotechnical Division, are sufficient to assess impacts of the project on the overall local community water supply under normal weather conditions. Uncertainty remains regarding project impacts to the subject aquifer during times of drought; therefore, the applicant's compliance with the conditions of approval is required to ensure available water supply from the Mint Canyon aquifer to the community in such times. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the

time, quality of well performance, and/or unreasonable overdrafting by some users of the aquifer led to the apparent sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

Staff is of the opinion that the providing of hauled water for existing residential and commercial uses supplied from existing wells permitted by the Department of Health Services may be used for a limited period of time. Staff notes that the subject well is lacking Department of Health Services permit documentation; therefore, the well must be approved by Health Services prior to operation of water distribution and hauling from the subject well.

Staff is of the opinion that satisfaction of the burden of proof for a conditional use permit is met regarding potential impacts of the project on the public health, safety, and welfare when the applicant is in compliance with all of the conditions of approval.

In the event the project is approved, staff recommends a 5-year term for the requested conditional use permit due to the uncertainty of a changing water supply and the need to reevaluate compatibility of the project with the surrounding community.

FEES/DEPOSITS

If approved as recommended by staff, the following fees will apply:

A document processing fee of $50 and a Fish and Game fee of $1,800, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, is required to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

A cost recovery deposit of $750 is required to cover the cost of five required zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

The payment of fees are required within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATION

Approval

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. If the Commission finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends **ADOPTION** of the Negative Declaration

and **APPROVAL** of Conditional Use Permit No. 200500005 with Findings and Conditions.

SUGGESTED APPROVAL MOTION:

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION ASSOCIATED WITH PROJECT NO. R2005-00055-(5)"

"I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NO. 200500005-(5) WITH FINDINGS AND CONDITIONS."

Prepared by Kim Szalay, MPL, AICP, Senior Regional Planning Assistant
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:
Factual
Copy of Thomas Brothers Map
Draft Conditions of Approval and Agency Conditions and Comments
DHS Potable Water Availability Requirements Document
Burden of Proof
Environmental Documentation
Third Party Water Supply Letters
Zoning Enforcement Clearance Letter
New Correspondence
Site Plan
Land Use Map
Aerial Maps
Site Photos

MC:KKS
6/27/07

PROJECT NUMBER
R2005-00055-(5)

CASE NUMBER
CONDITIONAL USE PERMIT NO. 200500005-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: August 1, 2007

SYNOPSIS: The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 40,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by the non-adjudicated Mint Canyon aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. The total number of parties using the aquifer, in addition to the applicant and the Sleepy Valley Water Company, is not known.

Findings

1. The applicant requests a Conditional Use Permit to authorize the construction, operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

2. The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

3. Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

4. Access to the site is from Sierra Highway using an unpaved one-way loop driveway.

5. The subject property is zoned A-1-1

6. Zoning surrounding the subject property consists of the following:

   North: C-3 (Unlimited Commercial)

   East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

   South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

   West: A-1-1 and R-3 (Limited Multiple Residence)

7. The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

   North: Mobile Home Park

   South: Vacant

   East: Vacant

   West: Vacant and Residences

8. Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. Certificate of Compliance Case No. 9810 was recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees. Zoning enforcement staff indicated no new violations were present on the site at the time of this report.

9. The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

   A. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4) The Sleepy

Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. A well draw-down test was done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. Said test was monitored by the Department of Public Works Geotechnical Division and the Department of Health Services. Additionally, a hydro-geological analysis was performed by the applicant and reviewed by the Department of Public Works, Geotechnical Division to further establish whether the proposed use would make negative impacts on other users of the Mint Canyon Aquifer. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,555 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year).

B. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1) The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other or limited local water supply is available. Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The status of the application is unknown at the time of this report.

The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. Evidence provided by the hydro-geologic analysis performed, indicated that the subject Mint Canyon aquifer is prone to direct influence by rainfall, or the lack thereof, indicating that in years of drought ground water levels will drop. The interface of aquifer capacity, the condition and capacity of the nearby Sleepy Valley Water Company wells and the upstream impacts of the subject project, are not fully known at this time.

C. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3) The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and existing residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new residential or commercial construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development, page 2*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

D. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1) The hydro-geologic information provided by the applicant and reviewed by the Department of Public Works, Geotechnical Division, does not establish precisely the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project and during drought years, as the subject aquifer has been determined to be affected by seasonal conditions. In this context, the Department of Public Works, Geotechnical Division has indicated that under normal weather conditions, pumping 40,000 gallons of water per day at a rate of 28 gallons per minute should not impact wells located nearby the subject project. The conditions for the permit proposed include limitations and caps on water pumping based on daily usage and well-water depth measurements.

E. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2) The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area previously using either overdrafted water supplies or lacking other local water sources. The subject Mint Canyon groundwater basin, from

which the project draws water, is subject to overdrafting. In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

10. The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of the Department of Health Services or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

11. According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District. The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

    A. According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres." Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

    B. According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

    C. According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

12. According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. According to Section 22.24.110 of the County Code, the applicable

development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

13. According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11." Parking spaces shall consist of not less than two standard parking spaces for employees, one maintenance vehicle space, and one tanker truck space, and an additional truck space. The project shall meet these parking requirements.

14. Under normal weather conditions, the project has been determined to make no impacts on the Sleepy Valley community water supply. Under drought conditions, evidence has been provided indicating potential negative impacts by the project on water supply from the Mint Canyon Aquifer. Conditions of approval limit daily and annual pumping quantities and require discontinuance of pumping beyond a defined threshold.

15. Project conditions limit daily and annual pumping quantities and limit maximum well-water depth to eliminate negative impacts to properties using the subject Mint Canyon aquifer.

16. A Department of Health Services well permit is required for the existing well or a new well prior to any use of the well for the water hauling use requested.

17. The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

18. The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities. The applicant's site plan depicts access line of site in compliance with the Department of Public Works line-of-site requirements.

19. The applicant's request meets the burden of proof for a conditional use permit when in compliance with all of the conditions of approval.

20. An Initial Study was prepared for this project. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

21. The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft are the most important factors in this case.

22. In its letter dated May 23, 2007, The Department of Health Services made comments regarding the existing unpermitted well and the process required to either permit said well or permit a new well on the subject site. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development, page 2*, regulations prohibit hauled water for new residential or commercial construction.

23. In its letter dated April 16, 2007, the Department of Public Works, Geotechnical Division made comments regarding the applicant's hydro-geologic analysis reviewed by said Department and made a condition requiring regular water usage reporting to ensure compliance with water use restrictions required by the conditional use permit.

24. Hearing notices were mailed to the applicant and to 83 neighbors within a 1,000-foot radius of the project site on July 19, 2007. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on June 19, 2007. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on June 25, 2007. According to the applicant, hearing notices were posted at the site on June 27, 2007.

25. Staff received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of the 2005 staff report. No additional letters have been received at the time of this report.

26. Eighteen letters and several phone calls have been received opposed to the project at the time of the 2005 staff report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply. No additional letters have been received at the time of this report.

27. In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three

Sleepy Valley Water Company wells went dry. The letter indicated that current wells at that time were not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs. No new information regarding drought conditions and associated impacts to wells using the Mint Canyon aquifer have been received at the time of this report.

28. The project is consistent with the Santa Clarita Valley Area Plan when in compliance with all of the conditions of approval. The proposed use meets existing community needs for hauled water for some users. Potential project environmental impacts to other users during times of drought are mitigated by conditions limiting daily and annual water hauling quantities and restricting the use of water from the subject well to a certain depth beyond which no pumping is permitted.

29. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

30. The results of the hydro-geological analysis provided by the applicant's consultant and reviewed by the Department of Public Works, Geotechnical Division, are sufficient to assess impacts of the project on the overall local community water supply under normal weather conditions. Uncertainty remains regarding project impacts to the subject aquifer during times of drought; therefore, the applicant's compliance with the conditions of approval is required to ensure available water supply from the Mint Canyon aquifer to the community in such times. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time, quality of well performance, and/or unreasonable overdrafting by some users of the aquifer led to the apparent sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

31. The providing of hauled water for existing residential and commercial uses supplied from existing wells permitted by the Department of Health Services may be used for a limited period of time. Staff notes that the subject well is lacking Department of Health Services permit documentation; therefore, the well must be approved by Health Services prior to operation of water distribution and hauling from the subject well.

32. A five-year term is required for the requested conditional use permit due to the uncertainty of a changing water supply and the need to reevaluate compatibility of the project with the surrounding community.

33. The following fees apply:

    A. A document processing fee of $50 and a Fish and Game fee of $1,800, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, is required to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

    B. A cost recovery deposit of $750 is required to cover the cost of five required zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

34. The payment of fees are required within fifteen (15) calendar days of the final approval of this grant.

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

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:

A. The proposed use is consistent with the adopted general plan for the area when all conditions have been met;

B. The requested use at the proposed location 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;

C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed 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.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.040.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission 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 Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment with compliance to the conditions of approval, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and **ADOPTS** the Negative Declaration associated with Project No. R2006-00055-(5)

2. In view of the findings of fact presented above, Conditional Use Permit No. 200500005-(5) with findings and conditions is **APPROVED.**

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:KKS
6/27/07

1. This grant authorizes the operation and maintenance of an existing water distribution facility as depicted on the approved Exhibit "A" and one 3,800 gallon water tanker truck for hauling no more than 40,000 gallons of water per day maximum on any given day, and no more than 9,709,000 gallons per year maximum or 29.8 acre feet based on an average of seven one-way trips per day, 365 days per year (2,555 one-way trips per year), subject to all of the following conditions of approval.

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

3. 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 Department of Regional Planning an 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. 8**, and until all required monies have been paid pursuant to **Condition Nos. 10 and 11**. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate on August 1, 2012, five (5) years from the date of approval** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit required fees of **$1,850** ($1,800 Fish and Game fee, $50 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated June 27, 2007 and April 16, 2007, except as otherwise required by said department.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements specified in its letter dated May 23, 2007, except as otherwise required by said department.

18. In compliance with the Department of Health Service requirements for potable water as stated in its publication, *Potable Water Availability Requirements for Residential and Commercial Development, January 1, 2003, page 2,* this grant does not authorize water hauling of potable water for new residential or new commercial construction.

19. The existing well shall not be used for any purposes until brought into compliance with the California well standards to the satisfaction of the County of Los Angeles Department of Health Services. Approval documentation for the existing well and pumping facility, or, approval by the Department of Health Services of a new well in close proximity to the existing facility, shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

21. The permittee shall obtain a Domestic Water Supply Permit from the State of California Department of Health Services, Drinking Water Field Operations Branch, and permit documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

22. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

23. The permittee shall comply with all California State Department of Transportation requirements specified in its letter dated April 18, 2005, except as otherwise required by said department.

24. One 3,800 gallon tanker truck transporting water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility... No other water tanker trucks are permitted on the premises.

25. The water hauling truck and all vehicles shall enter and exit the subject property via Sierra Highway.

26. The maximum number of one-way water hauling truck trips within any one year period shall not exceed 2,555 trips (based on an average of 7 trips per day for 365 days), or 9,709,000 gallons per year or 29.8 acre feet (based on an average of 7 one-way trips per day by a 3,800 gallon water hauling truck), except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain logs as defined in **Condition Nos. 27 and 28**, which shall be made available to the Director of Planning upon request.

27. The permittee shall maintain a daily log which shall include:

    a. the number of all one-way loaded tanker truck trips;
    b. general destinations, and
    c. total number of gallons delivered each day.

    The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

28. The permittee shall maintain a log of well-water depth measurements performed at least every other week from June 1 through October 31 of each year and every month November 1 through May 31 each year. The well-water depth measurements shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Planning Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

29. In the event static well-water depth measurements reach 55 feet below ground surface, all pumping shall stop until such time as the water level rebounds to at least 50 feet below ground level. No water pumping shall continue beyond well-water depth measurements 55 feet or greater below ground surface with the exception of a water shortage emergency as defined in **Condition No. 30.**

30. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee shall provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry.

31. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

32. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

33. The storage of motor vehicle fuel on the subject property is prohibited.

34. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 30** and requiring emergency power.

35. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly

relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

36. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

37. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

38. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

39. Excepting onsite storage of one 3,800 gallon water tanker truck, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

40. Line of site distances at driveway access points shall be maintained for the life of this grant and shall not be obstructed by landscaping or other objects.

41. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

42. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

43. Required parking shall consist of not less than two standard spaces for employees and three truck spaces. Parking shall be limited to motor vehicle parking exclusively.

44. Recreational vehicles, motor homes, trailers, and inoperable vehicles of any kind are prohibited from parking within any required yard/setback, driveway, or designated parking areas.

45. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light

throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

46. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

47. The coloring of the water tanks shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

48. No new construction on the existing water distribution facility site is provided by this grant with the exception of constructing a new replacement well or retrofitting of the existing well to the satisfaction of the Department of Health Services and the Department of Public Works, Building and Safety Division.

49. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

50. Upon termination of this grant as provided in **Condition No. 9**, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to its condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works letters dated June 27, 2007 and April 16, 2007
Fire Department letter dated July 6, 2005
Department of Health Services letter dated May 23, 2007
Caltrans letter dated August 18, 2005

MC:KKS
6/27/07

Staff Analysis Package 8/17/05

STAFF ANALYSIS

PROJECT NUMBER
R2005-00055-(5)
CASE NUMBER
Conditional Use Permit Case Number RCUP 200500005

OVERVIEW OF PROPOSED PROJECT

The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 45,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by a non-adjudicated aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. Limited information provided by the SVWC indicated water delivery averaging up to 100,000 gallons per day or approximately 1,700 gallons per day per residence. The total number of parties using the aquifer, aside from the applicant and the Sleepy Valley Water Company is not known.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

Physical Features (topography, vegetation)

Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

PROJECT SERVICES AVAILABLE

Access to the site is from Sierra Highway using a dirt access driveway.

ENTITLEMENT REQUESTED

The applicant requests a Conditional Use Permit to authorize the operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

EXISTING ZONING

Subject Property

The subject property is zoned A-1-1

Surrounding Properties

Zoning surrounding the subject property consists of the following:

North: C-3 (Unlimited Commercial)

East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

West: A-1-1 and R-3 (Limited Multiple Residence)

EXISTING LAND USES

Subject Property

The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

North: Mobile Home Park

South: Vacant

East: Vacant

West: Vacant and Residences

PREVIOUS CASES/ZONING HISTORY

Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. No response has been received from the District Attorney's Office at the time of this report. Certificate of Compliance Case No. 200500091 was filed in February, 2005 but not completed as documentation was found for issuance of Certificate of Compliance Case No. 9810 recorded in October, 1987.

Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees.

SANTA CLARITA VALLEY AREA PLAN

The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

1. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4)

Comment: The Sleepy Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,500 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year). Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. Staff is of the understanding that an aquifer draw-down test could be done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. A full hydro-geologic study may be required. In the event said study is required, staff is of the opinion that the cost of the study will require fair-share payment by all current users of the aquifer.

2. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1)

Comment: The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other local water supply is available.

Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The application is pending at the time of this report (no explanation for the delay has been provided). The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. The interface of aquifer capacity, the condition and capacity of the Sleepy Valley Water Company wells, and the upstream impacts of the subject project, require further investigation.

3. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3)

Comment: The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

4. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1)

Comment: The initial phase water study and other information provided by the applicant does not establish with certainty the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project. A more detailed investigation is warranted.

5. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2)

Comment: The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting.

In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

SITE PLAN

Overview

The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, a pump house located at the north central boundary of the property at Sierra Highway, 300 feet from the western boundary, and 17 oak trees with no impacts to the trees. One water tanker truck (3,800 gallon capacity) operates from the water distribution facility.

Compliance with Applicable Development Standards

Agua Dulce Community Standards District Development Standards

According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District.

The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres."

Comment: Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

A-1 Zone Development Standards

According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. Applicable development standards for the A-1 zone are as follows:

According to Section 22.24.110 of the County Code, the development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

General Development Standards

According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11."

Parking spaces shall consist of not less than two employee spaces, one maintenance vehicle space, and one tanker truck space. The project shall meet these parking requirements.

BURDEN OF PROOF

Burden of Proof per Code

According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:

   A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;

   Comment: The impacts of the project on the Sleepy Valley community water supply cannot be determined without further evaluation.

   B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

   Comment: In the event that the project is determined to have a long-term impact on the Sleepy Valley community water supply resulting in either constrained water supply or increased costs for water, property values may be affected.

   C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

   Comment: Department of Health Services approval is required for the undocumented existing well construction.

2. 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.

Comment: The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

3. That the proposed site is adequately served:

A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

B. By other public or private service facilities as are required.

Comment: The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities.

Staff is of the opinion that the applicant's request does not meet the burden of proof for a Conditional Use Permit due to incomplete information pertaining to project impacts on the local community water supply.

Applicant's Burden of Proof Responses
Applicant's responses attached.

ENVIRONMENTAL DOCUMENTATION
The Department of Regional Planning originally determined that a Negative Declaration was the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. Subsequent to completion and public circulation of the Initial Study, additional issues arose related to water supply from the subject aquifer. An initial phase water study of the hydrologic conditions related to the subject request and surrounding water supply was done by Earth Systems Southwest. The report dated August 3, 2005 requires review by responsible agencies including the Los Angeles County Departments of Public Works and Health Services.

Based on this study and other available information, impacts of the project to the local water supply are inconclusive at this time and may require further data and analysis by responsible parties. Staff is of the understanding that a well draw down test undertaken at the applicant's well, with concurrent measurements taken at the Sleepy Valley Water Company's wells, may provide the minimum required information regarding impacts of the proposed use on the subject aquifer and Sleepy Valley Water Company's wells.

In the event the draw down test is to be administered, staff recommends the applicant be responsible for the cost of the aquifer draw down test at the applicant's well, and the Sleepy Valley Water Company be responsible for concurrent measurements at the Sleepy Valley Water Company's wells.

A highly detailed estimate of aquifer capacity, total number of users, draw down rate, and recharge rate may be necessary, requiring a full hydro-geologic study of the aquifer, which may be cost prohibitive to any one water user. In the event a full study is required, staff recommends that fair-share contributions by all users of the subject aquifer be applied as cost recovery payment for the evaluations.

If continued, a 30-day notification period and recirculation of new environmental information will be required prior to continuation of the public hearing. The project does not qualify for a De Minimus Finding of Impact and is not exempt from Fish and Game fees.

Summary of Key Issue

The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft is the most important factor in this case.

COUNTY AGENCY COMMENTS AND RECOMMENDATIONS

In its letter dated April 15, 2005, The Department of Health Services commented that said department does not comment on water hauling business applications unless the drilling of a new well proposed. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development,* page 2, regulations prohibit hauled water for new residential or commercial construction. The applicant and research efforts performed during the initial phase water study were not able to provide documentation of compliance with Department of Health Services well construction standards for the original installation of the subject well.

SUPERIOR COURT ORDER

In its Minute Order dated May 26, 2005, the Superior Court indicated its intent to continue the applicant's aforementioned court case to September 9, 2005, with no further continuances, to allow time for the conditional use permit public hearing process to be initiated.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing notices were mailed to the applicant and to 74 neighbors within a 1,000-foot radius of the project site on July 12, 2005. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on July 14, 2005. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on July 12, 2005. According to the applicant, hearing notices were posted at the site on July 17, 2005.

PUBLIC COMMENTS AND APPLICANT RESPONSE

Public Comments

Support
Staff has received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of this report.

Opposition
Eighteen letters and several phone calls have been received opposed to the project at the time of this report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply.

Other
In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. The letter indicated that current wells are not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs.

STAFF EVALUATION

Consistency of the proposed use with the Santa Clarita Valley Area Plan is inconclusive at this time. The proposed use meets existing community needs for hauled water for some users while project environmental impacts require further evaluation. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

The results of the initial phase water study are not sufficient to assess impacts of the project on the overall local community water supply. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time and/or unreasonable overdrafting by some users of the aquifer led to the sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

Although the current water supply at the Sleepy Valley Water Company wells are meeting community needs according to a representative of the Company, well measurements are below average levels. In addition, public comments received do not reflect detailed knowledge of aquifer capacity and draw down rate at this time.

Staff is of the opinion that the providing of hauled water for existing residential and commercial uses supplied from existing wells originally approved by the Department of Health Services may be permitted for a limited period of time. Staff notes that the subject well is lacking Department of Health Services documentation for approval of the original well construction, and therefore, should be approved by the Department prior to operation of water distribution and hauling from the subject well.

Staff is of the opinion that satisfaction of the burden of proof for a conditional use permit cannot be determined at this time regarding potential impacts of the project on the public health, safety, and welfare.

In the event the project is approved, staff recommends a 5-year term for the requested Conditional Use Permit due to the uncertainty of water supply changes and the need to reevaluate compatibility of the project with the surrounding community.

FEES/DEPOSITS

If approved, the following fees will apply:

Fish and Game fee of $1,250 and document processing fee of $25 related to posting the Notice of Determination with the County Clerk are required.

Cost recovery deposit of $750.00 is required to cover the costs of the five recommended zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATION

Continuation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Due to limited technical information available pertaining to capacity and draw down rate of the subject area aquifer, lack of Department of Health Services documentation regarding approval of the applicant's original well construction, and the need to further evaluate the claims of competing area water users, staff recommends continuation to a date certain and of sufficient time to gather the necessary information and provide an additional 30 days for public review of the new information.

SUGGESTED CONTINUATION MOTION

"IN ORDER TO OBTAIN INFORMATION REQUIRED TO COMPLETE THE PUBLIC HEARING, I MOVE THAT THE REGIONAL PLANNING COMMISSION HEARING BE CONTINUED TO A DATE CERTAIN TO BE HELD IN THE REGIONAL PLANNING COMMISSION HEARING ROOM AT 320 WEST TEMPLE STREET IN DOWNTOWN LOS ANGELES AND FOR STAFF AND THE APPLICANT TO REPORT BACK ON ISSUES AS REQUESTED BY THE COMMISSION AND THAT THE ADDITIONAL INFORMATION BE CIRCULATED TO ANY INTERESTED PARTY DURING A 30-DAY CIRCULATION PERIOD."

Prepared by Kim Szalay, MPL, Regional Planning Assistant II
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

Attachments:
Factual
Copy of Thomas Brothers Map
Draft Conditions of Approval and Other Department Conditions and Comments
DHS Potable Water Availability Requirements Document
Applicant's Expanded Project Description and Response Letter
Burden of Proof
Environmental Documentation
Third Party Water Supply Letters
Zoning Enforcement Clearance Letter
Court Status Letter
Correspondence
Earth Systems Southwest Private Water Source Assessment
Site Plan
Land Use Map
Aerial Maps
Other Site Photos

RJF:KKS
8/11/05

1. This grant authorizes the operation and maintenance of an existing water distribution facility as depicted on the approved Exhibit "A" and one 3,800 gallon water tanker truck for hauling no more than 45,000 gallons of water per day maximum, 9,709,000 gallons per year maximum or 29.8 acre feet, subject to all of the following conditions of approval.

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

3. 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 Department of Regional Planning an 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within six months from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate five (5) years from the date of approval on, ____ 2010** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit required fees of **$1,275** ($1,250 Fish and Game fee, $25 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements. The existing well shall be inspected and approved by said Department, and approval documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

18. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

19. The permittee shall obtain a Domestic Water Supply Permit from the State of California Department of Health Services, Drinking Water Field Operations Branch, and permit documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

21. One 3,800 gallon tanker truck transporting water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility. No other water tanker trucks are permitted on the premises.

22. The water hauling truck and all vehicles shall enter and exit the subject property via Sierra Highway.

23. The maximum number of one-way water hauling truck trips within any one year period shall not exceed 2,500 trips (based on an average of 7 trips per day for 365 days), or 9,709,000 gallons per year or 29.8 acre feet (based on an average of 7 one-way trips per day by a 3,800 gallon water hauling truck), except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain a log as defined in **Condition No. 24**, which shall be made available to the Director of Planning upon request.

24. The permittee shall maintain a daily log which shall include the number of all one-way loaded tanker truck trips and general destinations and total number of gallons delivered. The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon demand. An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

25. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee has offered to provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry.

26. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

27. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

28. The storage of motor vehicle fuel on the subject property is prohibited.

29. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 23** and requiring emergency power.

30. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

31. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

32. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

33. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

34. Excepting onsite storage of one 3,800 gallon water tanker truck, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

35. Line of site distances at driveway access point shall not be obstructed by landscaping or other objects.

36. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

37. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

38. Required parking shall consist of not less than two employee spaces, one maintenance vehicle space, and one tanker truck space in addition to the tanker truck loading area. Parking shall be limited to motor vehicle parking exclusively.

39. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

40. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

41. The coloring of the water tanks shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

42. No new construction on the existing water distribution facility site is provided by this grant.

43. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

44. Upon termination of this grant as provided in Condition No. 9, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to their condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works Comments and Conditions
Department of Health Services Comments
Earth Systems Southwest Private Water Source Assessment

RJF:KKS
8/09/05

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF **SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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.

1. REQUESTED USE WILL NOT AFFECT THE HEALTH, PEACE, COMFORT OR WELFARE ADVERSELY OF PERSONS IN THE AREA AS NOT STRUCTURES OR USE ARE PLANNED FOR THE SITE.
2. THIS REQUESTED USE NOT MATERIALLY DETRIMENTAL AS NO PHYSICAL PROJECT IS PLANNED INCREASING USE, VEHICULAR CIRCULATION OR STRUCTURES.
3. USE DOES NOT JEOPARDIZE ENDANGER OR OTHERWISE CONSTITUTE A MENANCE TO PUBLIC HEALTH, SAFETY OR GENERAL WELFARE AS USE DOES NOT INCLUDE DEVELOPMENTS OF THE SITE BEYOND CURRENT USE.

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.

AS NO PHYSICAL DEVELOPMENT IS PART OF THIS USE REQUEST IT FITS WITHIN EXISTING SIZE AND SHAPE OF SITE TO ACCOMMODATE USE.

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

1. THE LONGEST DIMENSION OF THE SITE FRONTS ON A MAJOR HIGHWAY AND NO VEHICULAR TRAFFIC IS GENERATED BY THIS USE REQUEST.

2. SITE IS SERVED BY ADEQUATE POWER FOR THE PROPOSED USE.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, 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

IN REPLY PLEASE REFER TO FILE: LD-1

June 27, 2007

TO: Mark Child
Zoning Permit Section I
Department of Regional Planning

Attention Kim Szalay

FROM: Letty Schleikorn MLS
Subdivision Management Section
Land Development Division

CONDITIONAL USE PERMIT (CUP) NO. R2005-00055
12800 SIERRA HIGHWAY
SALE OF WATER

☒ Public Works recommends approval for this CUP.

☐ Public Works does **NOT** recommend approval for this CUP.

We reviewed the subject permit in the Santa Clarita area in the vicinity of Sierra Highway and Mint Canyon Road (12800 Sierra Highway). This Permit is to allow the sale of water. This letter supersedes our October 24, 2005, letter to your Department.

Upon approval of the permit, we recommend the following conditions:

1. The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume of 40,000 gallons per day.

2. Make an offer to dedicate right of way 50 feet from centerline on Sierra Highway. Twenty feet of additional right of way will be required in the future along the property frontage. An existing water well is partially located within the future right of way. The well must be abandoned at the owner's expense at such time that the County accepts the offer of dedication in order to construct roadway improvements.

3. Dedicate the right to restrict vehicular access on Sierra Highway along the property frontage.

4. Continuously maintain the air space dedicated to the County of Los Angeles for line of sight purposes as indicated on the attached plan.

If you have any questions regarding Nos. 1 through 3, please contact Barry Witler at (626) 458-4351. If you have any questions regarding No. 4, please contact Mathew Dubiel at (626) 300-4862.

SA:ca
P:\LDPUB\TRANS\CUPS\CUPR2005-00055 SALE WATER

Attach.

Dist. Office 8.2

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Dist. Office
___ Geologist
___ Engineer
1 GMED File
___ Grading Section
1 DRP

Tract / Parcel Map _____ **Lot(s)** _____
Parent Tract _____ **Location** Acton
Site Address 12800 Sierra Highway
Geologist Earth Resources Inc. **Developer/Owner** Ramey
Soils Engineer ——— **Engineer/Arch.** ———

Review of: CUP 200500005 **For:** Operation and maintenance of a water distribution facility

Reports Reviewed:

Earth Resources, Inc., January 9, 2007, Response to County Review Letter Dated March 13, 2005, Rainmaker Water Services, 12800 Sierra Highway, Agua Dulce, California.
Earth Resources, Inc., November 10, 2006 (Fax Date), Pump Test Results.
Earth Systems Southwest, August 3, 2005, Private water source assessment, 12800 Sierra Highway, Agua Dulce, Los Angeles County, California.
James M. Montgomery, Consulting Engineers, Inc., February 1982, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Agua Dulce/Mint Canyon Hydrogeologic Investigation.
James M. Montgomery, Consulting Engineers, Inc., December 1981, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Mint Canyon Hydrogeologic Investigation.

Remarks:

The CUP is recommended for approval from a geotechnical standpoint for the following reasons:

1) The pump test conducted demonstrates that there should be no measurable effect to adjacent and nearby wells at the pumping rate proposed by the project. The maximum drawdown observed during the pump test was 5 feet, which may not be sufficient to result in an observable drawdown beyond a radius of more than a few tens of feet. However, the maximum allowed pumping volume of 40,000 gpd (per the CUP) translates to a pumping rate of about 28 gpm, which is lower than the 36-40 gpm pumping rate during the test. Therefore, the data presented by the consultants suggests that pumping of the volume proposed should not impact nearby wells. Additionally, the radius of influence of the drawdown cone can be expected to be independent of ground water elevation; therefore, these conclusions should apply during periods of drought.

2) The consultant concludes that the proposed project will have no negative impact over the long term, and the data provided supports this conclusion. The methods of analysis used included those provided in the above-referenced J.M. Montgomery reports that had been accepted by the County.

However, the cumulative departure curve / precipitation / ground water chart included with the ERI report suggests that ground water within the basin responds to precipitation. Therefore, during periods of drought ground water levels will drop. This has occurred in several times in the past, as depicted on the chart, and will continue to occur in the future.

Recommendations:

The following condition is recommended for approval of this project:

The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume specified in the CUP.

Note: If any additional information is received that may materially affect these conclusions and recommendations, that information will be considered.

Prepared by _____ Reviewed by _____ Date 4/16/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form06.doc
5/12/03

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: July 6, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-00055

LOCATION: 12800 Sierra Highway

☒ The Fire Department has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ 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 __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☐ **Comments:** ____

☐ **Location:** ____

☐ **Access:** ____

☐ **Special Requirements:** ____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

Co.CUP 04/04

COUNTY OF LOS ANGELES
Public Health

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

JOHN SCHUNHOFF, Ph.D.
Chief Deputy Director

Environmental Health
Terrance Powell, R.E.H.S.
Acting Director of Environmental Health
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.lapublichealth.org

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

RECEIVED
MAY 29 2007

May 23, 2007

Kim Szaley
Zoning Permits I Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, California 90012

Re: **Project No. R2005-00055, 12800 Sierra Highway, Agua Dulce**

Dear Mr. Szaley:

This is in response to a request from your department regarding the Department of Public Health's (DPH) concern regarding the Conditional Use Permit hearing for the property at 12800 Sierra Highway, Agua Dulce, California.

As discussed in a telephone conversation with Alfonso Medina, Director, Environmental Protection Bureau, on May 16, 2007, the DPH is not opposed to a hearing for Roy Ramey's Project No. R2005-00055.

However, the DPH still does not have any records to show that the unapproved well at the above address was constructed under permit from this Department and is in conformance with the requirements of the California Well Standards. We are unable to recommend approval of the use of this well until it has been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the water after all construction work according to the bacteriological and chemical requirements of the California Code of Regulations, Title 22.

In a telephone conversation of May 15, 2006, with Mr. Joe Cota, representative for Roy Ramey, Mr. Medina indicated Mr. Cota informed him, the current well in question at 12800 Sierra Highway, Agua Dulce was not going to be used and would eventually be properly decommissioned. A new well in close proximity to the unapproved well would be built in conformance with all requirements including a permit with Environmental Health.

If the current unapproved well in question is decommissioned or brought into compliance and/or a new well is built in compliance with all requirements before a CUP is issued, DPH would not oppose a CUP hearing.

If you have any questions regarding the above, please contact Alfonso Medina, Director, Environmental Protection Bureau at (626) 430-5280.

Very truly yours,

Terrance Powell, R.E.H.S.
Acting Director of Environmental Health

TP:am

c: Alfonso Medina
Richard Wagener
Swati Bhatt
Joe Cota

STATE OF CALIFORNIA—BUSINESS, TRANSPORTA AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

RECEIVED
AUG 22 2005

Flex your power!
Be energy efficient!

IGR/CEQA No. 050815AL
Proj. No. R2005 and CUP No. 200500005
Water Distribution Facility
Vic. LA-14 / PM 39.85
SCH # 2005081009

August 18, 2005

Mr. Kim K. Szalay
~~L.A. County Department of Regional Planning~~
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to authorize the continued operation and maintenance of a water distribution facility using water haling trucks.

Any transportation of water which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 050815AL.

Sincerely,

Alan Lin for

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR AND CHIEF MEDICAL OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
DIRECTOR OF PUBLIC HEALTH AND HEALTH OFFICER

ENVIRONMENTAL HEALTH
ARTURO AGUIRRE, DIRECTOR

BUREAU OF ENVIRONMENTAL PROTECTION
5050 COMMERCE DRIVE
BALDWIN PARK, CALIFORNIA 91706
TEL 626.430.5280
WWW.LAPUBLICHEALTH.ORG/EH

BOARD OF SUPERVISORS

GLORIA MOLINA
FIRST DISTRICT

YVONNE BRATHWAITE BURKE
SECOND DISTRICT

ZEV YAROSLAVSKY
THIRD DISTRICT

DON KNABE
FOURTH DISTRICT

MICHAEL D. ANTONOVICH
FIFTH DISTRICT

POTABLE WATER AVAILABILITY REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT

January 1, 2003

This document provides the guidelines that apply to obtain Department of Health Services ("DHS") approval of availability of potable water to support new development. They are based on the requirements of the Los Angeles County Plumbing Code, Los Angeles County Health and Safety Code, and Title 22, California Code of Regulations.

Should questions arise regarding these guidelines or requirements, please contact the Mountain & Rural / Water & Sewage Program at 626-430-5380.

WATER AVAILABILITY REQUIREMENTS

POTABLE WATER

The Los Angeles County Plumbing Code, Section 218.0 includes the following definition of "potable water":

> "Potable Water - Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the health authority having jurisdiction."

The DHS Environmental Health Division ("Environmental Health"), acting as the health authority, has set the requirements for potable water. Based on guidance from the State Department of Health Services, Environmental Health has determined that hauled water is not a reliable source of water that is appropriate for drinking, culinary, and domestic purposes. Hauled water does not provide the equivalent level of public health protection or reliability as a permitted public water system or an approved on-site source of supply. Therefore, **hauled water does not satisfy the requirements for potable water for new residential or commercial construction.** For new residential and commercial construction, only public water systems and approved private wells satisfy the requirements for potable water.

Several factors were considered in the determination that hauled water does not satisfy the requirements for potable water, including the fact that the transient nature of the source makes it difficult to adequately regulate.[1] Furthermore, there is an increased risk of contamination of the water during the transfer of the water from the tanker trucks to the on-site storage facilities. Moreover, storage tank systems exposed to routine opening for manual filling, as with hauled water, have been demonstrated to be the source of microbiological contamination. Additionally, the trucks used to haul potable water may be used to haul other materials as well, thereby increasing the risk of contamination.

In the event that an on-site well serving an existing residence goes seasonally or permanently dry, Environmental Health will permit hauled water as the source of potable water for public health protection by providing for a minimum level of water service. In such a case, if the search for additional water by deepening the existing well or drilling a new well is unsuccessful, Environmental Health's policy would permit the homeowner to install a water storage tank and have water hauled from an outside source delivered to an approved storage tank.

---

[1] The County does not have jurisdiction to regulate hauled water suppliers.

SUSTAINABLE WATER

Environmental Health requires that all new development of residential or commercial buildings be provided with an adequate, sustainable supply of water from either a public water system or from an on-site well. Environmental Health has determined that test results which establish a sustained yield of a well which is the equivalent of a continuous flow of three gallons per minute for at least 24 hours are acceptable to demonstrate a sustainable supply of water.

In Section 64215 of Title 22 of the California Code of Regulations, the State Department of Health Services has determined that a well will be considered an adequate source of sustainable water for a "state small water system" if it is demonstrated that it can supply a minimum of three gallons per minute for at least 24 hours for each service connection served by the system. Under state law, the State Department of Health Services has jurisdiction to establish the requirements for a "state small water system," defined as having at least five, but not more than fourteen connections. That jurisdiction does not extend to water supplies for fewer than five connections.

This requirement established by the State Department of Health Services is equally applicable to water supplies for less than five connections. There is no basis upon which to conclude that a lower level of sustainable water would be adequate merely because fewer connections are served. In fact, considering that the standard for a "state small water system" is based upon the understanding that meeting the peak demand on the system can be spread among up to fourteen connections, any variation from this standard for water supplies for fewer than five connections would be higher, not lower, than the standard for a "state small water system."

However, a well yield certified at two gallons per minute will be accepted, provided that a minimum of 1,500 gallons of storage capacity is added to the closed well water distribution system.[2] The yield of a well is to be determined using the test procedures listed on the Los Angeles County Well Yield Certification Form.

APPLICABILITY OF POTABLE AND SUSTAINABLE WATER REQUIREMENTS TO EXISTING, PERMITTED DWELLINGS

The policy prohibiting hauled water as the source of potable water or the policy establishing the standard to determine an adequate source of sustainable water does not apply to existing permitted dwellings that are presently served by an approved storage tank and hauled water or by a well with a yield less than the minimum standard discussed above. Further, this policy will not apply to proposed projects for which a complete building permit application, including sewage disposal plans, was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number.

Proposed substantial improvements to existing permitted dwellings will require evidence of compliance with the standards applicable to new construction. "Substantial improvements" shall be

---

[2] This is in addition to Fire Department requirements for stored water.

defined as any reconstruction, rehabilitation, addition, or other improvement of a single family residence, the cost of which exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term does not include (1) any improvement of a structure to correct existing violations of state or local health or safety code which have been identified by the Building Official or Environmental Health Officer as necessary to assure safe living conditions; (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure;" (3) work requiring permits consisting of the routine maintenance and repair of a single family residence. Previously permitted dwellings which have been destroyed due to fire or declared disaster will be evaluated on a case-by-case basis.

SHARING OF PRIVATE WATER WELLS WITH ADJACENT LEGAL LOTS AND/OR A SECOND RESIDENTIAL UNIT

A Conditional Use Permit ("CUP") involving a public hearing is required to share an existing private water well with an adjacent parcel(s) or to construct a new well proposed to be shared with adjacent parcel(s), whether the project is a single lot or proposed subdivision. An approved CUP is also required to construct a second residential unit or a "senior citizen residence." However, parcels that obtain water from an on-site well will not be required to drill a second well for the addition of a senior citizen residence.

APPROVED WATER SOURCE DOCUMENTATION
NEW CONSTRUCTION

Prior to DHS approving a private sewage disposal system design, the Department must have the following on file :

PUBLIC WATER SUPPLY

- Documentation establishing that the project in question is within the service area of the local public water supply system and piped-in water is available.

ON-SITE WELL

- Well Yield test results from a company legally authorized by the State of California to perform well yield tests, documenting that the well produces a sustainable yield of at least 3 gallons per minute.* If this well is to serve any other property or if it serves more than one single family dwelling, the required well yield will be increased proportionately.

- Bacteriological test results showing the well water meets US EPA drinking water standards.**

SHARED WELL

- Documentation establishing that the shared well has a CUP issued from the Department of Regional Planning and that all necessary rights to water and easements have been

provided and officially recorded.

- Well Yield test results from a company legally authorized by the state of California to perform well yield tests, documenting that the well produces a minimum of 3 gallons per minute* over a specified period of time for each service connection provided by the well.

- Bacteriological test results showing the well water meets US EPA drinking water standards.**

* *2 GPM is acceptable if 1500 gallons of domestic storage is provided on site- per connection.*

** *DHS is unable to collect the water sample for bacteriological testing. It is recommended that complete general minerals, inorganics, and heavy metals analyses be performed on the well water.*

ADDITIONS, REMODELING, AND REBUILDING AFTER DECLARED DISASTERS

Prior to DHS approving the source of water for an addition, a remodel, or a rebuilding of a structure damaged or destroyed by a declared disaster, the following documentation must be on file:

EXISTING PERMITTED STRUCTURES:

If hauled water is the source:

Evidence that a complete building permit application, including sewage disposal plans, for the dwelling was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number, and that the improvement to the property will be less than 50% of the market value of the structure before the start of construction of the improvement.

If a private well is replacing hauled-in water as the source:

A well and well yield test that complies with new construction requirements.

If a public water system is the source and no prior documentation of such is on file:

Evidence of water service from permitted public water company (water bill for said address)

EXISTING NON-PERMITTED STRUCTURES:

A well and well yield test that complies with new construction requirements, or evidence of water service from a permitted public water system (water bill for said address).

REBUILDING AFTER DECLARED DISASTER:

Previously permitted dwellings which have been destroyed due to fire or declared disaster will be evaluated on a case-by-case basis.

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF **SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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.

1. REQUESTED USE WILL NOT AFFECT THE HEALTH, PEACE, COMFORT OR WELFARE ADVERSELY OF PERSONS IN THE AREA AS NOT STRUCTURES OR USE ARE PLANNED FOR THE SITE.
2. THIS REQUESTED USE IS NOT MATERIALLY DETRIMENTAL AS NO PHYSICAL PROJECT IS PLANNED INCREASING USE, VEHICULAR CIRCULATION OR STRUCTURES.
3. USE DOES NOT JEOPARDIZE ENDANGER OR OTHERWISE CONSTITUTE A MENANCE TO PUBLIC HEALTH, SAFETY OR GENERAL WELFARE AS USE DOES NOT INCLUDE DEVELOPMENTS OF THE SITE BEYOND CURRENT USE.

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.

AS NO PHYSICAL DEVELOPMENT IS PART OF THIS USE REQUEST IT FITS WITHIN EXISTING SIZE AND SHAPE OF SITE TO ACCOMMODATE USE.

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

1. THE LONGEST DIMENSION OF THE SITE FRONTS ON A MAJOR HIGHWAY AND NO VEHICULAR TRAFFIC IS GENERATED BY THIS USE REQUEST.

2. SITE IS SERVED BY ADEQUATE POWER FOR THE PROPOSED USE.

STAFF USE ONLY

PROJECT NUMBER: *R2005-00055*
CASES: *RCUP 200500005*
RENV 200500009

****** INITIAL STUDY ******

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *6/11/07 Revised*

Staff Member: *Kevin Johnson (Kim Szalay)*

Thomas Guide: *4373 A-4*

USGS Quad: *Sleepy Valley*

Location: *12800 Sierra Highway*

Description of Project: *The site plan depicts two existing 10,000 gallon water tanks, each12 feet in height and 16 feet in diameter located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, an existing pump house to be retrofitted or relocated 50 feet south as depicted, access from the south side of Sierra Highway,three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees proposed.*

Gross Area: *7.67 Acres*

Environmental Setting: *Approximately one third of the property including the northcentral and northwestern portion, is flat to gently sloping access and frontage at Sierra Highway and includes disturbed and natural areas including five oak trees and chaparral. The remaining property is hilly chaparral and the remaining 12 oak trees. A blue-line streambed runs through the eastern third of the property running north and south. The community of Sleepy Valley lies to the north and west of the site.*

Zoning: *A-1-1(Light Agricultural-One Acre Minimum Required Area*

General Plan: *Rural Communities*

Community/Area Wide Plan: *Non-Urban 1 (Santa Clarita Valley Area Plan)*

Major projects in area:

Project Number	Description & Status
None	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

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 the Santa Monica Mtns.
- ☒ Rivers and Mountains Conservancy
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

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

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW:
  Land Development Division
  Traffic and Lighting
  Geotechnical
- ☒ Health Services:
  Environmental Health
- ☐ _____

IPACT ANALYSIS MATRIX

ATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact*	Potential Concern
			ANALYSIS SUMMARY (See individual pages for details)			
ZARDS	1. Geotechnical	5	☒	☐	▒	*Water aquifer capacity*
	2. Flood	6	☒	☐	▒	
	3. Fire	7	☒	☐	▒	
	4. Noise	8	☒	☐	▒	
SOURCES	1. Water Quality	9	☒	☐	▒	*Well not permitted and not equipped with sanitary seal*
	2. Air Quality	10	☒	☐	▒	
	3. Biota	11	☒	☐	▒	
	4. Cultural Resources	12	☒	☐	▒	
	5. Mineral Resources	13	☒	☐	▒	
	6. Agriculture Resources	14	☒	☐	▒	
	7. Visual Qualities	15	☒	☐	▒	
RVICES	1. Traffic/Access	16	☒	☐	▒	*Line of site at access*
	2. Sewage Disposal	17	☒	☐	▒	
	3. Education	18	☒	☐	▒	
	4. Fire/Sheriff	19	☒	☐	▒	
	5. Utilities	20	☒	☐	▒	
HER	1. General	21	☒	☐	▒	
	2. Environmental Safety	22	☒	☐	▒	
	3. Land Use	23	☒	☐	▒	*Potential harm to existing Sleepy Valley aquifer use*
	4. Pop./Hous./Emp./Rec.	24	☒	☐	▒	
	Mandatory Findings	25	☒	☐	▒	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *7 (Non Urban Hillside)*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Kevin Johnson (Kim Szalay)* Date: *March 30, 2005 revised 6/13/07*

Approved by: Date: 6/13/07

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Liquefaction & earthquake-induced landslides per SHZ map – reviewed by DPW Geotechnical Division – no further landslide mitigation required*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *DPW Geotechnical Division had no further requirements*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Possible liquefaction – no mitigation required as proposed new pump house construction not impacted by potential liquefaction.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☒	☐	Would the project 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?
h.	☒	☐	☐	Other factors? *Aquifer capacity study reviewed and approved by DPW Geotechnical Division*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Project has a blue-line stream crossing the property subject to potential temporary flooding. No structures are proposed within the potential flood area.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☒	☐	☐	Other factors? *Applicant must obtain a drinking water program permit from the State of California Division of Drinking Water and Environmental Management and a water hauling permit and well permit from the Department of Health Services; existing well is proposed to be renovated or a new well constructed meeting DHS well standards including a sanitary seal. Applicant's project to include aquifer capacity monitoring compliance with conditional use permit conditions.*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (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)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Trucks onsite with unpaved driveway. Decomposed granite is proposed to minimize dust.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Blue-line stream depicted on USGS quad. Streambed is dry throughout the year except for short periods of time during heavy rainfall.*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees are present and will not be impacted by the project.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Multiple daily truck trips require proper line of site for access design.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *Three truck and two standard parking spaces are provided and meet parking requirements.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *Potential flooding near the access point would not impact safety as no employees stay onsite.*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 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 be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

Project design incorporates adequate line of site for ingress and egress access to and from the site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Water supply may be inadequate – varies annually and by time of year*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design

Project includes conditional use permit conditions limiting aquifer draw down during times of drought.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site, or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The applicant proposes use of the property for water hauling including hauling of potable drinking water. Water hauling for drinking water use may be defined as a use subject to a conditional use permit (Section 22.24.100, water storage and distribution)*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☐	☒	Would the project physically divide an established community? *The project is nearby and above the Sleepy Valley Water Company wells which share the same aquifer as the proposed project.*
e.	☒	☐	☐	Other factors? *The Department of Public Works Geotechnical Division indicated that the subject aquifer is a flow-through aquifer as the water is not statically stored underground; rather the water is constantly moving downgrade and highly subject to influence by rainfall or drought.*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The subject conditional use permit conditions require project water pumping to be limited by certain maximum daily quantities and for operations to cease in the event of subject aquifer depletion beyond a certain threshold.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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, 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?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Water supply uncertainties may result in unpredictable local water supply in times of drought in which project water pumping is at or near its maximum level.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

RECEIVED
JUL 25 2007

July 23, 2007

Kim K. Szalay
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Subject: Proj. No. R2005-00055 and CUP No. 200500005
SCH#: 2005081009

Dear Kim K. Szalay:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 20, 2007, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2005081009
Project Title Proj. No. R2005-00055 and CUP No. 200500005
Lead Agency Los Angeles County Department of Regional Planning

Type Neg Negative Declaration
Description To authorize the continued operation and maintenance of a water distribution facility using water hauling trucks.

Lead Agency Contact

Name Kim K. Szalay
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6443 **Fax**
email
Address 320 W. Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Cross Streets 12800 Sierra Highway between Mint Canyon and Eastern Avenue
Parcel No. 3214039026
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Water tanks and pumps / A-1-1 (Light Agricultural - One Acre Minimum Required Area) / Rural Communities

Project Issues Water Supply; Cumulative Effects; Water Quality

Reviewing Agencies Caltrans, District 7; California Highway Patrol; Department of Conservation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Forestry and Fire Protection; Native American Heritage Commission; Department of Parks and Recreation; Reclamation Board; Regional Water Quality Control Board, Region 4; Resources Agency; State Water Resources Control Board, Clean Water Program; State Water Resources Control Board, Division of Water Rights

Date Received 06/21/2007 **Start of Review** 06/21/2007 **End of Review** 07/20/2007

Note: Blanks in data fields result from insufficient information provided by lead agency.

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

RECEIVED
JUL 12 2007
STATE CLEARING HOUSE

clear
7/20/07
e

July 10, 2007

Ms. Kim K Szalay
Los Angeles County Department of Regional Planning
320 Temple Street
Los Angeles, CA 90012

Re: SCH#2005081009; CEQA Notice of Completion; Initial Study/ Negative Declaration; for **Water Distribution Facility (Two Tanks on 7 + acres)**; Santa Clarita Plan Area near Sleepy Valley/Agua Dulce; Los Angeles County, California

Dear Ms. Szalay:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ Contact the Native American Heritage Commission (NAHC) for:

* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section: .

- The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE).

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: List of Native American Contacts

Correspondence received for 8/17/05 Public Hearing

PUBLIC CORRESPONDENCE IN FAVOR

Public Statement for Roy Ramey
C.U.P. Project Number R2005-00055(5)
For Public Hearing August 17, 2005

RECEIVED
AUG 11 2005

Roy Ramey has lived and worked in the Agua Dulce community for over 20 years. He is the owner of "Rainmaker" water services, provider of water to the greater Agua Dulce community. For many years water has been a hot button issue in this community. Some people have an abundance of water, others apparently do not. The County of Los Angeles has presented studies about the eventual resolution of the problem, but still has many years of hard work in front of them to accomplish this task. That is where Roy Ramey has substantially aided the community.

Water is necessary to the existence of the community. Those who suffer from a shortage of water were obviously issued permits by the County and with their approval built their homes in Agua Dulce. The County understands what the present day water situation is. Thus it is in the best interests of the County to stand by their duty to the needs of the community. One of those duties is to ensure that these property owners and taxpayers have an available source of water as provided by Mr. Ramey's service. Many in the community currently perceive the current position of the County, regarding Mr. Ramey, as contrary to the best interests of the community, by specifically and ultimately forcing people like Mr. Ramey out of business.

Clearly Mr. Ramey's water hauling service is providing a vital and necessary service to the community. Many in the community know Roy and support his efforts to obtain a Conditional Use Permit thus allowing him to continue his work and providing a much needed service of supplying water to those in the community who need it. This is supported by the over 20 letters and a petition submitted with this statement, signed by over 150 adult residents of the community. Therefore to deny Mr. Ramey a permit would in essence be ignoring the voices of a large portion of taxpaying citizens in this community.

It is substantiated from the initial reports from Earth Systems, Inc. hydro-geologists in their report, that Mr. Ramey's use of his "well" is reasonable given the size of the aquifer on his land. In fact the County has indicated to "us" through Mr. Szalay of your offices, that you believe that Mr. Ramey's aquifer is substantial. Further, the initial test results sent to the County from Earth Systems and American Water Well and in our discussions with Mr. Jim Goyich, geologist for Earth Systems indicate, that even at the anticipated use by Mr. Ramey at 50,000 gallons per day it is "highly unlikely to have any significant impact on any of his neighbors".

In fact, Mr. Ramey's protractors represent only a small handful of complainers, who not once before these proceedings attempted to resolve this controversy in an informal friendly manner. They offer no documentation proving whether an issue actually exists. Not one of these individuals at any time has come to Mr. Ramey stating there was a problem or complaining to him about his use of his "well" or his land. Instead they preferred to make baseless allegations about Mr. Ramey in an effort to strike at him and destroy his livelihood. Furthermore, indications are that their "wells" may not even draw from the same aquifer as exists on Mr. Ramey's property.

Public policy demands that the government must protect the rights of all people, but the word "all" represents the majority of those taxpayers and property owners, not a very small vocal minority. In this case, it is every homeowner's right to have water. Mr. Ramey is part of that plan, and provides the community of Agua Dulce water and is thus helping to resolve the water problem here. Of course, Mr. Ramey also respects the rights of his neighbors to have water, but those leveling the complaints have not produced any facts proving that Mr. Ramey is using any more than his reasonable share. In fact, since Mr. Ramey's use of the aquifer has been reduced the water is now gurgling up to the surface on Mr. Ramey's property, and evaporating thus causing a constructive waste. However, when any of these facts were previously presented to the County, they appear to have been overlooked and ignored.

Constitutionally, Mr. Ramey has a right to use his land as he sees best. He further enjoys the right to earn a living in his pursuit of happiness. It would be unconstitutional for the County to deprive Mr. Ramey the use of his land in any lawful enterprise. Mr. Ramey is in full compliance with the State and County, and absent any proof to the contrary Mr. Ramey should be afforded the County's authorization to resume his activities. There has been no evidence provided to our Office, prior to the drafting of this statement, that Mr. Ramey's services have impacted any landowner. In fact, the negative impact statement from the County indicated there was no negative impact from the project. Therefore, Mr. Ramey should be free to use his land and his "well" for the greater good of the community as a whole, and make a reasonable living doing so.

Mr. Ramey's social responsibility however goes beyond this, he is also concerned for all his neighbors' "wells" being preserved and used efficiently, and insomuch if any proof can be substantiated by any neighbor that he is in fact using any share of their water, he will make good in delivering some reasonable amount of water to them, at a price only to cover his costs, but Mr. Ramey wants to be treated fairly, short of this proof of overusing the water he has a right to use, he wishes to continue use of his "well" to help others for their betterment of the community.

As an indication of his willingness to ensure his neighbors are not left without water during a County determined **verifiable emergency**, Mr. Ramey is willing to coordinate water from his "well" for those in need. The details can be worked out for this emergency situation, but it is another indication that Mr. Ramey is socially responsible and concerned for the community and his neighbors.

We therefore request that the board of Regional planning issue the Conditional Use Permit to Roy Ramey in recognition of the facts presented herein, and to serve and protect the community as a whole. Absent any material facts to the contrary, it would be unfair to deny him use of his land or the ability to use his "well", and ultimately deprive water to the community.

Thank you for your consideration.

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. DARREN RUZICKA		10703 SIERRA HWY AGUA DULCE, CA. 91390
2. DARRYL LEPPE		10544 Dewarth rd. Agua Dulce Ca 91390
3. Stevan Lasky	Stevan Lasky	11265 Darling rd Agua Dulce 91390
4. Moises Luna		26516 Ruether ave - SCV 91350
5. DJ Spears		32001 Trail rd,
6. Zuzana Chmurova		" "
7. Misty Lethbridge	misty lethbridge	11800 Sierra hwy
8. jeff smith	Jeff Smith	11809 Sierra Hwy
9. Danielle Killian	Danielle Killian	12645 W. Sierra Hwy. Agua Dulce 91390
10. Charles Hummel		12645 W. Sierra Hwy. Agua Dulce.
11. aleatha burns	Aleatha Burns	28367 sandcyn. SCV.
12. Michael burns		28367 Sandcyn. SCV.
13. Irene Olivas		32501 Cidar Av
14. Mark Pavey	MARK PAVEY	15525 SIERRA HWY CANYON COUNTRY, CA
15. Paul Daniel Wittman		35138 WYSE RD
16. GLORIA ALDAZ		12057 Darling Road A.D.
17. AL ALDAZ		12057 Darling Road A.D.

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. DENISE LaMONICA	[illegible]	30905 MESA GRANDE Rd.
19. PATTI SERGENT		34335 AGUA DULCE Cyn Rd.
20. JEFF CARTER		9462 AGUA DULCE Cyn Rd
21. MEL SPRY	[illegible]	10835 SIERRA Hwy, AGUA DULCE
22. [illegible]	GRADY DAGNAL	34175 Sandy Cyn Rd A.6
23. Ted Wzomowetti	[illegible]	33669 STEELE Av AGUA DULCE
24. ELIZABETH McINTOSH		11800 SIERRA HWY
24. Carl Hedrick		12027 Darling Rd.
25. JEFF & DONNA SAUPLEY		11861 DARLING ROAD AD.
26. JIM & MARLENE MOON		31830 FIRECREST RD, AGUA DULCE
27. MARY OWENS		11864 DARLING RD. AGUA DULCE
28. MIKE CASTNER		11864 DARLING RD AGUA DULCE
29. Ashley Bertolos		32807 Oden Rd. AGUA DULCE
30. Michael E Grabek		31720 DIAMOND VIEW LANE A.D.
31. Louanne R. Grabek	[illegible]	31720 Diamond View Lane Agua Dulce, 913
32. [illegible]		9661 Swift Ave AGUA DULCE
33. [illegible]		9801 White Fox Ln Agua Dulce 913
34. Billy Lu		4250 ESCONDIDO Cyn Rd 91350
35. Pamela Rodson		10718 Mint Cyn Rd 91390
36. Tom Rodson		10718 Mint Cyn Rd 91390
37. Morgan Piner		33130 ESCONDIDO DR
38. Laurie Dean		33571 Agua Dulce Cyn Rd Agua Dulce CA 91390

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. Roy Ramey	Roy Ramey	33297 Lyons Ave/Rd AD
2. Larry Aaron	Larry	30633 Lindsay Cyn. Dr.
3. Bob Hampton	Bob Hampton	19425-B Soledad Cyn Rd.
4. Marilia Caloumb	Marilia Caloumb	11306 Sierra Hwy, Agua Dulce CA 91390
5. Wayne S Bowman	Wayne S Bowman	10868 White Fox Ln Agua Dulce 91390
6. Donna Bowman	Donna Bowman	10869 White Fox Ln. Agua Dulce 91390
7. Rachel Bertolo		32507 Cedar Ave, AD. 91390
8. C.L. Willingham		13727 N Sierra Hwy Saugus 91390
9. Gary E. Brown		7835 Lupine Rd Agua Dulce 91390
10. Katherine M Phelps	Katherine M Phelps	9543 Elaine Dr Agua Dulce 91390
11. Nicole A Phelps	Nicole A Phelps	9543 Elaine Dr Agua Dulce 91390
12. Stuart Miller		14333 Antelope Port Rd Agua Dulce 91390
13. Gary J Goldstein		8035 Clayvale Rd Agua Dulce CA 91390
14. Joyce Guenther		8035 Clayvale Rd Agua Dulce, CA. 91390
15. Katrina Hill		16423 Vasquez Crystal Canyon Country, CA 91351
16. M. Hughes		32509 Dorama Ave Acton 93510
17. Toni Pearlman		11650 Darling Rd Agua Dulce CA 91390

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. MIKE PEARLMAN		11650 DARLING RD Agua Dulce Ca 91390
19. STEVE CUMMINGS		33844 ROZICH RD.
20. DAVID EBERLE		11606 DARLING RD.
21. DENNIS TREPANIER		32633 AGUA DULCE CYN RD
22. KARY Lepre		10542 Bedworth Rd Agua Dulce
23 Cecil Hedrick		12027 Darling Rd. Agua Dulce
24. ELLIE LAKS		15825 SIERRA HWY S.C. 91390
24. CHRIS POLLARD		30654 TICK CANYON C.C. 91387
25. Eduardo Moreno		31305 TICK CANYON RD C.C. 91351
26. Anthony De Longis		30668 5/8 Tick Cyn Rd 91387
27. Mary De Longis	Mary De Longis	30668 5/8 Tick Cyn Rd 91387
28. DAVID Tyler		32560 ~~Eagleset~~ Eagleset AVE 91390
29. WILLFLORA		P.O. Box 801886 SANTA CLARITA 91380
30. Rafael Celayon		30660 TICK Canyon
31. Pamela Dodson		10718 MINT CYN Rd Agua Dulce 91390
32. Morgan Pner		33130 ESCONDIDO DR AGUA DULCE
33.		9905 Sierra Hwy Agua Dulce
34. MEZINDA RODRIGUEZ		9905 Sierra Hwy
35. Jim McCutcheon		11800 SIERRA Hwy Ca 91390
36. Joe McLethbridge		11800 SIERRA HWY Ca 91390
37. JAMES Gates TTO		13865 Borman
38. GARY Berry		13849 Borman

PETITION FOR ROY RAMEY

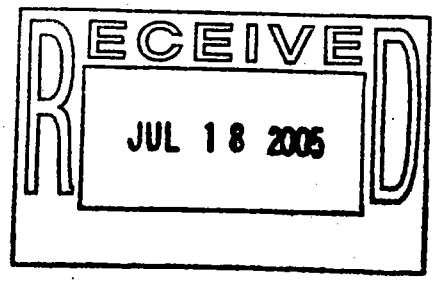
I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. Jerry Gherin		33355 Agua Dulce Canyon
2. Harry Eulebason		13845 Sierra Hwy Saugus
3. Rhea S. Gardner		5460 Hubbard Rd. Acton
4. Gayben N. Bartlett		9610 Escondido Cyn. Rd. Agua Dulce
5. Anthony Tersigni		34404 Mabina Rd. Agua Dulce
6. Ina Cardillo		31220 Anthony Rd Agua Dulce 91390
7. Cathy Conti		32931 Honawalt Agua Dulce 91390
8. Ed Freyelmayer		10841 Erin Way Agua Dulce 91390
9. Gary Stringfield		16438 Vasquez Cyn Rd CC. CA 91351
10. JOHN GAY		30755 WESLEY WAY, CANYON CT CA 91390
11. Alejandro Rodriguez		14743. Sierra Hwy.
12. Bill DiPietro		30751 Home Cyn
13. Susan Donaldson		30751 Home Cyn
14. MELVIN SPRY		10835 SIERRA HW, AD, CA 91390
15. Lysa Musial		32722 Wagon Wheel, AD 91390
16. Edward Leonard		32434 Eagleset 91391
17. Lorraine M. Gideon		31216 Tick Cyn. Canyon Country
18. Greg Gideon		31216 Tick Cyn. Canyon Country

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. Carol A. Dingemans		10458 BEDWORTH AGUA DULCE
19. Jesus		30675 - Linsay.
20. Elva Lozy Duran		30715 Linsay Canyon Rd.
21. MICHAEL GRAHEE		31720 DIAMOND VIEW LANE
22. DOUG TURNER		32520 EAGLESET AVE A.D.
23. GARY GARDNER		11313 Darling rd A.D.
24. Jerry Browning		27848 CROSSPATH DR
24. LEM JOHNSON		30449 JASMINE VALLEY CC
25. ROY SIMICSON		6485 MARIPOSA BURBANK
26. Mike Fowler		18267 Lost Creek, Saugus
27. [illegible] Benson		9833 Vicinia Rd - Agua Dulce
28. Isidoro Durán		30715 Linsey CYN RD Canyon Country 91351
29. MALEK. BITAR		33355 AGUA DULCE CAYN R.D 91390
30. Mike Olivas		32501 cidar av. Agua dulce Ca 91350
31. Patricia Brewer		33205 Pewter Road Agua Dulce CA 91390
32. LEO ANGELA		34752 Country Breeze Lane AGUA DULCE 91
33. DANIEL RATZLAFF		13845 SIERRA Hwy AGUA DULCE CA. 91
34. [illegible]		8811 Heerlia Rd Agua Dulce 913
35. SAM GARCIA JR		33355 AGUA DULCE ROD 913
36. [illegible]		12620 SIERRA Hwy 91390
37. [illegible]		30668 Tick Cyn. Canyon Country 91387
38. James C. [illegible]		31001 TICK CYN Rd - Canyon Country 91387

LAW OFFICES
OF
JAMES M. BARRETT
8129 Clayvale Rd.
Agua Dulce, CA 91390
Tel: (661)268-1826, Fax: (661) 268-1802



GAR Smith
Certified Law Student

Mr. Kim Szalay
Los Angeles County
Office of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

SENT VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

July 14, 2005

Re: **PROJECT NO. R2005-00055-(5) / CONDITIONAL USE PERMIT CASE NO.200500005-(5)**.

Dear Kim,

Please find enclosed seven (7) more copies of the land use map you requested, which are in addition to the seven land use maps originally submitted with the C.U.P. application in January of this year.

Please also find enclosed for your records a copy of the letter form Alex Garcia to Robert Foltz Head Deputy District Attorney, indicating completion of all corrections of violations referred to the District Attorney's office. Clearly this shows Mr. Ramey's good faith and willingness to cooperate with the demands of the county. However we are still concerned that our client is suffering economic damage because of his inability to use his land and well. We are trying to explain these issues to our client, but obviously, when he has already spent over $20,000.00 to comply with the State and County, and has had his ability to earn income cut off it is difficult to be passively patient.

We are however determined to remain in compliance, in our hope and belief that the County will be fair in evaluating Mr. Ramey's project on its merits. To that end I am also including to you copies of the petition signed by a 114 residents of Agua Dulce, many of whom are not even clients of Mr. Ramey's water business. We are continuing to circulate the petition and I am confident that by the time of the hearing many more names can be added in support of Mr. Ramey's business, which is providing a vital service to our community.

Likewise we appreciate your help in this matter. I would thus appreciate you sending to us your statement of recommendation that you will make to the board, as soon as it comes available, and I in turn will send you our statement and other supporting documentation like the enclosed petition that we want included in the information we present to the board.

Thank you again for your help and cooperation in this matter,

Sincerely,

THE LAW OFFICES OF JAMES M. BARRETT

By: _____
GAR Smith
Certified Law Student

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. JERRY GHEIN		33355 AGUA DULCE CANY
2. Harry E Robinson	Harry E Robinson	13845 Sierra Hwy Saugus
3. Kira S. Gardner		5460 Hubbard Rd. Acton
4. GAYLEN N. BARTLETT		9610 Escondido Cyn. Rd. Agua Dulce
5. ANTHONY TERSIGNI		34404 MARANA RD. AGUA DULCE
6. TIM CARTER		31220 ANTHONY RD AGUA DULCE 91390
7. Cathy Conti	Cathy Conti	32931 Honawalt Agua Dulce 91390
8. Ed Zregelmeyer		10841 Erin Way Agua Dulce 91390
9. GARY STRINGFIELD		16438 VASQUEZ CYN RD CC CA 91351
10. JOHN GAY		30755 WESLEY WAY, CANYON CT CA 91390
11. ALEJANDRO RODRIGUEZ		14743 SIERRA HWY
12. BILL DIPIERRO		30751 Hume Cyn
13. SUSAN DONALDSON		30751 Hume Cyn
14. MELVIN SPRY		10835 SIERRA HW, AD, CA 91390
15. Lysa Musial	Lysa Musial	32722 Wagon Wheel, AD 91390
16. Edward Leonard		32434 EAGLEST 91391
17. Lorraine M Gideon	Lorraine M. Gideon	31216 Tick Cyn. Canyon Country
18. Greg Gideon	Greg Gideon	31216 Tick Cyn. Canyon Country

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. Carol A. Dingemans		10458 BEDWORTH AGUA DULCE
19. Jesus		30675 - Linsay.
20. Elva Lopez Duran		30215 Linsay Canyon Rd.
21. MICHAEL GRAHEK		31720 DIAMOND VIEW LANE
22. DOUG TURNER		32520 EAGLESET AVE A.D.
23. GARY GARDNER		11313 DARLING rd A.D
24. JERRY BROWNING		27848 CROSSPATHAVE
24. LEM JOHNSON		30449 JASMINE VALLEY C.C
25. ROY SIMICSON		6485 MARIPOSA BURBANK
26. Mike Fowler		18267 Lost Creek, Saugus
27. [illegible]		9833 Hierba Rd. Agua Dulce
28. Isidoro Durán		30715 Linsey CYN RD Canyon Country 91351
29. MALEK. BITAR		33355 AGUA DULCE CAYN R.D 91390
30. Mike OLIVOS		32501 Cidar av. Agua dulce Ca 91350
31. Patricia Brewer		33205 Pewter Road Agua Dulce CA 91390
32. LEO ANGELA		34752 Country Breeze Lane AGUA DULCE 91390
33. DANIEL RATZLAFF		13845 SIERRA Hwy AGUA DULCE CA. 91390
34. [illegible]		8811 Hierba Rd Agua Dulce 91390
35. SAM CARR JR		33355 AGUA DULCE RD 91390
36. [illegible]		12620 SIERRA Hwy 91390
37. [illegible]		30668 Tick Cyn. Canyon Country 91387
38. James C. [illegible]		31001 Tick CYN Rd. Canyon Country 91387

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. Roy Ramey	Roy Ramey	35297 Wagon Wheel Rd AD
2. Larry Agron	[illegible]	30633 Lindsay Cyn. Dr.
3. Bob Hampton	Bob Hampton	19425-B Soledad Cyn Rd.
4. Marilia Caulumb	[illegible]	11306 Sierra Hwy, Agua Dulce CA 91390
5. Wayne S Bowman	Wayne S Bowman	10868 White Fox Ln Agua Dulce 91390
6. Donna Bowman	[illegible]	10869 White Fox Ln. Agua Dulce 91390
7. Rachel Bertelo	[illegible]	32507 Cedar Ave, AD. 91390
8. L. Willingham		13727 N Sierra Hwy Agua 91390
9. Gary E. Brown	[illegible]	7835 Lupine Rd Agua Dulce 91390
10. Katherine M Phelps	[illegible]	9543 Elaine Dr Agua Dulce 91390
11. Nicole A Phelps	[illegible]	9543 Elaine Dr Agua Dulce 91390
12. Stuart Miller	[illegible]	14333 Davenport Rd Agua Dulce 91390
13. Gary J Goldstein	[illegible]	8035 Clayvale Rd Agua Dulce CA 91390
14. Joyce Guenther		8035 Clayvale Rd Agua Dulce, CA. 91390
15. Katrina Hill		16423 Vasquez Cryst. Canyon Country, CA 91351
16. M. Hughes		32509 Dorama Ave Acton CA. 93510
17. Toni Reardman	[illegible]	11650 Darling Rd Agua Dulce CA 91390

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. MIKE PEARLMAN		11650 DARLING RD Agua Dulce Ca 91390
19. STEVE CUMMINGS		3384 ROZICH RD.
20. DAVID EBERLE		11606 DARLING RD.
21. DENNIS TREPANIER		32633 AGUA DULCE CYN RD
22. KARY Lepre		10542 Bedworth Rd Agua Dulce
23 Cecil Hedrick		12027 Darling Rd. Agua Dulce
24. ELLIE LAKS		15825 Sierra Hwy S.C. 91390
24. CINDY POLLARD		30654 TICK CANYON C.C. 91387
25. Eduardo Moreno		31305 TICK CANYON RD C.C. 91351
26. Anthony De Longis		30668 5/8 Tick Cyn Rd 91387
27. Mary De Longis	Mary De Longis	30668 5/8 Tick Cyn Rd 91387
28. DAVID Tyler		32560 ~~Eagleset~~ Eagleset Ave 91390
29. WILLFLORA		P.O. Box 801886 SANTA CLARITA 91380
30. Rafael Celaya		30660 TICK Canyon
31. Pamela Dodson		10718 MINT CYN Rd Agua Dulce 91390
32. Morgan Pucci		33130 ESCONDIDO DR AGUA DULCE
33.		9905 Sierra Hwy Agua Dulce
34. MELINDA RODRIGUEZ		9905 Sierra Hwy
35. Jay McCutcheon		11800 SIERRA Hwy Ca 91390
36. Jay McLethbridge		11800 SIERRA Hwy ca 91390
37. James Gates III		13845 Borman
38. GARY Berg		13849 Borman

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. DENISE LaMONICA	[illegible]	30905 MESA GRANDE Rd.
19. PATTI SERGENT		34335 AGUA DULCE Cyn Rd.
20. JEFF CARTER		9462 AGUA DULCE Cyn Rd
21. MEL SPRY	[illegible]	10835 SIERRA Hwy, AGUA DULCE
22. [illegible]	GRADY DAGNAL	34175 Lowry Cyn Rd A.6
23. Ted Wzomowetti	[illegible]	33669 STEELE Av AGUA DULCE
24. ELIZABETH McINTOSH		11800 SIERRA HWY
24. Carl Hedrick		12027 Darling Rd.
25. JEFF & DONNA SAUPLEY	Donna Sauply	11861 DARLING ROAD AD.
26. JIM & MARLENE MOOM		31830 FIRECREST RD, AGUA DULCE
27. MARY OWENS		11864 DARLING RD. AGUA DULCE
28. MIKE CASTNER		11864 DARLING RD AGUA DULCE
29. Ashley Bertolo		32807 Cider St. AGUA DULCE
30. Michael E Grabek		31720 DIAMOND VIEW LANE A.D.
31. Louanne R. Grabek	[illegible]	31720 Diamond View Lane Agua Dulce, 91390
32. [illegible]		9661 Swift Ave AGUA DULCE
33. [illegible]		9801 White Fox Ln Agua Dulce 91390
34. Billy Lu		4250 ESCONDIDO Cyn Rd 91350
35. Pamela Pedersen		10718 Mint Cyn Rd 91390
36. Tom Pedersen		10718 Mint Cyn Rd 91390
37. Morgan Piner		33130 ESCONDIDO DR
38. Laurie Dean		33571 Agua Dulce Cyn Rd Agua Dulce CA 91390

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. DARREN RUZICKA		10703 SIERRA HWY AGUA DULCE, CA. 91390
2. DARRYL LEPRE		10544 Beworth rd. Agua Dulce Ca 91390
3. Stevan Lasky		11265 Darling rd Agua Dulce 91390
4. Moises Luna		26516 Ruether ave - SCV 91350
5. DJ Spears		32001 Trail rd.
6. Zuzana Chmurova		" "
7. Misty Lethbridge	Misty lethbridge	11800 Sierra hwy
8. jeff smith	Jeff Smith	11809 Sierra Hwy
9. Danielle Killian	Danielle Killian	12645 W. Sierra Hwy. Agua Dulce 91390
10. Charles Hummel		12645 W. Sierra Hwy. Agua Dulce.
11. aleatha burns	Aleatha Burns	28367 sandcyn. SCV.
12. Michael burns		28367 Sandcyn. SCV.
13. Irene Olivas		32501 Cidar Av
14. Mark Ramey	MARK RAMEY	15525 Sierra Hwy CANYON CNTRY, CA
15. Paul Daniel Utman		35138 WYSE RD
16. GLORIA ALDAZ		12057 Darling Road A.D.
17. AL ALDAZ		12057 Darling Road A.D.

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. Harry E. Johnson	Harry E. Johnson	33650 Sierra Vellejo Rd
2 James C. Stately	J. Stately	31001 Tick Cyn. Rd.
3. Gilbert B. Cobb	[illegible]	30209 Canyon Rd SC CA 91390
4. Joseph Wolfe		9339 Frontage R.R.
5. Nancy Cochran		11249 Darling Rd.
6. Cristina Jackson		32045 Corder Rd
7. [illegible]		33929 Domino Hill Rd
8. Regina Wigle		33931 Hanawalt St
9. [illegible]		32801 Hawley Rd.
10. Gary Bom		11536 Darling Rd
11. [illegible]		6124 W Shannon Valley
12. [illegible]		11531 Davenport Rd.
13. [illegible]		13428 ~~[illegible]~~ Wild Country
14. Michelle Worsham		33144 N. Cyn Crest Dr
15. Tom Hayes		646 Martha Ct Lancaster
16. Patricia Breve		33205 Pewter Rd
17. Michael B. Jones	[illegible]	9618 Hierre Rd.

Petition for Roy Ramey Cont.

	Name (print)	Signature	Address
18.	SUE TESTERMAN	[illegible]	35502 Vose Rd. A.D.
19.	JERRY	[illegible]	33555 AGUA DULCE
20.	Elena Alexcuster		12625 Sierra Hwy Saugus 91350
21.	Milo Brown		33650 Sierra Valley Rd 91390
22.	[illegible]		35701 12595 RD 91390
23	[illegible]		9857 Sierra Hwy 91350
24.	DAN SMITH		33320 KINGSTON WY 93510
24.	Penny Pollock-Loso		32054 Trail Road 91390
25.	SCOTT [illegible]		32613 WINDRUSH 91390
26.	[illegible]		36056 VIA ROMERO
27.	[illegible]		32257 Agua Dulce Canyon RD
28.	[illegible]		35151 Robinson Rd
29.	Barbara Henderson	[illegible]	11717 W. Bedworth Rd., Agua Dulce
30.	Danielle Willian	Danielle Willian	12645 W. Sierra Hwy
31.	Russell Garson		35675 Peppertree Lane A.D.
32.	Chris Butler		34271 Lavery Canyon RD
33.	[illegible]		11800 Sierra Hwy
34.	[illegible]		16054 Soledad Cyn
35.	Lexolt Lethbridge		118000 Sierra Hwy
36.	Tommie Johnson		11826 SIERRA HWY
37.	Gail Warner		11826 Sierra Hwy
38.	Al & Gloria Alaiz		12057 Darling Road

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

	Name (Print)	Name Signed	Address
1.			
2			
3.	Milo Brown	Milo Brown	33650 Sierra Vallejo Rd
4.	M.R WRIGHT	[illegible]	15801 SIERRA Hwy C.C
5.	Amanda Buchan	Amanda Buchan	9100 Sierra Hwy AD
6	Gordon Buchan	Gordon Buchan	9100 Sierra Hwy AD
7.	Jerry Matay	Jerry Matay	15141 SIERRA Hwy AD
8.	RAY PERALTA	Ray E. Peralta	32313 AGUA DULCE AD
9	Linda Mallory	Linda Mallory	7634 Escondido Grade Acton
10.	Pat Riggs	[illegible]	34330 Rocking Horse Rd A.D. CA
11	Gene Walker	Gene Walker	12024 Darling Rd AD
12.	[illegible]	[illegible]	33567 Agua Dulce Rd AD
13.	[illegible]	[illegible]	33248 Randall Rd
14.	[illegible]	Mary Hoffman	33057 Agua Dulce Canyon Rd
15.	CHUCK CROVETTI	[illegible]	33015 Randall Rd AD
16.	[illegible] E RICHARDSON	[illegible]	11801 Sierra Hwy 9/35N Agua Dulce
17.	[illegible]	RONN AARON	33571 Agua Dulce Canyon Rd AD

Petition for Roy Ramey Cont.

	Name (print)	Signature	Address
18.			
19.			
20.			33944 Agua Dulce Cyn Rd.
21.	Sharon Lowrie	Sharon Lowrie	10408 Lagos RD Agua Dulce CA 91390
22.	STEVE LOWRIE		10408 LAGOS RD AGUA DULCE CA 91390
23.	Linda Martin	L Martin	33002 Pewter RD. AGUA DULCE 91390
24.	MARIE TUBBS	Marie Tubbs	32530 Alisos Cyn Acton 93510
24.	JOE TUBBS	Joe Tubbs	32530 Alisos Cyn Acton 93510
25.	JAMES DOWN	James Down	30839 DESERT CASTAIC 91384
26.	BEVERLY GAMBINO		21332 LASSEN ST, CHATSWORTH 91311
27.	STEVE GAMBINO		21332 LASSEN ST, CHATSWORTH 91311
28.	DAVID Tyler		32560 Eaglesest Ave Agua Dulce
29.	Emma Lidley-Tyler		32560 Eaglesest AVE Agua Dulce
30.	Susan Barbour		32441 Eaglesest Agua Dulce
31.	Perry Barbour		32441 Eaglesest Agua Dulce
32.	Carol Hagnaire		32434 Eaglesest Ave Agua Dulce
33.			32571 EAGLESEST AVE AGUA DULCE 91390
34.	Chykis Frisbey		32540 Eaglesest AV Agua Dulce 91390
35.			32434 Eaglesest Agua Dulce 91390
36.	Ed Hagnaire		32434 Eaglesest Ave Agua Dulce 91390
37.	MITZ RAMAUR		11690 DARKY RD AD. 91390
38.	Donna Hagaman		32633 Agua Dulce Cyn Rd 91390

RECEIVED
AUG 8 2005

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Perry Barlow

George E. Sack Jr.

12059 davenport road
Agua Dulce, CA 91390

RECEIVED
AUG 4 2005

August 2, 2005

Re: Public Hearing for Roy Ramey August 17, 2005, 9:00 a.m.

James Hartl

Dear Sir:

In short, I need the services of "RAINMAKER" water haulers. I live in Agua Dulce, CA 91390, on about 30 acres of brush covered land. I depend on RAINMAKER for irrigation water, supplemental potable water, and emergency brush fire protection support. Roy Ramey and Rain Maker have for the past five years, provided to me reliable service.

RAINMAKER is among a handful of water truck companies locally supplying water in an environment of friendly competition. These 'Country Folk' compete against each other for business, but are also the first to help each other out in time of need.

It is my belief that RAINMAKER does not have a monopoly among the local Agua Dulce water providers. A competitive balance exists regarding the sale and supply of water in our area. We do not need public water. We need to keep our current system in place to preserve our small town and quickly vanishing rural lifestyle. RAINMAKER and others play a key role in that preservation.

I think I speak for many when I say that we here in Agua Dulce California, feel the relentless assault of inevitable land development. We can see it coming. We hear the rumors of new roads being planned to gut our beloved canyons and sage covered hills. We can see the noxious plumes of diesel exhaust spewing from hungry convoys of scrapers, dozers, and dump trucks. We bristle at the prospect of being inundated by a swarm of suburbanites bent on nesting in our old-fashioned small country town. We do not care about public water. We do not care about public gas and sewers. We enjoy our slower pace of life including all of the so called inconveniences accompanying it.

Yes, water is a major concern. Alas, we have residents in our community with access to large natural water supplies. These residents and local businessmen have the means and the motivation to see to it that our community is adequately supplied at reasonable cost.

Sincerely,

George E. Sack Jr.
30 Year Resident of Agua Dulce

The Davenport Group

14333 Davenport rd. Agua Dulce Ca 91390

661-250-2552 Office **661-250-4650 Fax**

RECEIVED
AUG 8 2005

August 3, 2005

L.A County Regional Planning
James Hartl
Room 150
Hall of Records
320 West Temple St
Los Angeles, CA 90012
Case # 200500005-(5)

Dear Commissioners:

I am the owner of Davenport Storage CUP 02-343. We have owned the property since 2002. Our property is located at 14333 Davenport Rd and Sierra Hwy.

Our property lies in the same water table as Mr. Ramey's. We have never experienced a decrease in our water supply. Mr. Ramey has for many years drawn water from his source and should be allowed to continue.

Keeping a small business in place at the expense of no one should be first and foremost. Roy Ramey's business is and has been an important part of this community. Allowing Mr. Ramey to distribute water to long time residents benefits everyone. Closing him down simply directs the business to another company.

Residents in this community moved here years ago to get away from the very system that is now attacking. Developers cannot build without water. Supplying bad wells with water trucks in a rural community is exactly what these people enjoy.

I implore you to grant Mr. Ramey his Conditional use permit for no other reason that it is not a hindrance to anyone including Mother Nature's water table.

Sincerely,

Stuart Miller
The davenport group.

The Davenport Group
14333 Davenport rd. Agua Dulce Ca 91390
661-250-2552 Office 661-250-4650 Fax

L.A County Regional Planning
James Hartl
Room 150
Hall of Records
320 West Temple St
Los Angeles, CA 90012
Case # 200500005-(5)

Dear Commissioners:

I am the owner of Davenport Storage CUP 02-343. We have owned the property since 2002. Our property is located at 14333 Davenport Rd and Sierra Hwy.

Our property lies in the same water table as Mr. Ramey's. We have never experienced a decrease in our water supply. Mr. Ramey has for many years drawn water from his source and should be allowed to continue.

Keeping a small business in place at the expense of no one should be first and foremost. Roy Ramey's business is and has been an important part of this community. Allowing Mr. Ramey to distribute water to long time residents benefits everyone. Closing him down simply directs the business to another company.

Residents in this community moved here years ago to get away from the very system that is now attacking. Developers cannot build without water. Supplying bad wells with water trucks in a rural community is exactly what these people enjoy.

I implore you to grant Mr. Ramey his Conditional use permit for no other reason that it is not a hindrance to anyone including Mother Nature's water table.

Sincerely,

Stuart Miller
The davenport group.

August 1, 2005

James Hartl
LA County Regional Planning
Room 150
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Hartl,

I have lived in Agua Dulce almost 20 years, and water has always been an issue. Up until 2 years ago my home was directly over the aquifer and we always had plenty of water. But I have always known many who did not. Since I own the hardware store in town, I get to know most of the residents and have always known there are many who are not so fortunate. They have either always had to have water hauled in or for some of them it is a seasonal thing. I now live in an area where there are occasions where water needs to be brought in. Without local water deliverers, I don't know what we would do. It is not practical to pay out of the area water companies to haul it in from outside of our community. I imagine the costs would skyrocket. Not to mention all of the additional truck traffic and noise. I have known Roy Ramey and his company since I bought the hardware store 14 years ago. He has serviced most of my friends and neighbors. He is usually the one most people call first. Since there is such a strong need for his company's services, I cannot imagine why his application would be denied. He is not only a local company but lives here as well. What's wrong with letting us take care of our own?

Patricia Brewer
33205 Pewter Road
Agua Dulce, CA 91390

7835 Lupine Rd.
Agua Dulce Ca. 91390

Gary E Brown

July 28, 2005

Dear James Hartl:

Roy Ramey has been delivering water to me for fifteen years.He has always been dependable. Most of the residents in our community depend on people like Rainmakers. I hope when you and the Regional Planning Commission are considering this CUP you realize how important these sources of water are to our community. Thank You for your consideration.

Sincerely,

Gary E Brown
661 268-8216

George E. Sack Jr.

12059 davenport road
Agua Dulce, CA 91390

August 2, 2005

Re: Public Hearing for Roy Ramey August 17, 2005, 9:00 a.m.

James Hartl

Dear Sir:

In short, I need the services of "RAINMAKER" water haulers. I live in Agua Dulce, CA 91390, on about 30 acres of brush covered land. I depend on RAINMAKER for irrigation water, supplemental potable water, and emergency brush fire protection support. Roy Ramey and Rain Maker have for the past five years, provided to me reliable service.

RAINMAKER is among a handful of water truck companies locally supplying water in an environment of friendly competition. These 'Country Folk' compete against each other for business, but are also the first to help each other out in time of need.

It is my belief that RAINMAKER does not have a monopoly among the local Agua Dulce water providers. A competitive balance exists regarding the sale and supply of water in our area. We do not need public water. We need to keep our current system in place to preserve our small town and quickly vanishing rural lifestyle. RAINMAKER and others play a key role in that preservation.

I think I speak for many when I say that we here in Agua Dulce California, feel the relentless assault of inevitable land development. We can see it coming. We hear the rumors of new roads being planned to gut our beloved canyons and sage covered hills. We can see the noxious plumes of diesel exhaust spewing from hungry convoys of scrapers, dozers, and dump trucks. We bristle at the prospect of being inundated by a swarm of suburbanites bent on nesting in our old-fashioned small country town. We do not care about public water. We do not care about public gas and sewers. We enjoy our slower pace of life including all of the so called inconveniences accompanying it.

Yes, water is a major concern. Alas, we have residents in our community with access to large natural water supplies. These residents and local businessmen have the means and the motivation to see to it that our community is adequately supplied at reasonable cost.

Sincerely,

George E. Sack Jr.
30 Year Resident of Agua Dulce

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Phyllis Fricker
32540 Eagleset AV
Agua Dulce, Ca

to: James Hartl
Hall of Records
320 west Temple st.
LA, CA 90012

Concerning the Conditional Use Permit for Roy Raney to deliver water:

My wife and I live in Tick Canyon and our water is currently delivered by Roy. Neighbors who have tried drilling wells have spent alot of money only to find out the water from the well has boron, arsenic, and other impurities that kill trees other than California Pepper trees and obviously is not good for drinking. In about 3 years the housing tract will be close enough that the developers will give us the option of piped in water. Until then Roy is our source of water and without his permit our lives would be ~~very stressed~~ drastically altered. Please allow his continued help.

signed: Jim Statly
Joanne Statly

Roy, we will type up a copy of this letter and mail it. Call us before Wed. morning if you want to change it (661) 251-3583 & leave a message. Thank you!

James Hartl
L.A. County Regional Planning
Room 150
Hall of Records
323 West Temple Street
L.A. Ca. 90012

8-8-05

Mr. Hartl,
I have lived in Agua Dulce for about twelve years. It is no secret that we all need water, we can't live without it. Roy Ramey was the first person I met when I moved to Agua Dulce and he has been supplying us with water ever since. I urge you to do everything in your power to help him keep bringing us water, we can't live with out it.

Thank you
Mike Pearlman
11650 Darling Road
Agua Dulce, Ca. 91390

August 08, 2005

To:
L.A. County Regional Planning
Hall of Records
320 West Temple St.
LA, CA 90012
Attn. James Hartle

From:
Chris Burgard
Little Bonanza Ranch
34729 Petersen Rd.
Agua Dulce, CA 91390

RE: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

Roy Ramey and Rainmaker have come to my family's rescue in more than one emergency. As a ranch owner with a well, if it goes down he is the best backup that one can count on.

Once when I was out of town on business my system failed in 110 degree heat. On a day like that your livestock can go down in a hurry. Horses can colic within an hour. Roy was there in a heart beat. No hesitation, no worries.

I have known Roy for over 10 years. I have seen him donate hundreds of dollars worth of service to charities: such as the nationally recognized and locally operated "Inner City Slickers".

Roy is more than a benefit to our community, he is a throwback to the time when being a good neighbor and ethical businessman meant something. Most important to a community surviving in the desert, he is a necessity.

Sincerely,

Chris Burgard

Nicholas Theodoreakeas
33903 Kobe Road.
Agua Dulce California 91390

August 8, 2005

ATTN: James Hart, Room 150 Los Angeles County hall of records

I have been living in the town of Agua Dulce California for about three years now, and have always depended on supplemental water deliveries. Los Angeles county does not provide any kind of direct water service in our neighborhood. Roy Ramey has been my water supplier, and has been available whenever needed. I do not know what I would do without his regular deliveries. The well on my property does not yield enough water. Additionally the water in this area is not at all reliable. If you do not allow Roy to continue supplying water to our community it will create many problems.

Sincerely,

Nicholas Theodorakeas

TIMOTHY E. ROBERTSON
35030 HILLTOP TERRACE
AGUA DULCE CALIFORNIA

Monday, August 08, 2005

ATTN: Los Angeles City/County Regional Planning

I have been a Los Angeles County Resident my entire life, and a city of Agua Dulce resident for ten years now. I have always depended on water deliveries. Los Angeles City does not allow any kind of direct water service. I always use Roy Ramey for my water related needs. My own personal water well doesn't give me enough water. In the event that Roy cannot continue supplying water to our community it will create extreme hardship to myself and many others in the community.

Regards

Timothy E. Robertson

Darryl D. Lepre
10542 Bedworth Road
Agua Dulce California 91390

Monday, August 08, 2005

ATTN: James Hart c/o Department of Regional Planning Los Angeles County

To whom it may concern,

I have been a resident of Agua Dulce for a number of years. As a rural community we depend on water delivery. There is no direct water service in most of our neighborhoods. For the past five years I have been using Roy Ramey as my water supplier, He has been available and on call whenever needed. I don't know what I would have done these past several years without his regular deliveries. My own well doesn't produce enough water to meet my needs. The water table in our area is extremely unreliable. Roy is a valuable resource for our community and losing him will create an extreme hardship on Agua Dulce as a whole.

Thank you

Darryl D. Lepre

August 8, 2005

Re: Roy Ramey

To Whom It May Concern:

I am a resident of Agua Dulce and a customer of Roy Ramey. He has provided us with excellent, reliable service. I don't know what we would do without the water he provides us. Please do not shut his services down. We rely on his water. Your shutting him down would create a hardship on us and others. He is close by and is able to deliver us water immediately when needed. Our horses have broken our water pipes which drained our tank and Roy Ramey was the only service that was able to get us water that day!! Please, please do not shut him down.

Sincerely,

TINA JACKSON
(661) 618-3887

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Gary E Boston

32441 EAGLESET AVE
AGUA DULCE.
CA. 91350

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Carol Hergnard

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Lex Lethbridge Wagon wheel RD 33287 Agua Dulce CA. 91390

Sincerely,

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

32434 Eagleset Agua Dulce, Ca

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker" as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Karen Stubbs, Trustee
32540 EAGLES EYE AVE
AGUA DULCE, CA.

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

DOUG TURNER
32520 EAGLESET AVE
AGUA DULCE CA 91390

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Glenn Turner

32571 Lealeset Ave
Agua Dulce CA 91390

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Verona Orepanier

Aldaz Family
12057 Darling Road
Agua Dulce, CA 91390

August 8, 2005

To: James Hartl
Los Angeles County Regional Planning
Regional Planning Commission
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

Re: Roy Ramey dba "Rainmaker Water Company"
Approval of Conditional Use Permit

Dear Mr. Hartl:

Please allow this letter to serve as our support for approval of a Conditional Use Permit to Mr. Roy Ramey, dba: "Rainmaker Water Company".

My husband and I have lived in Agua Dulce for 15 years. While we have been blessed with an adequate supply of water from our well, we know of many neighbors who are not so fortunate and depend upon Mr. Ramey and his water company to deliver water to their homes.

Also, while we do not struggle with the water shortage as some of our neighbors do, we are good stewards of our water supply and utilize Mr. Ramey's services to fill our pool and water our trees. Mr. Ramey's services are vital in that we do not have to use our well water in order to fill our pool or water our trees.

In short, we value the service of Mr. Ramey and support our local water company.

Mr. Ismael Aldaz, Sr.

Mrs. Gloria Aldaz

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

32829 TELLER AVE
AGUA DULCE

SBC Yahoo! Mail

Search the web

Search

Welcome, **mariegolds@sbcglo...**
[Sign Out, My Account]

Mail Home | Tutorials | Help

Mail | Addresses | Calendar | Notepad

What's New - Mail Upgrades - Mail Options

Check Mail | Compose | Search Mail | Search the Web

Folders [Add - Edit]
Inbox (43)
Draft
Sent
Bulk (3) [Empty]
Trash [Empty]

Previous | Next | Back to Messages

Printable View

Delete | Reply | Forward | Spam | Move...

This message is not flagged. [Flag Message - Mark as Unread]

Date: Mon, 08 Aug 2005 23:29:26 -0700

Subject: Letter for Mr. James Hartle

From: "Mary G. De Longis" <maryg@delongis.com> Add to Address Book

To: mariegolds@sbcglobal.net

To Mr. James Hartle
Los Angeles County Regional Planning

Dear Sir,

I am writing to you on behalf of Mr. Roy Ramey and Rainmaker Service.

As a 7-year resident of Los Angeles County and 3 year residen Canyon
Country, I strongly urge you to approve a Conditional Use Per Mr.
Ramey and his water service.

Mr. Ramey's service is critical for many of the residents of Canyon
community. He has been delivering water to this community for years,
including the 3 years my husband and I have been here.

We moved into our house on the top of Tick Canyon Road in Jul
after a long search to find anything that we could afford. It dream
home and we invested our entire life savings into the purchas
property. When we bought it, we were informed that there was
delivery service that we could rely upon for our needs. And t been
no problem with that - until now.

This water delivery service is absolutely essential to our ma our
home. Without it, we would suffer an extreme hardship - both and
physical, having to invest in a water truck, find usable spac it,

and have to spend long periods of time hauling water.

We live in a high-fire zone - a problem not only for us but a the
residents that live in the subdivision below us. When we move invested in a 4,000 gallon water tank to support the 1,500 ga already here. Mr. Ramey's water service is the only way to ge water we
need

We understand that Mr. Ramey is in compliance with his well, overdrawing the water resources of his aquifer. We have histo used
less than 4,000 gallons of water every 6 weeks and plan on co that
water use pattern. That is less than 96 gallons of water a da our
needs (2 humans, 1 dog, 2 horses and 5 acres). Consider the f statistics: the average shower uses 1.5-3 gallons of water pe the
average bath requires 20-30 gallons of water; the average toi requires
1.5 gallons per flush. The average PERSON in the United State gallons of water. Considering that we use less than half the person,
I think we are using this water wisely.

We live 3 miles from the nearest city water and the nearest f hydrant. We
live about 1000 feet above the nearest water source and subdi Our
access is a dirt road that the local residents pay and work o personally to
maintain. The city isn't bringing water up to us any time soo IF we
could afford city water service, which we cannot. In return f property
taxes we pay, the county doesn't maintain our road in driving why
should we think that they will bring us water?

As a resident and educator in Los Angeles County, I would lik believe
that my voice will be heard and that I as a person and reside I am
a rural resident - not actually part of Santa Clarita nor Agu Public
water service to either of those communities will do NOTHING our
needs. Any change in the service and we will be "left out to

As a university instructor in Environmental Science, I know h precious and
essential to life water is. As a result, we and most of our n use it
conservatively. We have no lawns; instead, what property that cleared
for fire control is left to grow with native plants. We don't

cars
on a regular basis. We don't wash sidewalks or driveways. We in
front-loading water-conserving washing machine. We collect gr from
our shower and sinks for our trees. We use a low-flow shower a
flow cut-off switch for showering. For our horses, we use aut waterers
to reduce loss by evaporation. In short, we don't waste water

I wish I could say the same for the average Californian livin
suburbs. On a regular basis, I see individuals in the nearby subdivision
watering non-native grass, washing their cars, rinsing off th driveways
and playing in sprinklers.

The reality in Los Angeles County is that growth here is expl there
is no clear, sustainable plan for the future. We see developm
further out every day - in an unsustainable fashion. Water is in
Southern California and to continue with the current growth p unabated
will only increase the water shortage in Los Angeles county - alleviate
it. Further urbanization decreases the amount of water that c the
aquifer, increases water runoff and leaves fresh water to run
drainage systems to the ocean. High-density populations in wa
regions only compound the problem and lead to long-term water and
coastal pollution.

We are the kind of residents that Los Angeles County needs to
ever-increasing water bind in which the county finds itself. respect
our needs and grant Mr. Ramey his Conditional Use Permit. We continue
to respect that consideration and use our water wisely - all residents
who love our state should do.

Dr. Mary Gallien De Longis
30668 5/8 Tick Canyon Road
Canyon Country, CA 91387

Delete Reply Forward Spam Move...

Previous | Next | Back to Messages Save

Check Mail Compose Search Mail Search the Web

Copyright 2005 © Yahoo! Inc. Privacy Policy | Terms of Service | Send Feedback | Help

PUBLIC CORRESPONDENCE OPPOSED

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, CA 91386-7721

RECEIVED
JUL 28 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

Sleepy Valley Water Company would like to voice strong opposition to Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from our community wells.

We are a community-owned water utility has been providing water to 60-70 homes in the community for more than 100 years. We are very interested in preserving the short and long-term water supply in the community. Four years ago, we began the lengthy process of applying for water rights to appropriate from the "underflow" of Mint Canyon Creek in an area directly downstream of 12800 Sierra Highway.

We voice strong opposition to this project for the following reasons:

Conditional Use Permit Case—Burden of Proof A.1. The requested use at 12800 Sierra Highway will adversely affect the welfare of people residing in adjacent Sleepy Valley. During the spring and summer of 2004, multiple daily truck loads of water were exported from the site, 12800 Sierra Highway. In May of 2004, our wells, which are located 0.20 from 12800 Sierra Highway and serve Sleepy Valley, went dry for the first time in the history of the Water Company. We had to truck in water at the rate of six to eight truck loads a day (of 24,000 to 32,000 gallons a day) and increase our rates substantially. The winter rains have not replenished the well as expected. This project would be disastrous for our water situation.

Conditional Use Permit Case—Burden of Proof A.2 The requested use at the location will be materially detrimental to the valuation of property of persons in Sleepy Valley. With water rates raised and no water, the value of homes will fall.

Hazards: Noise The project will generate noise from multiple truck trips daily in a residential and equestrian area.

Resources: Air Quality The project will generate dust from continuous use of an unpaved driveway.

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, CA 91386-7721

Services: Traffic/Access Sierra Highway is a secondary route between Santa Clarita and Lancaster with a high number of traffic accidents and fatalities. The project will generate an increase in truck traffic and most likely an increase in accidents and fatalities.

Services: Utilities Last year, the water supply in the area was inadequate. This would place a significant additional strain on the water supply.

Agua Dulce Community Standards District The Standards protect the "secluded rural character of the community," which is threatened by this project, a commercial venture. The standards also serve to "avoid the premature need for costly linear service systems such as sewers and water systems." Clearly, if the community wells go dry, the standards have not been upheld as the community will need to negotiate another water source.

In conclusion, Sleepy Valley Water Company feels that the project would have substantial adverse effects on the community. We would like the Department of Regional Planning to halt development of this project.

Sincerely,

Kathy Sloan
Stephanie Anagnoson
Debbie Pressly

Sleepy Valley Water Company Executive Board
Kathy Sloan (661) 251-6095, president
Stephanie Anagnoson (661) 252-6473, vice president
Debbie Pressly (661) 251-7238, secretary

August 3, 2005

Millie Jones, Deputy for Michael Antonovich
23920 Valencia Blvd., Suite 265
Santa Clarita, Ca. 91355

Re: Project No. R2005-00055/Conditional Use Permit Case No. 200500005

Dear Ms. Jones:

We received notice of a public meeting regarding the referenced CUP. We are residents nearby and own the well that is located directly south of the projected water distribution facility. We firmly oppose this permit being issued.

- We have seen an illegal residence being put there which was reported and legally removed
- We have seen a pipeline being constructed from the well up the hill behind the property over DWP property which was reported and work stopped
- We have seen eight to twelve trucks a day being filled with water, which in turn had ***greatly depleted*** the amount of water that our wells can produce.
- We have seen the traffic on Sierra Highway backed up due to these water trucks
- Noise level has risen significantly

Unfortunately, we will be out of town on August 17, 2005 and will be unable to attend the meeting. We purchased our property 22 years ago and whereas the area has built up with additional homes and families, the overall ambience has remained. This project, however, should be limited to an industrially zoned area. The owner has consistently broken the law and has absolutely no concern for the aquifer he is depleting nor the neighbor's very welfare he is endangering.

Thank you for your help and consideration in this matter.

Sincerely,

Carole L Wallace

Terry and Carole Wallace
33515 Steele Avenue
Saugus, Ca. 91390

T S Wallace

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 3 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

EDWARD H. +
EDWENE S. JOHNSON
13167 RESERVOIR AVE
AGUA DULCE, CAL.
91390

RECEIVED
AUG 4 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

13209 CHRISCO ST
Sleepy Valley

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

Re: Project # R2005-00055 (conditional use Permit Case # 2005-00055)

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Mrs Juanita King

Note - Have been a resident here since 1959.

Address - 13116 Reservoir Ave
Sleepy Valley 91390-2716

Millie Jones, Deputy for Michael Antonovich
23920 Valencia Boulevard, Suite 265
City of Santa Clarita, CA 91355

July 27, 2005

RE: Project No. R2005-00055/Conditional use Permit Case No. 200500005

Mark And Tricia Sturdefant
13159 Chrisco Street
Agua Dulce, CA 91390

Dear Ms. Millie Jones:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to **Project No. R2005-00055/Conditional Use Permit Case No. 200500005** for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above-mentioned conditions involving lack of water, increase in traffic, noise and dust this project will have a negative impact on property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Mark Sturdefant And Tricia Sturdefant

Jon and Katherine Sloan
13060 Chrisco Street
Agua Dulce, California 91390

RECEIVED
AUG 1 2005

29 July 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, California 90012

Dear Sir or Madam:

We are residents of the small community of Sleepy Valley and members of the Sleepy Valley Water Company. We are appalled by the prospect of Los Angeles County accepting Project No. R2005-00055. The Sleepy Valley Water Company is a small, nonprofit, community corporation with the mission of providing water for its members. All of the water for our community comes from two wells which are located at the corner of Sierra Highway and Steele Avenue. The proposed project would be a commercial water well about 0.1 mile upstream from our wells. During the spring and summer of 2004 the project applicant pumped a large amount of water from this well into unlicenced water trucks. During that same time our community wells went dry. It is horrifying to us that the County of Los Angeles is willing to reward this applicant with a permit when he was at least a part of the reason why our wells went dry last summer. If this project or others like it are allowed to go through Sleepy Valley Water Co. may have to buy water continually, impoverishing the water company and all the residents. This project will also increase the amount of traffic on a section of Sierra Highway which already has a high number of accidents and fatalities, and it will increase the amount of noise and dust in our community. For all of these reasons this project will have a negative impact on the property values of everyone in the community, decreasing the value of our most important asset so that the applicant can make a profit.

As residents of this community we are very concerned about this potential, commercial facility and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Jon and Katherine Sloan

Jon and Katherine Sloan

JUL. 26. 2005 9:30AM

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Darla Buchalla

Resident of Sleepy Valley - 1c yrs
13178 Reservoir Ave.
Agua Dulce, CA
661-257-8144 / home
661-406-0360 / cell

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 8 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

James E. Paschall, Jr.
13238 Reservoir Ave.
Agua Dulce, CA 91390
(661) 250-2568

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Denise March-Jens

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

WILLIAM RUFFINO 8/6/05
13122 RESERVOIR AVE
AGUA DULCE, CA
91390
661 299 4192

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Sheila E. O'Shea

SHEILA E. O'SHEA 8/6/2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 9 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Dana Summers

Dana Summers
13224 Chrisco
Agua Dulce, Ca. 91390

Tim & Sheryl Hutson
13006 Sierra Highway
Agua Dulce, California 91390

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Timothy W. Hutson
&
Sheryl Hutson

August 8, 2005

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No. R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for our community for almost 100 years. These are our only source of water. Last year due to the illegal operation and overuse of the water distribution facility at 12800 Sierra Highway, our wells ran dry. As a result we had to truck in our water, which caused for our water fees to rise and in turn caused undue burden to all of the people in the water company. Plus several of the other wells around the community were also affected. We are barely recovering from this incident.

2. This project is a commercial facility in an area with a high number of accidents and fatalities, which I believe will cause more additional traffic problems.

3. Another concern is the environmental effect that this project will do to our community such as noise and dust pollution due to multiple daily trips and use of an unpaved driveway.

4. Finally but not the least, this project will have a negative impact on our property values due to the reasons aforementioned above.

In conclusion, as a resident of the area, I am highly concerned about this potential project not only because of the reasons I have mentioned above but also of the long term impact that this project will do to our community. I request that the Department of Regional Planning do a thorough investigation and evaluation of this project and make the right decision, in not allowing this project to move forward.

Very truly yours,

Josephine Robinson
13046 Sierra Highway
Agua Dulce, CA 91390-2721

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Paul A. Minitello

PLEASE DON'T ALLOW THIS PERSON TO DO THIS TO OUR COMMUNITY!

Mr. Paul A. Minitello
13169 Reservoir Ave.
Santa Clarita, CA 91390

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a customer of the Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Jim Geezil

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 9 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

John Summers
13224 Chrisco
Agua Dulce, Ca. 91390

PUBLIC CORRESPONDENCE
OTHER

Earth Systems
Southwest

9253 Hermosa Avenue, Unit C
Rancho Cucamonga, CA 91730
(909) 484-5455
FAX (909) 484-5995

August 9, 2005

File No.: 50098-01
05-08-754

Mr. Roy Ramey
8129 Clayvale Road
Agua Dulce, California 91390

Project: 12800 Sierra Highway
Agua Dulce, Los Angeles County, California

Subject: **Private Water Source Assessment**
Aquifer Conditions Summary

Dear Mr. Ramey:

At the request of Gar Smith of The Law Offices of James M. Barrett, Earth Systems Southwest is writing this letter of summarizing the aquifer conditions for the well owned by Mr. Roy Ramey. The information presented herein is contained in our report issued on August 3, 2005 entitled "Private Water Source Assessment, 12800 Sierra Highway, Aqua Dulce, Los Angeles County, California" document number 05-07-721.

Water produced by the Ramey well comes from an alluvial aquifer located in the center of Mint Canyon. The aquifer extends up Mint Canyon and neighboring canyons northeast of the site, and continues down the canyon along the Santa Clara River and associated tributaries. The alluvial aquifer covers an area of approximately 1,500 acres upgradient of the well and recharge occurs in an area of about 5,000 acres to the north and east of the well. The total thickness of the aquifer near the well is estimated at 80 feet (Alleman, 2005) with a saturated thickness of about 65 feet at the time of our depth-to-water measurement. We estimate that the groundwater gradient (0.004 ft./ft.) is about the same for the site area, flowing west-southwest along the gradient of the valley. The width of the aquifer as measured perpendicular to the gradient is about 1,000 feet near the site.

Specific yields (the amount of water that will drain from the aquifer by gravity) for alluvial aquifers are estimated between 9 and 19 percent (Slade 2002). Aquifer testing within the alluvium suggests that transmissivity values (the amount of water that can be transmitted by an aquifer, horizontally, through a unit width given a unit head gradient) range between 50,000 to 500,000 gallons per day per foot (Santa Clarita Valley Water Report, 2002).

Mr. Ramey operated a bulk water distribution business with water from the subject well up until the summer of 2004. Water reportedly has not been produced from the well since last summer. During the operation of the business, between 8 and 10 loads of water (totaling about 40,000 gallons) a day were transported to local customers. No evidence of a significant reduction in recharge was observed over time (Ramey, 2005). ESSW did not uncover any evidence to suggest that the level of usage and production in the past has affected the recharge of the well from the aquifer upgradient of the site.

If you have any questions regarding the information contained in this document, please do not hesitate to contact the undersigned.

Respectfully submitted,
EARTH SYSTEMS SOUTHWEST

James T. Goyich, PG No. 6325
Senior Geologist

PWS/jg/lk/mr

Distribution: 1/Roy Ramey
2/BD File
1/RC File

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, California 91386-7721

RECEIVED
AUG 9 2005

6 August 2005

Mr. Kim Szalay
Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Szalay:

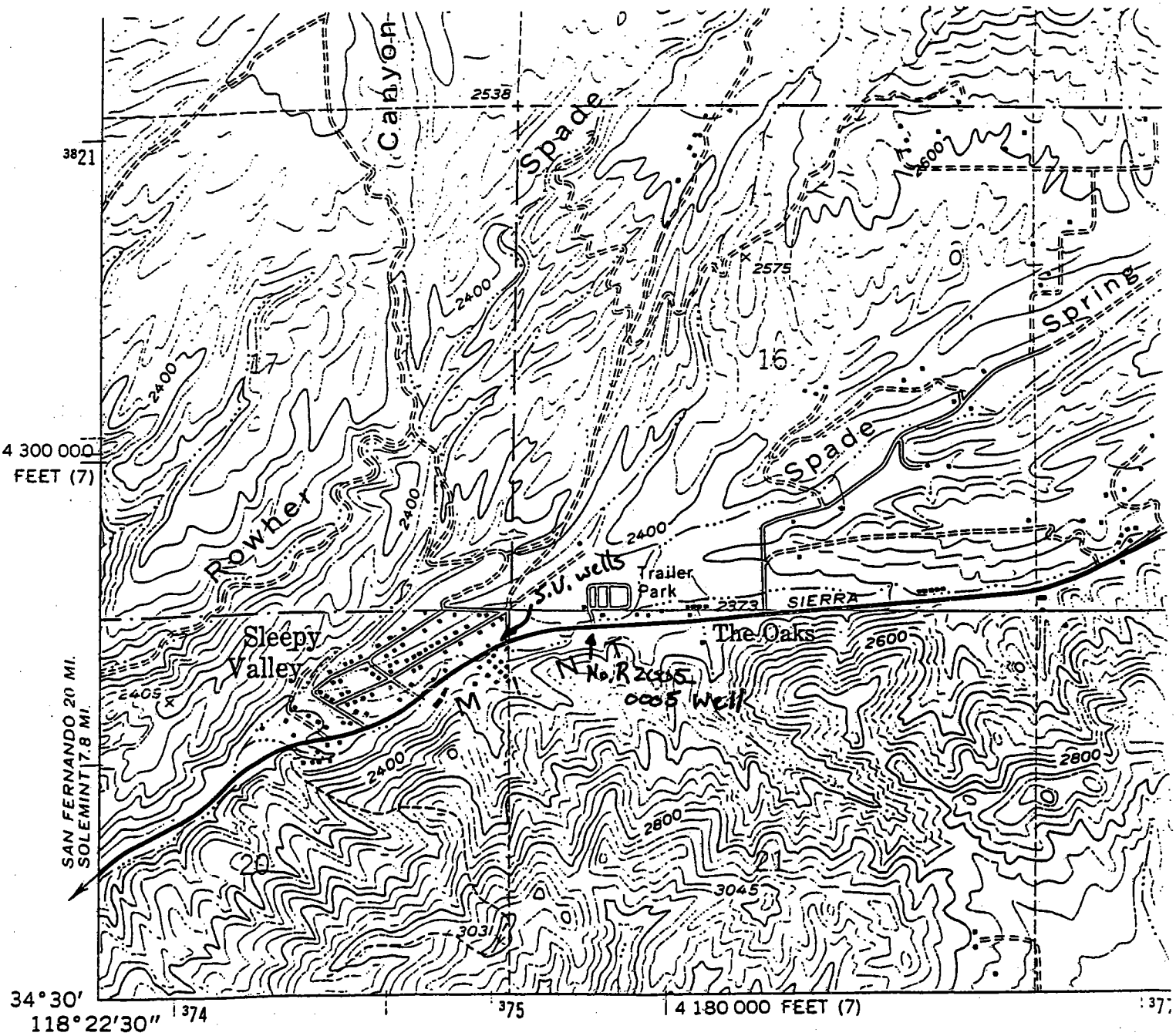
I have enclosed copies of some of the pages of the Sleepy Valley Water Co. Engineering Report dated October 16, 2000. Most of the report is concerned with tank replacement and distribution of piping and is not relevant to Project No. R2005-0005, however I am enclosing those pages which show the plot maps of the community of Sleepy Valley and the extent of the drainage basin which provides water for our wells.

I look forward to meeting you on August 17th.

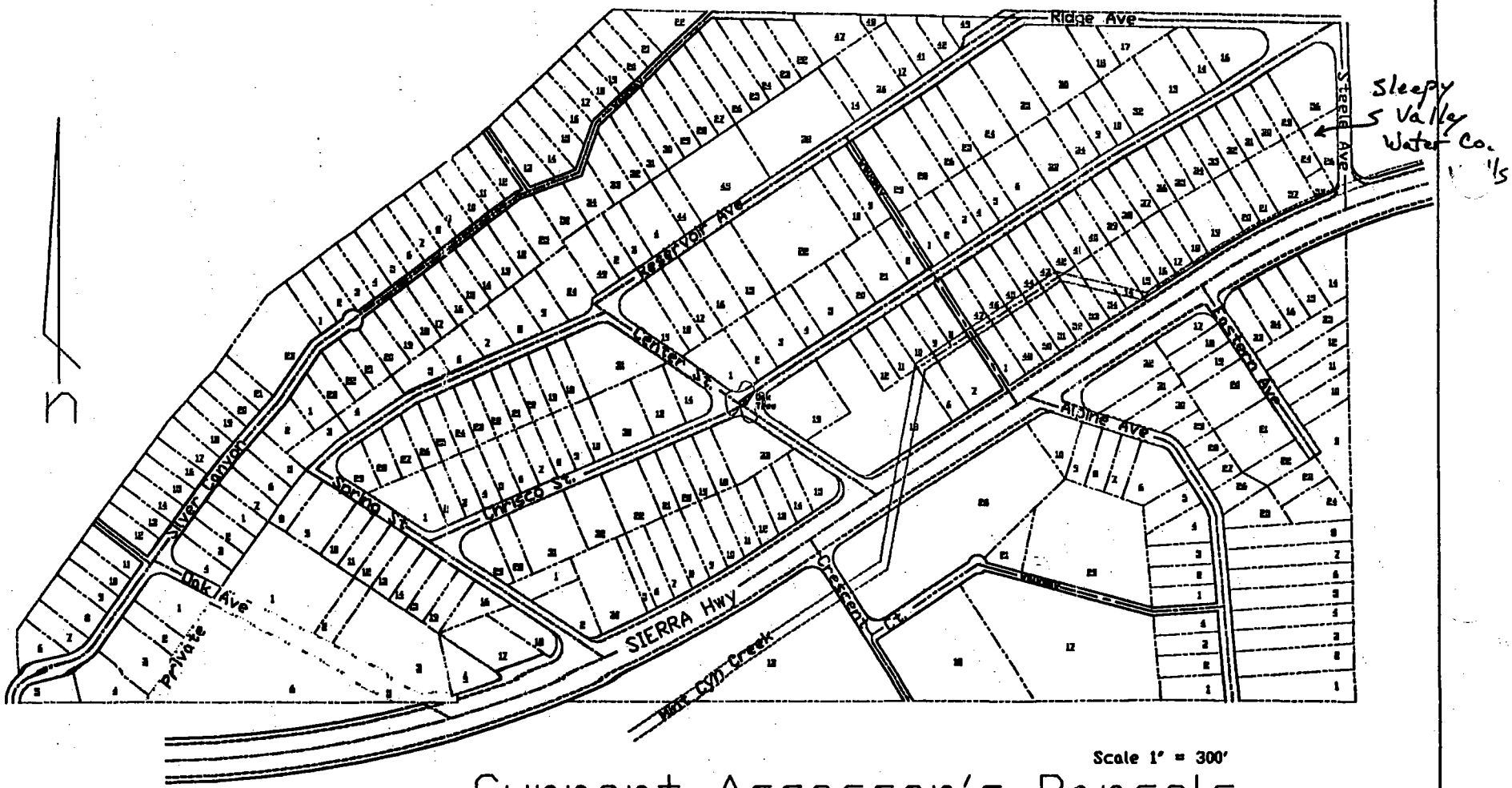
Sincerely,

Katherine Sloan
President
Sleepy Valley Water Co., Inc.

Sleepy Valley Water Co. Topo-2D

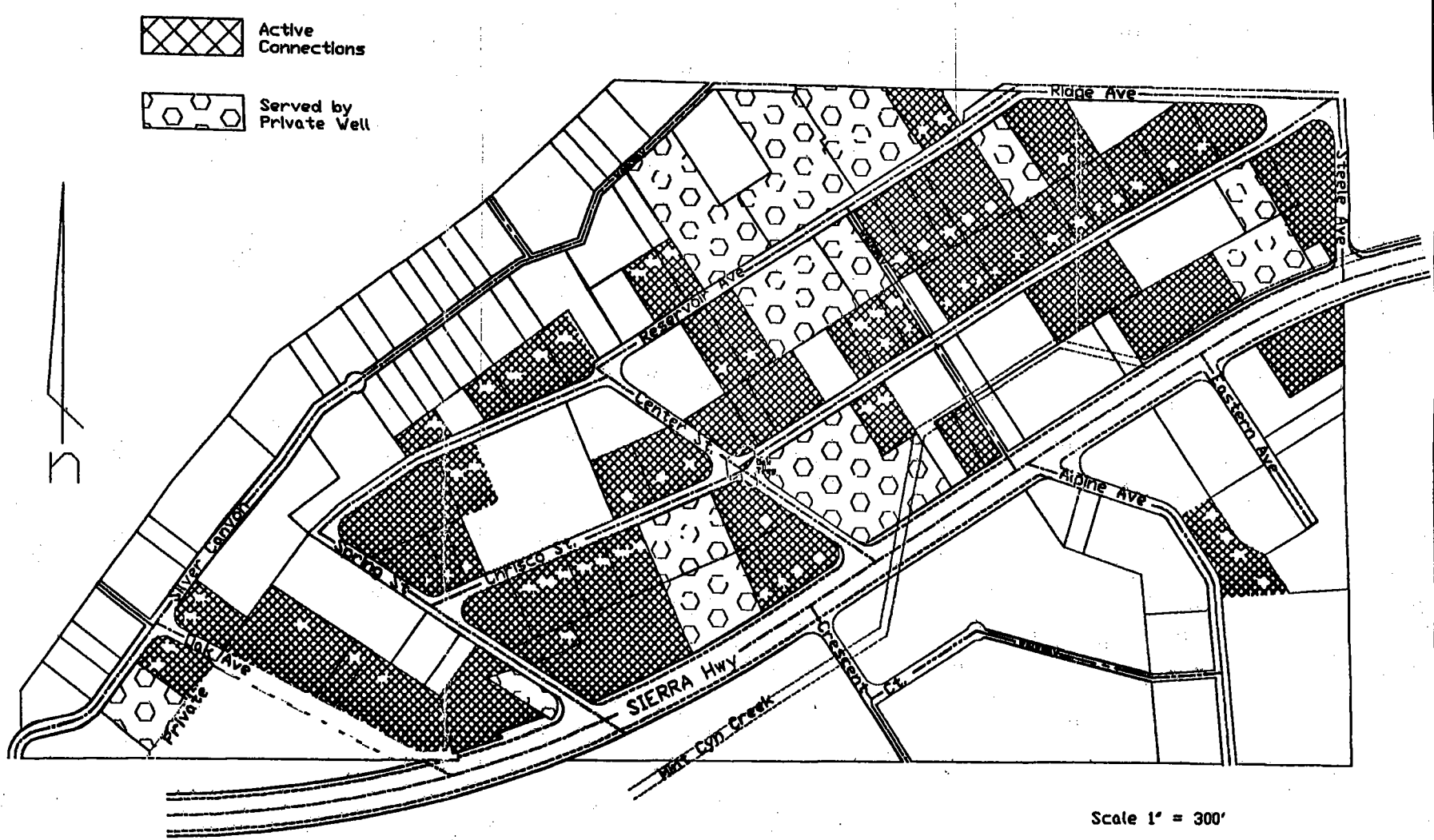


Hansen CONSULTING
6067 Mirkwood Court
Palmdale, California 93551
Phone 661 722 7225
FAX 661 722 1723



Scale 1" = 300'

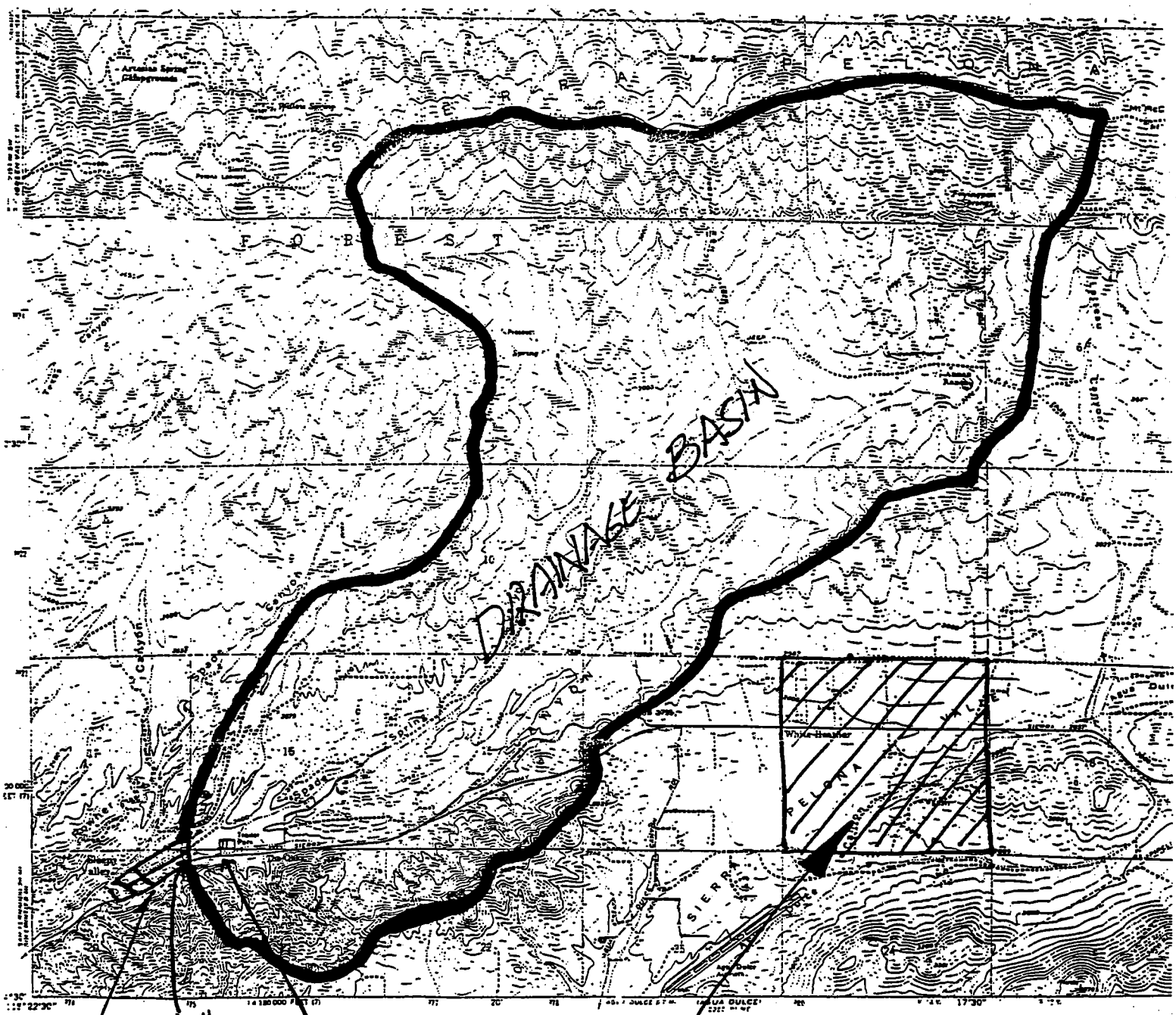
Current Assessor's Parcels



Properties Served by Sleepy Valley, and Properties Served by Private Wells

ENGINEERING REPORT
Sleepy Valley Water Company

"Sleepy Valley Drainage Basin"



Hansen CONSULTING
6067 Mirkwood Court
Palmdale, California 93551

Phone 661 722 7225
FAX 661 722 1723

ZONING ENFORCEMENT CLEARANCE LETTER AND COURT ORDER

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

July 11, 2005

Robert B. Foltz, Head Deputy District Attorney
Los Angeles County District Attorney Office
Antelope Valley Branch
42011 4th Street West, Suite 3530
Lancaster, CA 93534

RFS No: 04-0021678/EF040024

Dear Mr. Foltz:

An inspection was conducted at Assessor's Parcel Number 3214-039-026 on Sierra Highway in Agua Dulce and it disclosed that the following violation has been corrected:

1) Water distribution without a Conditional Use Permit.

Accordingly, our zoning enforcement file for the above property is **closed.** Please keep in mind that if the above violation continues on the property, the case will be reactivated and the matter may be referred back to the District Attorney's office.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. Please feel free to contact me if you have any questions. You can reach me at (213) 974-6483 Monday through Thursday, Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Director of Planning

Alex Garcia
Supervising Regional Planner
Zoning Enforcement II

cc: Kim Szalay, Zoning Permits I
Roy Ramey
Jack C. Williams
Gar Smith

MINUTE ORDER
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE PRINTED: 05/26/05

CASE NO. 4AT03765

THE PEOPLE OF THE STATE OF CALIFORNIA
VS.
DEFENDANT 01: ROY WAYNE RAMEY

AIL: APPEARANCE DATE	AMOUNT OF BAIL	DATE POSTED	RECEIPT OR BOND NO.	SURETY COMPANY	REGISTER NUMBER

ASE FILED ON 06/24/04.

OMPLAINT FILED, DECLARED OR SWORN TO CHARGING DEFENDANT WITH HAVING COMMITTED,
ON OR ABOUT 02/06/04 IN THE COUNTY OF LOS ANGELES, THE FOLLOWING OFFENSE(S)
F:

OUNT 01: 22.24.100 LAO MISD - CONSTRUCT FIELD W/O PERMIT.

I 05/26/05 AT 830 AM IN ANTELOPE VALLEY CTHOUSE DIV A06

SE CALLED FOR TRIAL SETTING/RESETTING

RTIES: BRIAN YEP (JUDGE) PAMELA TAYLOR (CLERK)
PAULA J. LAWSON (REP) MARK LEE (DA)

FENDANT IS NOT PRESENT IN COURT, BUT REPRESENTED BY GAR SMITH PRIVATE COUNSEL

TORNEY GAR SMITH IS APPEARING PURSUANT TO PENAL CODE
CTION 977(A).

TTER IS CONTINUED FOR TRIAL SETTING FOR 90 DAYS TO ALLOW TIME
R THE COUNTY OF LOS ANGELES TO CONDUCT A C.U.P. HEARING.

FURTHER CONTINUANCES.

VES STATUTORY TIME.

T SCHEDULED EVENT:
09/05 830 AM TRIAL SETTING/RESETTING DIST ANTELOPE VALLEY CTHOUSE DIV

00 OF 30

TODY STATUS: DEFENDANT REMAINS ON OWN RECOGNIZANCE.

Correspondence received for 8/1/07
Public Hearing

LAW OFFICE OF
JAMES M. BARRETT
789 Castro Street
Mountain View, CA 94041
Phone (650) 969-3687
Fax (650) 969-3699

Attorney and Counselor
James M. Barrett

Legal Assistants
Gar Smith, Susie Maggio

July 23, 2007

Los Angeles County Regional Planning
Attn: Mark Child
320 West Temple Street, Room 1360
Los Angeles, CA 90012

Re: Roy Ramey Project, Rainmaker Water Haulers Application
Project: R2005-00055 Conditional Use Permit

Dear Mr. Child,

The following provides specific information for review of the permit application and tasks accomplished in furtherance of this application.

1. The Department of Public Works, Land Development Division recommends approval of the CUP per their letter of June 27th, 2007
2. The Department of Public Health is not opposed to the issuance of the CUP on the sole condition of the well being in compliance. State in a letter dated May 23, 2007.
3. The Department of Public Works, Geotechnical Division recommends the CUP approval following well testing and evidence indicates that there is no measurable effect on nearby wells. Stated in their letter dated April 16, 2007.
4. Fire Department approved the CUP request in letter dated July 6, 2005.
5. Earth Resources Inc. report of measured draw down test refuting all complaints related to well capabilities and potential for impact on neighboring wells. No impact noted as stated in report dated January 9, 2007.
6. Proof of a Water Hauler License has been issued by the State of California.
7. Annual water quality testing done per requirements of the State's Water Hauler License over the past 4 years indicates the well water meets or exceeds Federal drinking water standards.

All of the County of Los Angeles Department's reports detailed above provide a clear path for the issuance of the CUP to Mr. Ramey. Applicant has considered all prior letters submitted, and has ensured that every complaint or concern was addressed and resolved concretely with data and detail. The above reports provide more then sufficient scientific, geological, environmental and practical evidence to support the issuance of the CUP. If you have any questions, do not hesitate to contact me directly.

Best Regards,

James M. Barrett

James M. Barrett
Attorney for Applicant, Roy Ramey

Roy Ramey
33297 Wagon Wheel Road
Agua Dulce, CA 91390

July 25, 2007

Los Angeles County Regional Planning
Attn: Mr. Mark Child and Regional Planning Commission
320 West Temple Street, Room 1360
Los Angeles, CA 90012

Dear Mr. Child and Planning Commissioners,

I am the owner and operator of Rainmaker Water, a small water delivery business located in Agua Dulce, CA. In a region of northern Los Angeles County between Canyon Country and Palmdale, city water is unavailable and residents must obtain water from either a well or from private water-holding tanks which, of course, must be refilled as necessary. I have the capability of filling a 4000 gallon water tank with a single truck load. Therefore, I provide a much needed service in my community.

Currently, I have customers in the Agua Dulce area and provide water for as little as 1.2 ¢ per gallon. In general, people use more water during the summer months, and many wells on properties in the higher elevation hillside areas dry up completely and must be supplemented with additional water, which I provide. In many cases, I am the only water-provider in the area that is willing to service some of these customers. For instance, there is an area in Agua Dulce known as Tick Canyon where no other local water trucks will haul due to road conditions. If not for me, these people would not have a water source. Besides being used for household purposes, our water also helps to fulfill fire suppression requirements, especially during the summer and fall fire seasons.

Unfortunately, if I am unable to secure a conditional use permit for my well located at 12800 Sierra Highway, it is likely that I will not be able to continue providing water to customers in the area that rely on my water

delivery services to sustain their residences because my present water source is too far from most of my customers. This reduces my revenue and increases my business expenses in the form of fuel, vehicle maintenance, man hours and delivery time.

I am fortunate to own land with a very good well. Many people in my community are not so fortunate and need a resource for affordable water. My business provides that resource, and I only wish to share the water from my well with those that need it. If I am allowed to utilize the above mentioned well, I will be able to continue doing business and increase my deliveries to those customers that are in much need of affordable water.

I have worked with the County of L.A. Planning department staff for three years and with the use of my representatives, I have met all requirements asked of me by the County.

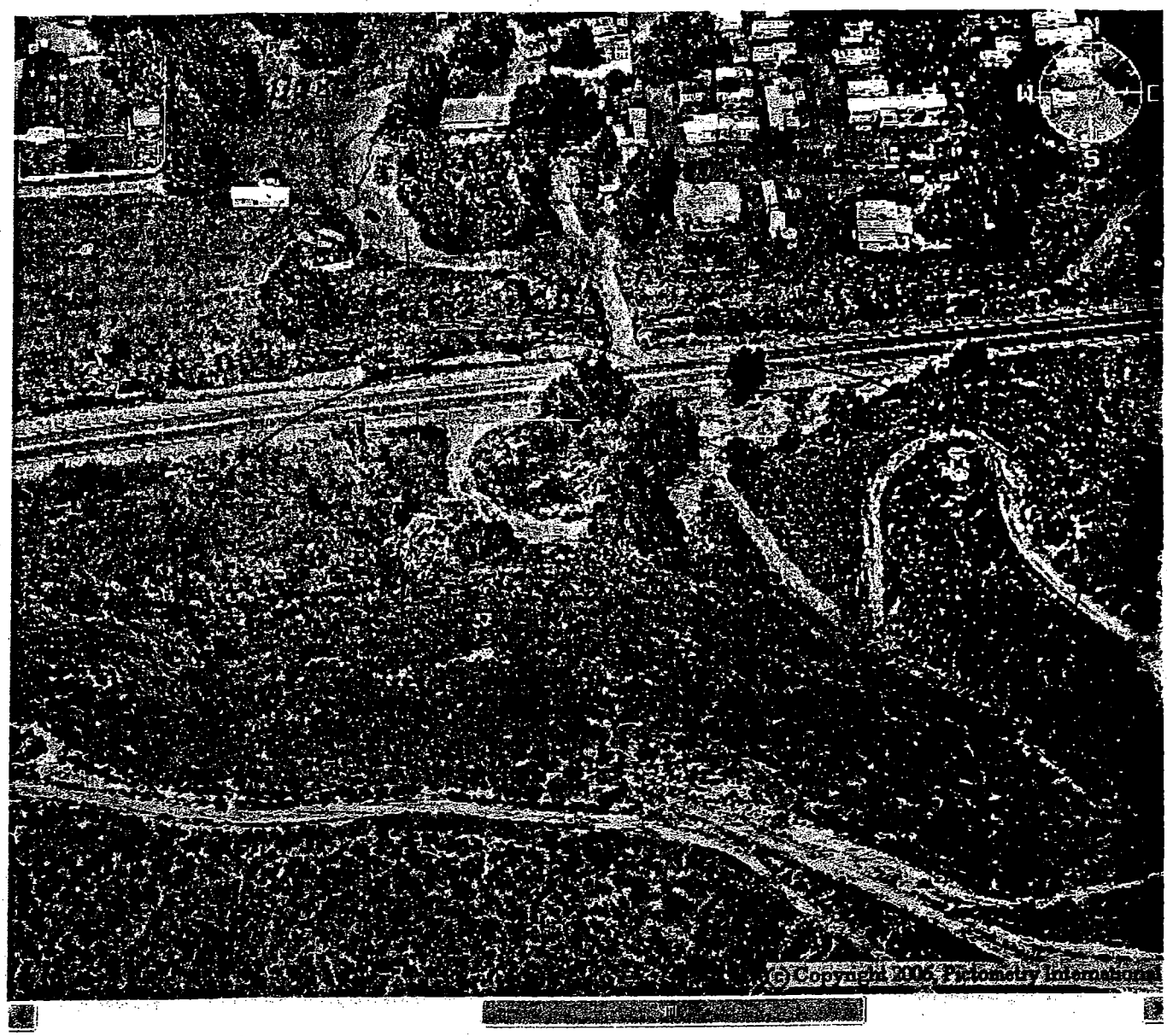
Thank you for your consideration.

Sincerely,

ROY RAMEY

Rainmaker Water

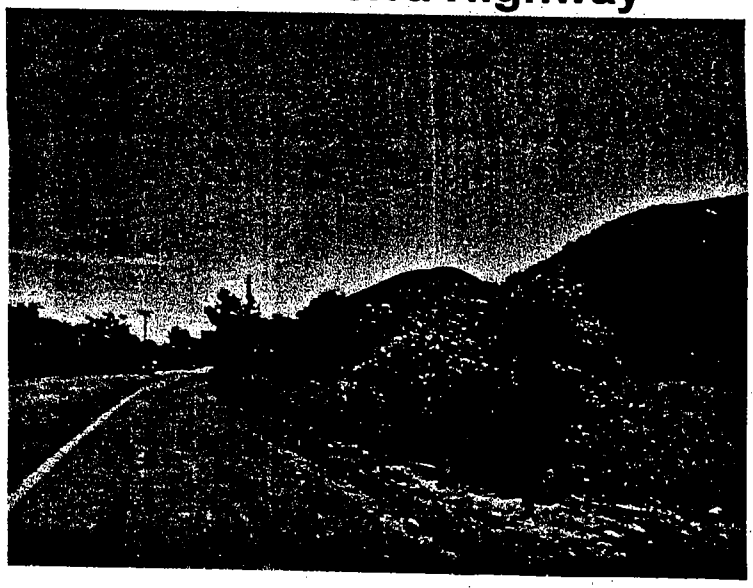
R2005-00055-(5) 12800 Sierra Highway: Sleepy Valley Water Hauling



View From: S CALOSA024037NeighObliq41N_060325.psi

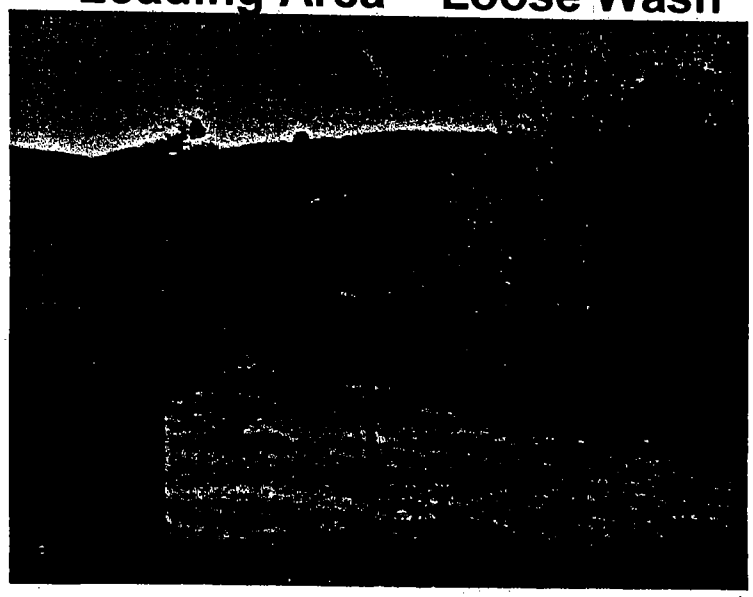
R2005-00055-(5) Sleepy Valley Water Distribution

Looking Northeast at Tanks
From Sierra Highway



Well and Pump House

Loading Area – Loose Wash

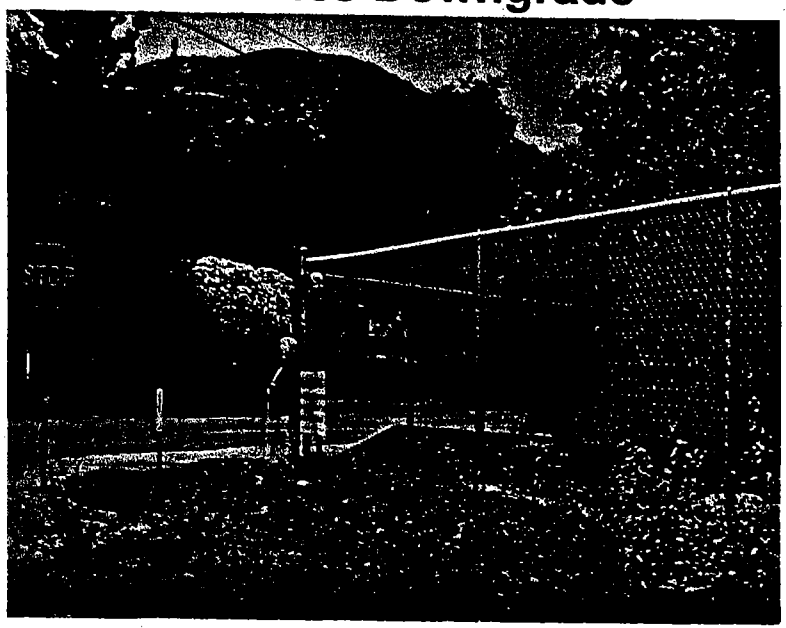


Tanks – Unpainted

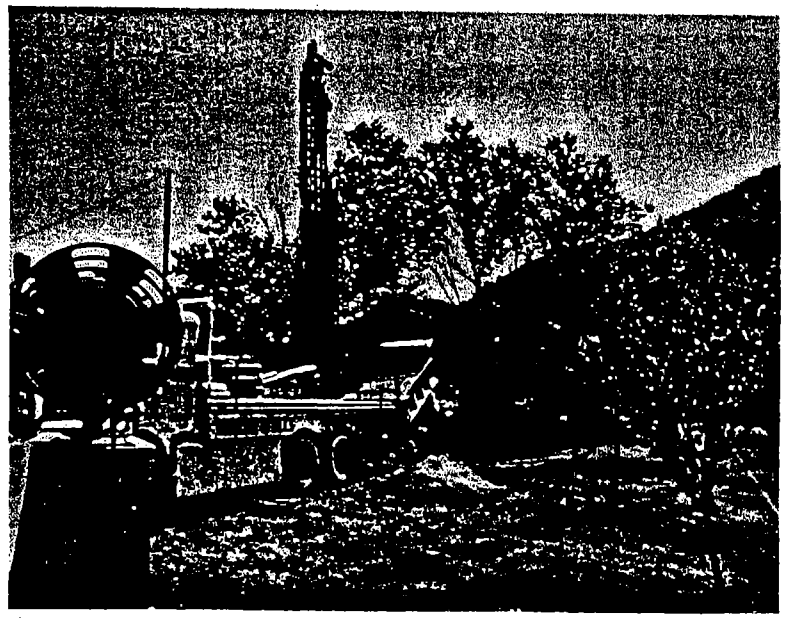
R2005-00055-(5)
Sleepy Valley
Water Distribution

Tank Access Road – Highly Eroded

Sleepy Valley Water Company Well
.25 Miles Downgrade



Adjacent Property Downgrade
New Well In Process – 8/09/05



RPC MEETING DATE August 1, 2007
AGENDA ITEM NO. 6

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2005-00055-(5)

CASE NO. Conditional Use Permit No. 200500005-(5)

CONTACT PERSON: Mark Child

- ☒ FACTUAL
- ☒ THOMAS BROTHERS MAP
- ☒ STAFF REPORT AND DRAFT FINDINGS
- ☒ DRAFT CONDITIONS AND AGENCY CONDITIONS AND COMMENTS
- ☒ BURDEN OF PROOF STATEMENTS
- ☐ ENVIRONMENTAL DOCUMENTATION
- ☐ PUBLIC CORRESPONDENCE
- ☒ SITE PLAN
- ☒ LAND USE MAP
- ☒ ZONING AND AERIAL MAPS
- ☒ PHOTOGRAPHS

Reviewed By: J Bell

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-00055
CONDITIONAL USE PERMIT NO. 200500005

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE August 1, 2007	

APPLICANT	OWNER	REPRESENTATIVE
Roy Ramey	Roy Ramey	Gar Smith / Joe Cota

REQUEST
Conditional Use Permit: To authorize the construction, operation and maintenance of a water distribution facility.

LOCATION/ADDRESS
12800 Sierra Highway, Sleepy Valley

ACCESS
Located between Sierra Vallejo Road and Steele Avenue

ZONED DISTRICT
Soledad

COMMUNITY
Sleepy Valley

EXISTING ZONING
A-1-1 (Light Agricultural-One Acre Minimum Required Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
7.67 Acres	Non-Operating Water Distribution Facility	Rectangular	Hilly

SURROUNDING LAND USES & ZONING

North: Mobile Home Park; C-3 (Unlimited Commercial) and A-1-2000 (Light Agricultural-2000 Square Feet Minimum Required Area)	East: Vacant; A-1-1
South: Vacant; A-2-1 (Heavy Agricultural-One Acre Minimum Required Area)	West: Vacant and Residences; A-1-1 and R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N 1 (Non-Urban 1)	.5 DU / AC	See Staff Analysis

ENVIRONMENTAL STATUS
Negative Declaration

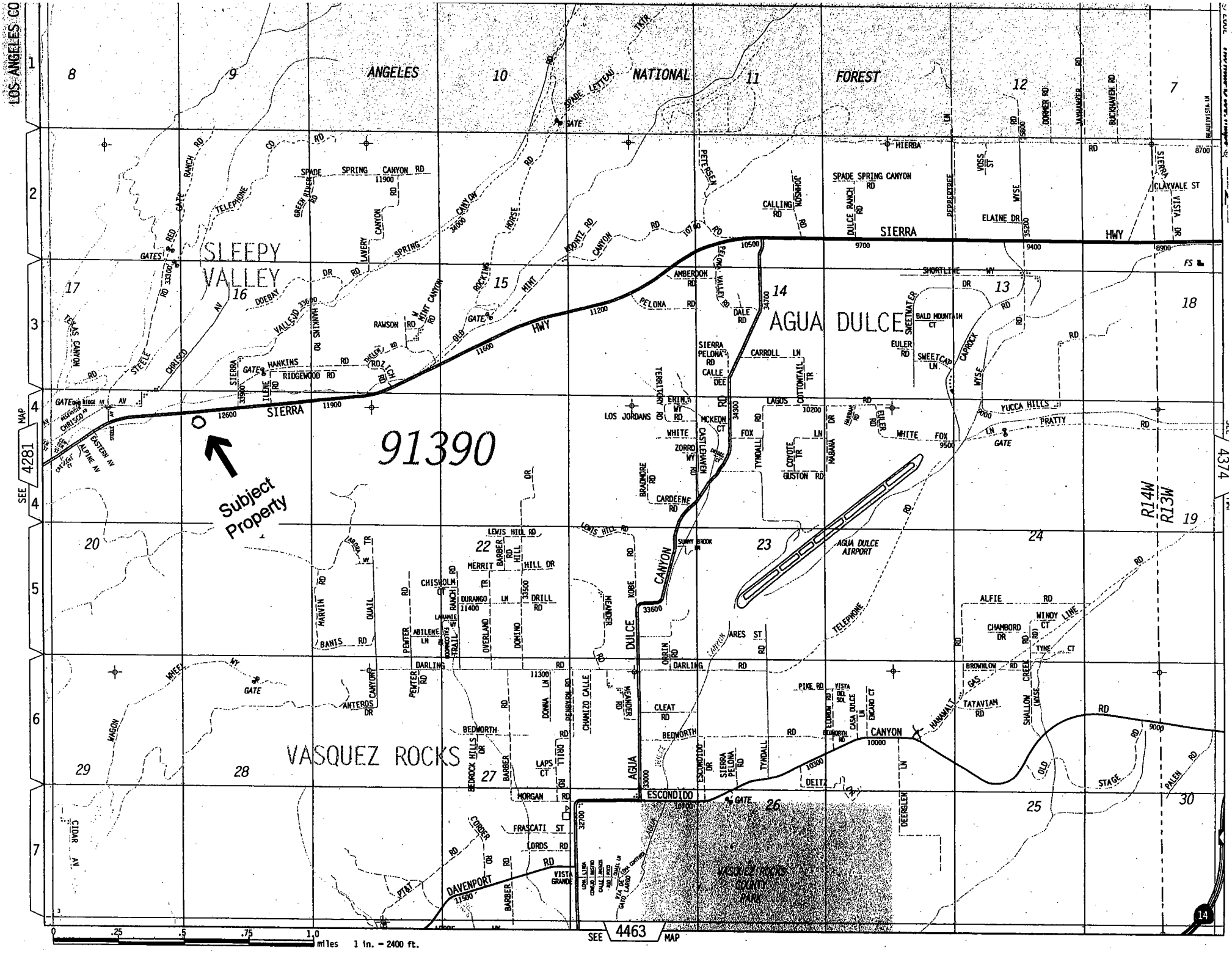
DESCRIPTION OF SITE PLAN
The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of DHS or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

KEY ISSUES
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements
- Compliance with the Agua Dulce Community Standards District development standards

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

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

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


LOS ANGELES CO
ANGELES NATIONAL FOREST
SLEEPY VALLEY
AGUA DULCE
91390
Subject Property
VASQUEZ ROCKS
AGUA DULCE AIRPORT
VASQUEZ ROCKS COUNTY PARK
SIERRA HWY
SPADE SPRING CANYON RD
AGUA DULCE CANYON RD
ESCONDIDO CANYON RD
DAVENPORT RD
R14W
R13W
SEE MAP 4281
SEE MAP 4463
SEE MAP 4374
0 .25 .5 .75 1.0 miles 1 in. = 2400 ft.

UPDATED STAFF ANALYSIS FOR THE AUGUST 1, 2007 PUBLIC HEARING

PROJECT NUMBER
R2005-00055-(5)
CASE NUMBER
Conditional Use Permit Case Number RCUP 200500005

OVERVIEW OF PROPOSED PROJECT

The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 45,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by a non-adjudicated aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. Limited information provided by the SVWC indicated water delivery averaging up to 100,000 gallons per day or approximately 1,700 gallons per day per residence. The total number of parties using the aquifer, aside from the applicant and the Sleepy Valley Water Company is not known.

A public hearing was held before the Regional Planning Commission on August 17, 2005. Due to lack of technical information at that time regarding the capacity and draw down rate of the Mint Canyon aquifer, the case was taken off calendar with instructions to the applicant to investigate these matters and report back to Planning staff. Staff has received the requisite materials to continue the public hearing.

DESCRIPTION OF SUBJECT PROPERTY

Location
The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

Physical Features (topography, vegetation)
Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The

community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

PROJECT SERVICES AVAILABLE

Access to the site is from Sierra Highway using a dirt access driveway.

ENTITLEMENT REQUESTED

The applicant requests a Conditional Use Permit to authorize the operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

EXISTING ZONING

Subject Property
The subject property is zoned A-1-1

Surrounding Properties
Zoning surrounding the subject property consists of the following:

North: C-3 (Unlimited Commercial)

East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

West: A-1-1 and R-3 (Limited Multiple Residence)

EXISTING LAND USES

Subject Property
The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

North: Mobile Home Park

South: Vacant

East: Vacant

West: Vacant and Residences

PREVIOUS CASES/ZONING HISTORY

Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District

Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. No response has been received from the District Attorney's Office at the time of this report. Certificate of Compliance Case No. 200500091 was filed in February, 2005 but not completed as documentation was found for issuance of Certificate of Compliance Case No. 9810 recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees.

SANTA CLARITA VALLEY AREA PLAN

The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

1. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4)

Comment: The Sleepy Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,500 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year). Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. Staff is of the understanding that an aquifer draw-down test could be done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. A full hydro-geologic study may be required. In the event said study is required, staff is of the opinion that the cost of the study will require fair-share payment by all current users of the aquifer.

2. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility –

to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1)

Comment: The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other local water supply is available.

Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The application is pending at the time of this report (no explanation for the delay has been provided). The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. The interface of aquifer capacity, the condition and capacity of the Sleepy Valley Water Company wells, and the upstream impacts of the subject project, require further investigation.

3. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3)

Comment: The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

4. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1)

Comment: The initial phase water study and other information provided by the applicant does not establish with certainty the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project. A more detailed investigation is warranted.

5. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2)

Comment: The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting.

In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

SITE PLAN

Overview

The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, a pump house located at the north central boundary of the property at Sierra Highway, 300 feet from the western boundary, and 17 oak trees with no impacts to the trees. One water tanker truck (3,800 gallon capacity) operates from the water distribution facility.

Compliance with Applicable Development Standards

Agua Dulce Community Standards District Development Standards

According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District.

The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres."

Comment: Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

A-1 Zone Development Standards

According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. Applicable development standards for the A-1 zone are as follows:

According to Section 22.24.110 of the County Code, the development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

General Development Standards

According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11."

Parking spaces shall consist of not less than two employee spaces, one maintenance vehicle space, and one tanker truck space. The project shall meet these parking requirements.

BURDEN OF PROOF

Burden of Proof per Code

According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:

   A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;

   Comment: The impacts of the project on the Sleepy Valley community water supply cannot be determined without further evaluation.

   B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

   Comment: In the event that the project is determined to have a long-term impact on the Sleepy Valley community water supply resulting in either constrained water supply or increased costs for water, property values may be affected.

C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Comment: Department of Health Services approval is required for the undocumented existing well construction.

2. 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.

Comment: The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

3. That the proposed site is adequately served:

A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

B. By other public or private service facilities as are required.

Comment: The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities.

Staff is of the opinion that the applicant's request does not meet the burden of proof for a Conditional Use Permit due to incomplete information pertaining to project impacts on the local community water supply.

Applicant's Burden of Proof Responses
Applicant's responses attached.

ENVIRONMENTAL DOCUMENTATION
The Department of Regional Planning originally determined that a Negative Declaration was the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. Subsequent to completion and public circulation of the Initial Study, additional issues arose related to water supply from the subject aquifer. An initial phase water study of the hydrologic conditions related to the subject request and surrounding water supply was done by Earth Systems Southwest. The report dated August 3, 2005 requires review by responsible agencies including the Los Angeles County Departments of Public Works and Health Services.

Based on this study and other available information, impacts of the project to the local water supply are inconclusive at this time and may require further data and analysis by responsible parties. Staff is of the understanding that a well draw down test undertaken at the applicant's well, with concurrent measurements taken at the Sleepy Valley Water

Company's wells, may provide the minimum required information regarding impacts of the proposed use on the subject aquifer and Sleepy Valley Water Company's wells.

In the event the draw down test is to be administered, staff recommends the applicant be responsible for the cost of the aquifer draw down test at the applicant's well, and the Sleepy Valley Water Company be responsible for concurrent measurements at the Sleepy Valley Water Company's wells.

A highly detailed estimate of aquifer capacity, total number of users, draw down rate, and recharge rate may be necessary, requiring a full hydro-geologic study of the aquifer, which may be cost prohibitive to any one water user. In the event a full study is required, staff recommends that fair-share contributions by all users of the subject aquifer be applied as cost recovery payment for the evaluations.

If continued, a 30-day notification period and recirculation of new environmental information will be required prior to continuation of the public hearing. The project does not qualify for a De Minimus Finding of Impact and is not exempt from Fish and Game fees.

Summary of Key Issue
The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft is the most important factor in this case.

COUNTY AGENCY COMMENTS AND RECOMMENDATIONS

In its letter dated April 15, 2005, The Department of Health Services commented that said department does not comment on water hauling business applications unless the drilling of a new well proposed. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development,* page 2, regulations prohibit hauled water for new residential or commercial construction. The applicant and research efforts performed during the initial phase water study were not able to provide documentation of compliance with Department of Health Services well construction standards for the original installation of the subject well.

SUPERIOR COURT ORDER

In its Minute Order dated May 26, 2005, the Superior Court indicated its intent to continue the applicant's aforementioned court case to September 9, 2005, with no further continuances, to allow time for the conditional use permit public hearing process to be initiated.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing notices were mailed to the applicant and to 74 neighbors within a 1,000-foot radius of the project site on July 12, 2005. Required case materials, including the

recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on July 14, 2005. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on July 12, 2005. According to the applicant, hearing notices were posted at the site on July 17, 2005.

PUBLIC COMMENTS AND APPLICANT RESPONSE

Public Comments

Support
Staff has received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of this report.

Opposition
Eighteen letters and several phone calls have been received opposed to the project at the time of this report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply.

Other
In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. The letter indicated that current wells are not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs.

STAFF EVALUATION

Consistency of the proposed use with the Santa Clarita Valley Area Plan is inconclusive at this time. The proposed use meets existing community needs for hauled water for some users while project environmental impacts require further evaluation. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

The results of the initial phase water study are not sufficient to assess impacts of the project on the overall local community water supply. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is

inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time and/or unreasonable overdrafting by some users of the aquifer led to the sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.
Although the current water supply at the Sleepy Valley Water Company wells are meeting community needs according to a representative of the Company, well measurements are below average levels. In addition, public comments received do not reflect detailed knowledge of aquifer capacity and draw down rate at this time.

Staff is of the opinion that the providing of hauled water for existing residential and commercial uses supplied from existing wells originally approved by the Department of Health Services may be permitted for a limited period of time. Staff notes that the subject well is lacking Department of Health Services documentation for approval of the original well construction, and therefore, should be approved by the Department prior to operation of water distribution and hauling from the subject well.

Staff is of the opinion that satisfaction of the burden of proof for a conditional use permit cannot be determined at this time regarding potential impacts of the project on the public health, safety, and welfare.

In the event the project is approved, staff recommends a 5-year term for the requested Conditional Use Permit due to the uncertainty of water supply changes and the need to reevaluate compatibility of the project with the surrounding community.

FEES/DEPOSITS

If approved, the following fees will apply:

Fish and Game fee of $1,250 and document processing fee of $25 related to posting the Notice of Determination with the County Clerk are required.

Cost recovery deposit of $750.00 is required to cover the costs of the five recommended zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATION

Continuation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Due to limited technical information available pertaining to capacity and draw down rate of the subject area aquifer, lack of Department of Health Services documentation regarding approval of the applicant's original well construction, and the need to further evaluate the claims of competing area water users, staff recommends continuation to a date certain and of sufficient time to gather the necessary information and provide an additional 30 days for public review of the new information.

SUGGESTED CONTINUATION MOTION

"IN ORDER TO OBTAIN INFORMATION REQUIRED TO COMPLETE THE PUBLIC HEARING, I MOVE THAT THE REGIONAL PLANNING COMMISSION HEARING BE CONTINUED TO A DATE CERTAIN TO BE HELD IN THE REGIONAL PLANNING COMMISSION HEARING ROOM AT 320 WEST TEMPLE STREET IN DOWNTOWN LOS ANGELES AND FOR STAFF AND THE APPLICANT TO REPORT BACK ON ISSUES AS REQUESTED BY THE COMMISSION AND THAT THE ADDITIONAL INFORMATION BE CIRCULATED TO ANY INTERESTED PARTY DURING A 30-DAY CIRCULATION PERIOD."

Prepared by Kim Szalay, MPL, Regional Planning Assistant II
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

Attachments:
Factual
Copy of Thomas Brothers Map
Draft Conditions of Approval and Other Department Conditions and Comments
DHS Potable Water Availability Requirements Document
Applicant's Expanded Project Description and Response Letter
Burden of Proof
Environmental Documentation
Third Party Water Supply Letters
Zoning Enforcement Clearance Letter
Court Status Letter
Correspondence
Earth Systems Southwest Private Water Source Assessment
Site Plan
Land Use Map
Aerial Maps
Other Site Photos

RJF:KKS
8/11/05

1. This grant authorizes the operation and maintenance of an existing water distribution facility as depicted on the approved Exhibit "A" and one 3,800 gallon water tanker truck for hauling no more than 40,000 gallons of water per day maximum on any given day, and no more than 9,709,000 gallons per year maximum or 29.8 acre feet based on an average of seven one-way trips per day, 365 days per year (2,555 one-way trips per year), subject to all of the following conditions of approval.

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

3. 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 Department of Regional Planning an 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. 8**, and until all required monies have been paid pursuant to **Condition Nos. 10 and 11**. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate on August 1, 2012, five (5) years from the date of approval** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit required fees of **$1,850** ($1,800 Fish and Game fee, $50 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated June 27, 2007 and April 16, 2007, except as otherwise required by said department.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements specified in its letter dated May 23, 2007, except as otherwise required by said department.

18. In compliance with the Department of Health Service requirements for potable water as stated in its publication, *Potable Water Availability Requirements for Residential and Commercial Development, January 1, 2003, page 2,* this grant does not authorize water hauling of potable water for new residential or new commercial construction.

19. The existing well shall not be used for any purposes until brought into compliance with the California well standards to the satisfaction of the County of Los Angeles Department of Health Services. Approval documentation for the existing well and pumping facility, or, approval by the Department of Health Services of a new well in close proximity to the existing facility, shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

21. The permittee shall obtain a Domestic Water Supply Permit from the State of California Department of Health Services, Drinking Water Field Operations Branch, and permit documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

22. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

23. The permittee shall comply with all California State Department of Transportation requirements specified in its letter dated April 18, 2005, except as otherwise required by said department.

24. One 3,800 gallon tanker truck transporting water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility. No other water tanker trucks are permitted on the premises.

25. The water hauling truck and all vehicles shall enter and exit the subject property via Sierra Highway.

26. The maximum number of one-way water hauling truck trips within any one year period shall not exceed 2,555 trips (based on an average of 7 trips per day for 365 days), or 9,709,000 gallons per year or 29.8 acre feet (based on an average of 7 one-way trips per day by a 3,800 gallon water hauling truck), except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain logs as defined in **Condition Nos. 27 and 28**, which shall be made available to the Director of Planning upon request.

27. The permittee shall maintain a daily log which shall include:

    a. the number of all one-way loaded tanker truck trips;
    b. general destinations, and
    c. total number of gallons delivered each day.

    The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

28. The permittee shall maintain a log of well-water depth measurements performed at least every other week from June 1 through October 31 of each year and every month November 1 through May 31 each year. The well-water depth measurements shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Planning Department upon request.

    An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

29. In the event static well-water depth measurements reach 55 feet below ground surface, all pumping shall stop until such time as the water level rebounds to at least 50 feet below ground level. No water pumping shall continue beyond well-water depth measurements 55 feet or greater below ground surface with the exception of a water shortage emergency as defined in **Condition No. 30**.

30. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee shall provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry.

31. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

32. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

33. The storage of motor vehicle fuel on the subject property is prohibited.

34. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 30** and requiring emergency power.

35. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly

relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

36. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

37. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

38. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

39. Excepting onsite storage of one 3,800 gallon water tanker truck, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

40. Line of site distances at driveway access points shall be maintained for the life of this grant and shall not be obstructed by landscaping or other objects.

41. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

42. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

43. Required parking shall consist of not less than two standard spaces for employees and three truck spaces. Parking shall be limited to motor vehicle parking exclusively.

44. Recreational vehicles, motor homes, trailers, and inoperable vehicles of any kind are prohibited from parking within any required yard/setback, driveway, or designated parking areas.

45. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light

throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

46. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

47. The coloring of the water tanks shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

48. No new construction on the existing water distribution facility site is provided by this grant with the exception of constructing a new replacement well or retrofitting of the existing well to the satisfaction of the Department of Health Services and the Department of Public Works, Building and Safety Division.

49. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

50. Upon termination of this grant as provided in **Condition No. 9**, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to its condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works letters dated June 27, 2007 and April 16, 2007
Fire Department letter dated July 6, 2005
Department of Health Services letter dated May 23, 2007
Caltrans letter dated August 18, 2005

MC:KKS
6/27/07

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF **SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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.

1. REQUESTED USE WILL NOT AFFECT THE HEALTH, PEACE, COMFORT OR WELFARE ADVERSELY OF PERSONS IN THE AREA AS NOT STRUCTURES OR USE ARE PLANNED FOR THE SITE.
2. THIS REQUESTED USE NOT MATERIALLY DETRIMENTAL AS NO PHYSICAL PROJECT IS PLANNED INCREASING USE, VEHICULAR CIRCULATION OR STRUCTURES
3. USE DOES NOT JEOPARDIZE, ENDANGER OR OTHERWISE CONSTITUTE A MENANCE TO PUBLIC HEALTH, SAFETY OR GENERAL WELFARE AS USE DOES NOT INCLUDE DEVELOPMENTS OF THE SITE BEYOND CURRENT USE.

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.

AS NO PHYSICAL DEVELOPMENT IS PART OF THIS USE REQUEST IT FITS WITHIN EXISTING SIZE AND SHAPE OF SITE TO ACCOMMODATE USE.

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

1. THE LONGEST DIMENSION OF THE SITE FRONTS ON A MAJOR HIGHWAY AND NO VEHICULAR TRAFFIC IS GENERATED BY THIS USE REQUEST.

2. SITE IS SERVED BY ADEQUATE POWER FOR THE PROPOSED USE.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, 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

IN REPLY PLEASE REFER TO FILE: LD-1

June 27, 2007

TO: Mark Child
Zoning Permit Section I
Department of Regional Planning

Attention Kim Szalay

FROM: Letty Schleikorn MCS
Subdivision Management Section
Land Development Division

CONDITIONAL USE PERMIT (CUP) NO. R2005-00055
12800 SIERRA HIGHWAY
SALE OF WATER

☒ Public Works recommends approval for this CUP.

☐ Public Works does **NOT** recommend approval for this CUP.

We reviewed the subject permit in the Santa Clarita area in the vicinity of Sierra Highway and Mint Canyon Road (12800 Sierra Highway). This Permit is to allow the sale of water. This letter supersedes our October 24, 2005, letter to your Department.

Upon approval of the permit, we recommend the following conditions:

1. The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume of 40,000 gallons per day.

2. Make an offer to dedicate right of way 50 feet from centerline on Sierra Highway. Twenty feet of additional right of way will be required in the future along the property frontage. An existing water well is partially located within the future right of way. The well must be abandoned at the owner's expense at such time that the County accepts the offer of dedication in order to construct roadway improvements.

3. Dedicate the right to restrict vehicular access on Sierra Highway along the property frontage.

4. Continuously maintain the air space dedicated to the County of Los Angeles for line of sight purposes as indicated on the attached plan.

If you have any questions regarding Nos. 1 through 3, please contact Barry Witler at (626) 458-4351. If you have any questions regarding No. 4, please contact Mathew Dubiel at (626) 300-4862.

SA:ca
P:\LDPUB\TRANS\CUPS\CUPR2005-00055 SALE WATER

Attach.

Dist. Office 8.2

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Dist. Office
___ Geologist
___ Engineer
1 GMED File
___ Grading Section
1 DRP

Tract / Parcel Map _____ **Lot(s)** _____
Parent Tract _____ **Location** Acton
Site Address 12800 Sierra Highway
Geologist Earth Resources Inc. **Developer/Owner** Ramey
Soils Engineer --------- **Engineer/Arch.** ---------

Review of: CUP 200500005 **For:** Operation and maintenance of a water distribution facility

Reports Reviewed:

Earth Resources, Inc., January 9, 2007, Response to County Review Letter Dated March 13, 2005, Rainmaker Water Services, 12800 Sierra Highway, Agua Dulce, California.
Earth Resources, Inc., November 10, 2006 (Fax Date), Pump Test Results.
Earth Systems Southwest, August 3, 2005, Private water source assessment, 12800 Sierra Highway, Agua Dulce, Los Angeles County, California.
James M. Montgomery, Consulting Engineers, Inc., February 1982, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Agua Dulce/Mint Canyon Hydrogeologic Investigation.
James M. Montgomery, Consulting Engineers, Inc., December 1981, Groundwater resource study, Agua Dulce and Mint Canyon, Los Angeles County, California, Phase 1 Mint Canyon Hydrogeologic Investigation.

Remarks:

The CUP is recommended for approval from a geotechnical standpoint for the following reasons:

1) The pump test conducted demonstrates that there should be no measurable effect to adjacent and nearby wells at the pumping rate proposed by the project. The maximum drawdown observed during the pump test was 5 feet, which may not be sufficient to result in an observable drawdown beyond a radius of more than a few tens of feet. However, the maximum allowed pumping volume of 40,000 gpd (per the CUP) translates to a pumping rate of about 28 gpm, which is lower than the 36-40 gpm pumping rate during the test. Therefore, the data presented by the consultants suggests that pumping of the volume proposed should not impact nearby wells. Additionally, the radius of influence of the drawdown cone can be expected to be independent of ground water elevation; therefore, these conclusions should apply during periods of drought.

2) The consultant concludes that the proposed project will have no negative impact over the long term, and the data provided supports this conclusion. The methods of analysis used included those provided in the above-referenced J.M. Montgomery reports that had been accepted by the County.

However, the cumulative departure curve / precipitation / ground water chart included with the ERI report suggests that ground water within the basin responds to precipitation. Therefore, during periods of drought ground water levels will drop. This has occurred in several times in the past, as depicted on the chart, and will continue to occur in the future.

Recommendations:

The following condition is recommended for approval of this project:

The applicant shall provide regular reporting of water usage to ensure compliance with the maximum pumping volume specified in the CUP.

Note: If any additional information is received that may materially affect these conclusions and recommendations, that information will be considered.

Prepared by _____ Reviewed by _____ Date 4/16/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form06.doc
5/12/03

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: July 6, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-00055

LOCATION: 12800 Sierra Highway

☒ The Fire Department has no additional requirements for this permit.

☐ The required fire flow for this development is ____ gallons per minute for _ 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 __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☐ **Comments:** _____

☐ **Location:** _____

☐ **Access:** _____

☐ **Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

Co.CUP 04/04

COUNTY OF LOS ANGELES
Public Health

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

JOHN SCHUNHOFF, Ph.D.
Chief Deputy Director

Environmental Health
Terrance Powell, R.E.H.S.
Acting Director of Environmental Health
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.lapublichealth.org

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

RECEIVED
MAY 29 2007

May 23, 2007

Kim Szaley
Zoning Permits I Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, California 90012

Re: **Project No. R2005-00055, 12800 Sierra Highway, Agua Dulce**

Dear Mr. Szaley:

This is in response to a request from your department regarding the Department of Public Health's (DPH) concern regarding the Conditional Use Permit hearing for the property at 12800 Sierra Highway, Agua Dulce, California.

As discussed in a telephone conversation with Alfonso Medina, Director, Environmental Protection Bureau, on May 16, 2007, the DPH is not opposed to a hearing for Roy Ramey's Project No. R2005-00055.

However, the DPH still does not have any records to show that the unapproved well at the above address was constructed under permit from this Department and is in conformance with the requirements of the California Well Standards. We are unable to recommend approval of the use of this well until it has been brought into compliance with the California Well Standards and the standards of Environmental Health. This includes laboratory analysis of the water after all construction work according to the bacteriological and chemical requirements of the California Code of Regulations, Title 22.

In a telephone conversation of May 15, 2006, with Mr. Joe Cota, representative for Roy Ramey, Mr. Medina indicated Mr. Cota informed him, the current well in question at 12800 Sierra Highway, Agua Dulce was not going to be used and would eventually be properly decommissioned. A new well in close proximity to the unapproved well would be built in conformance with all requirements including a permit with Environmental Health.

If the current unapproved well in question is decommissioned or brought into compliance and/or a new well is built in compliance with all requirements before a CUP is issued, DPH would not oppose a CUP hearing.

If you have any questions regarding the above, please contact Alfonso Medina, Director, Environmental Protection Bureau at (626) 430-5280.

Very truly yours,

Terrance Powell, R.E.H.S.
Acting Director of Environmental Health

TP:am

c: Alfonso Medina
Richard Wagener
Swati Bhatt
Joe Cota

PROJECT NUMBER
R2005-00055-(5)

CASE NUMBER
CONDITIONAL USE PERMIT NO. 200500005-(5)

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: August 1, 2007

SYNOPSIS: The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 40,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by the non-adjudicated Mint Canyon aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. The total number of parties using the aquifer, in addition to the applicant and the Sleepy Valley Water Company, is not known.

Findings

1. The applicant requests a Conditional Use Permit to authorize the construction, operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

2. The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

3. Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

4. Access to the site is from Sierra Highway using an unpaved one-way loop driveway.

5. The subject property is zoned A-1-1

6. Zoning surrounding the subject property consists of the following:

   North: C-3 (Unlimited Commercial)

   East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

   South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

   West: A-1-1 and R-3 (Limited Multiple Residence)

7. The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

   North: Mobile Home Park

   South: Vacant

   East: Vacant

   West: Vacant and Residences

8. Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. Certificate of Compliance Case No. 9810 was recorded in October, 1987. Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees. Zoning enforcement staff indicated no new violations were present on the site at the time of this report.

9. The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

   A. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4) The Sleepy

Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. A well draw-down test was done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. Said test was monitored by the Department of Public Works Geotechnical Division and the Department of Health Services. Additionally, a hydro-geological analysis was performed by the applicant and reviewed by the Department of Public Works, Geotechnical Division to further establish whether the proposed use would make negative impacts on other users of the Mint Canyon Aquifer. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,555 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year).

B. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1) The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other or limited local water supply is available. Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The status of the application is unknown at the time of this report.

The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. Evidence provided by the hydro-geologic analysis performed, indicated that the subject Mint Canyon aquifer is prone to direct influence by rainfall, or the lack thereof, indicating that in years of drought ground water levels will drop. The interface of aquifer capacity, the condition and capacity of the nearby Sleepy Valley Water Company wells and the upstream impacts of the subject project, are not fully known at this time.

C. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3) The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and existing residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new residential or commercial construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development, page 2*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

D. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1) The hydro-geologic information provided by the applicant and reviewed by the Department of Public Works, Geotechnical Division, does not establish precisely the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project and during drought years, as the subject aquifer has been determined to be affected by seasonal conditions. In this context, the Department of Public Works, Geotechnical Division has indicated that under normal weather conditions, pumping 40,000 gallons of water per day at a rate of 28 gallons per minute should not impact wells located nearby the subject project. The conditions for the permit proposed include limitations and caps on water pumping based on daily usage and well-water depth measurements.

E. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2) The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area previously using either overdrafted water supplies or lacking other local water sources. The subject Mint Canyon groundwater basin, from

which the project draws water, is subject to overdrafting. In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

10. The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using a one way unpaved decomposed granite loop driveway, an existing pump house located at the north central boundary of the property at Sierra Highway to be either renovated to the satisfaction of the Department of Health Services or decommissioned and relocated 50 feet south as depicted, three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees.

11. According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District. The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

    A. According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres." Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

    B. According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

    C. According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works." The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

12. According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. According to Section 22.24.110 of the County Code, the applicable

development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

13. According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11." Parking spaces shall consist of not less than two standard parking spaces for employees, one maintenance vehicle space, and one tanker truck space, and an additional truck space. The project shall meet these parking requirements.

14. Under normal weather conditions, the project has been determined to make no impacts on the Sleepy Valley community water supply. Under drought conditions, evidence has been provided indicating potential negative impacts by the project on water supply from the Mint Canyon Aquifer. Conditions of approval limit daily and annual pumping quantities and require discontinuance of pumping beyond a defined threshold.

15. Project conditions limit daily and annual pumping quantities and limit maximum well-water depth to eliminate negative impacts to properties using the subject Mint Canyon aquifer.

16. A Department of Health Services well permit is required for the existing well or a new well prior to any use of the well for the water hauling use requested.

17. The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

18. The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities. The applicant's site plan depicts access line of site in compliance with the Department of Public Works line-of-site requirements.

19. The applicant's request meets the burden of proof for a conditional use permit when in compliance with all of the conditions of approval.

20. An Initial Study was prepared for this project. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

21. The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft are the most important factors in this case.

22. In its letter dated May 23, 2007, The Department of Health Services made comments regarding the existing unpermitted well and the process required to either permit said well or permit a new well on the subject site. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development, page 2*, regulations prohibit hauled water for new residential or commercial construction.

23. In its letter dated April 16, 2007, the Department of Public Works, Geotechnical Division made comments regarding the applicant's hydro-geologic analysis reviewed by said Department and made a condition requiring regular water usage reporting to ensure compliance with water use restrictions required by the conditional use permit.

24. Hearing notices were mailed to the applicant and to 83 neighbors within a 1,000-foot radius of the project site on July 19, 2007. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on June 19, 2007. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on June 25, 2007. According to the applicant, hearing notices were posted at the site on June 27, 2007.

25. Staff received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of the 2005 staff report. No additional letters have been received at the time of this report.

26. Eighteen letters and several phone calls have been received opposed to the project at the time of the 2005 staff report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply. No additional letters have been received at the time of this report.

27. In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three

Sleepy Valley Water Company wells went dry. The letter indicated that current wells at that time were not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs. No new information regarding drought conditions and associated impacts to wells using the Mint Canyon aquifer have been received at the time of this report.

28. The project is consistent with the Santa Clarita Valley Area Plan when in compliance with all of the conditions of approval. The proposed use meets existing community needs for hauled water for some users. Potential project environmental impacts to other users during times of drought are mitigated by conditions limiting daily and annual water hauling quantities and restricting the use of water from the subject well to a certain depth beyond which no pumping is permitted.

29. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

30. The results of the hydro-geological analysis provided by the applicant's consultant and reviewed by the Department of Public Works, Geotechnical Division, are sufficient to assess impacts of the project on the overall local community water supply under normal weather conditions. Uncertainty remains regarding project impacts to the subject aquifer during times of drought; therefore, the applicant's compliance with the conditions of approval is required to ensure available water supply from the Mint Canyon aquifer to the community in such times. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time, quality of well performance, and/or unreasonable overdrafting by some users of the aquifer led to the apparent sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

31. The providing of hauled water for existing residential and commercial uses supplied from existing wells permitted by the Department of Health Services may be used for a limited period of time. Staff notes that the subject well is lacking Department of Health Services permit documentation; therefore, the well must be approved by Health Services prior to operation of water distribution and hauling from the subject well.

32. A five-year term is required for the requested conditional use permit due to the uncertainty of a changing water supply and the need to reevaluate compatibility of the project with the surrounding community.

33. The following fees apply:

    A. A document processing fee of $50 and a Fish and Game fee of $1,800, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, is required to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

    B. A cost recovery deposit of $750 is required to cover the cost of five required zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

34. The payment of fees are required within fifteen (15) calendar days of the final approval of this grant.

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

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:

A. The proposed use is consistent with the adopted general plan for the area when all conditions have been met;

B. The requested use at the proposed location 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;

C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and

D. The proposed 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.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.040.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission 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 Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment with compliance to the conditions of approval, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and **ADOPTS** the Negative Declaration associated with Project No. R2006-00055-(5)

2. In view of the findings of fact presented above, Conditional Use Permit No. 200500005-(5) with findings and conditions is **APPROVED.**

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:KKS
6/27/07

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

RECEIVED
AUG 22 2005

Flex your power!
Be energy efficient!

IGR/CEQA No. 050815AL
Proj. No. R2005 and CUP No. 200500005
Water Distribution Facility
Vic. LA-14 / PM 39.85
SCH # 2005081009

August 18, 2005

Mr. Kim K. Szalay
L.A. County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Szalay:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is to authorize the continued operation and maintenance of a water distribution facility using water haling trucks.

Any transportation of water which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 050815AL.

Sincerely,

Alan Lin for

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR AND CHIEF MEDICAL OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
DIRECTOR OF PUBLIC HEALTH AND HEALTH OFFICER

ENVIRONMENTAL HEALTH
ARTURO AGUIRRE, DIRECTOR

BUREAU OF ENVIRONMENTAL PROTECTION
5050 COMMERCE DRIVE
BALDWIN PARK, CALIFORNIA 91706
TEL 626.430.5280
WWW.LAPUBLICHEALTH.ORG/EH

BOARD OF SUPERVISORS

GLORIA MOLINA
FIRST DISTRICT

YVONNE BRATHWAITE BURKE
SECOND DISTRICT

ZEV YAROSLAVSKY
THIRD DISTRICT

DON KNABE
FOURTH DISTRICT

MICHAEL D. ANTONOVICH
FIFTH DISTRICT

POTABLE WATER AVAILABILITY REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT

January 1, 2003

This document provides the guidelines that apply to obtain Department of Health Services ("DHS") approval of availability of potable water to support new development. They are based on the requirements of the Los Angeles County Plumbing Code, Los Angeles County Health and Safety Code, and Title 22, California Code of Regulations.

Should questions arise regarding these guidelines or requirements, please contact the Mountain & Rural / Water & Sewage Program at 626-430-5380.

WATER AVAILABILITY REQUIREMENTS

POTABLE WATER

The Los Angeles County Plumbing Code, Section 218.0 includes the following definition of "potable water":

> "Potable Water - Water which is satisfactory for drinking, culinary, and domestic purposes and meets the requirements of the health authority having jurisdiction."

The DHS Environmental Health Division ("Environmental Health"), acting as the health authority, has set the requirements for potable water. Based on guidance from the State Department of Health Services, Environmental Health has determined that hauled water is not a reliable source of water that is appropriate for drinking, culinary, and domestic purposes. Hauled water does not provide the equivalent level of public health protection or reliability as a permitted public water system or an approved on-site source of supply. Therefore, **hauled water does not satisfy the requirements for potable water for new residential or commercial construction.** For new residential and commercial construction, only public water systems and approved private wells satisfy the requirements for potable water.

Several factors were considered in the determination that hauled water does not satisfy the requirements for potable water, including the fact that the transient nature of the source makes it difficult to adequately regulate.[1] Furthermore, there is an increased risk of contamination of the water during the transfer of the water from the tanker trucks to the on-site storage facilities. Moreover, storage tank systems exposed to routine opening for manual filling, as with hauled water, have been demonstrated to be the source of microbiological contamination. Additionally, the trucks used to haul potable water may be used to haul other materials as well, thereby increasing the risk of contamination.

In the event that an on-site well serving an existing residence goes seasonally or permanently dry, Environmental Health will permit hauled water as the source of potable water for public health protection by providing for a minimum level of water service. In such a case, if the search for additional water by deepening the existing well or drilling a new well is unsuccessful, Environmental Health's policy would permit the homeowner to install a water storage tank and have water hauled from an outside source delivered to an approved storage tank.

---

[1] The County does not have jurisdiction to regulate hauled water suppliers.

SUSTAINABLE WATER

Environmental Health requires that all new development of residential or commercial buildings be provided with an adequate, sustainable supply of water from either a public water system or from an on-site well. Environmental Health has determined that test results which establish a sustained yield of a well which is the equivalent of a continuous flow of three gallons per minute for at least 24 hours are acceptable to demonstrate a sustainable supply of water.

In Section 64215 of Title 22 of the California Code of Regulations, the State Department of Health Services has determined that a well will be considered an adequate source of sustainable water for a "state small water system" if it is demonstrated that it can supply a minimum of three gallons per minute for at least 24 hours for each service connection served by the system. Under state law, the State Department of Health Services has jurisdiction to establish the requirements for a "state small water system," defined as having at least five, but not more than fourteen connections. That jurisdiction does not extend to water supplies for fewer than five connections.

This requirement established by the State Department of Health Services is equally applicable to water supplies for less than five connections. There is no basis upon which to conclude that a lower level of sustainable water would be adequate merely because fewer connections are served. In fact, considering that the standard for a "state small water system" is based upon the understanding that meeting the peak demand on the system can be spread among up to fourteen connections, any variation from this standard for water supplies for fewer than five connections would be higher, not lower, than the standard for a "state small water system."

However, a well yield certified at two gallons per minute will be accepted, provided that a minimum of 1,500 gallons of storage capacity is added to the closed well water distribution system.[2] The yield of a well is to be determined using the test procedures listed on the Los Angeles County Well Yield Certification Form.

APPLICABILITY OF POTABLE AND SUSTAINABLE WATER REQUIREMENTS TO EXISTING, PERMITTED DWELLINGS

The policy prohibiting hauled water as the source of potable water or the policy establishing the standard to determine an adequate source of sustainable water does not apply to existing permitted dwellings that are presently served by an approved storage tank and hauled water or by a well with a yield less than the minimum standard discussed above. Further, this policy will not apply to proposed projects for which a complete building permit application, including sewage disposal plans, was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number.

Proposed substantial improvements to existing permitted dwellings will require evidence of compliance with the standards applicable to new construction. "Substantial improvements" shall be

---

[2] This is in addition to Fire Department requirements for stored water.

defined as any reconstruction, rehabilitation, addition, or other improvement of a single family residence, the cost of which exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term does not include (1) any improvement of a structure to correct existing violations of state or local health or safety code which have been identified by the Building Official or Environmental Health Officer as necessary to assure safe living conditions; (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure;" (3) work requiring permits consisting of the routine maintenance and repair of a single family residence. Previously permitted dwellings which have been destroyed due to fire or declared disaster will be evaluated on a case-by-case basis.

SHARING OF PRIVATE WATER WELLS WITH ADJACENT LEGAL LOTS AND/OR A SECOND RESIDENTIAL UNIT

A Conditional Use Permit ("CUP") involving a public hearing is required to share an existing private water well with an adjacent parcel(s) or to construct a new well proposed to be shared with adjacent parcel(s), whether the project is a single lot or proposed subdivision. An approved CUP is also required to construct a second residential unit or a "senior citizen residence." However, parcels that obtain water from an on-site well will not be required to drill a second well for the addition of a senior citizen residence.

APPROVED WATER SOURCE DOCUMENTATION
NEW CONSTRUCTION

Prior to DHS approving a private sewage disposal system design, the Department must have the following on file :

PUBLIC WATER SUPPLY

- Documentation establishing that the project in question is within the service area of the local public water supply system and piped-in water is available.

ON-SITE WELL

- Well Yield test results from a company legally authorized by the State of California to perform well yield tests, documenting that the well produces a sustainable yield of at least 3 gallons per minute.* If this well is to serve any other property or if it serves more than one single family dwelling, the required well yield will be increased proportionately.

- Bacteriological test results showing the well water meets US EPA drinking water standards.**

SHARED WELL

- Documentation establishing that the shared well has a CUP issued from the Department of Regional Planning and that all necessary rights to water and easements have been

provided and officially recorded.

- Well Yield test results from a company legally authorized by the state of California to perform well yield tests, documenting that the well produces a minimum of 3 gallons per minute* over a specified period of time for each service connection provided by the well.

- Bacteriological test results showing the well water meets US EPA drinking water standards.**

* *2 GPM is acceptable if 1500 gallons of domestic storage is provided on site- per connection.*

** *DHS is unable to collect the water sample for bacteriological testing. It is recommended that complete general minerals, inorganics, and heavy metals analyses be performed on the well water.*

ADDITIONS, REMODELING, AND REBUILDING AFTER DECLARED DISASTERS

Prior to DHS approving the source of water for an addition, a remodel, or a rebuilding of a structure damaged or destroyed by a declared disaster, the following documentation must be on file:

EXISTING PERMITTED STRUCTURES:

If hauled water is the source:

Evidence that a complete building permit application, including sewage disposal plans, for the dwelling was filed prior to January 1, 2003, as evidenced by the Building Plan Check Number, and that the improvement to the property will be less than 50% of the market value of the structure before the start of construction of the improvement.

If a private well is replacing hauled-in water as the source:

A well and well yield test that complies with new construction requirements.

If a public water system is the source and no prior documentation of such is on file:

Evidence of water service from permitted public water company (water bill for said address)

EXISTING NON-PERMITTED STRUCTURES:

A well and well yield test that complies with new construction requirements, or evidence of water service from a permitted public water system (water bill for said address).

REBUILDING AFTER DECLARED DISASTER:

Previously permitted dwellings which have been destroyed due to fire or declared disaster will be evaluated on a case-by-case basis.

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF **SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed 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.

1. REQUESTED USE WILL NOT AFFECT THE HEALTH, PEACE, COMFORT OR WELFARE ADVERSELY OF PERSONS IN THE AREA AS NOT STRUCTURES OR USE ARE PLANNED FOR THE SITE.
2. THIS REQUESTED USE IS NOT MATERIALLY DETRIMENTAL AS NO PHYSICAL PROJECT IS PLANNED INCREASING USE, VEHICULAR CIRCULATION OR STRUCTURES.
3. USE DOES NOT JEOPARDIZE, ENDANGER OR OTHERWISE CONSTITUTE A MENANCE TO PUBLIC HEALTH, SAFETY OR GENERAL WELFARE AS USE DOES NOT INCLUDE DEVELOPMENTS OF THE SITE BEYOND CURRENT USE.

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.

AS NO PHYSICAL DEVELOPMENT IS PART OF THIS USE REQUEST IT FITS WITHIN EXISTING SIZE AND SHAPE OF SITE TO ACCOMMODATE USE.

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

1. THE LONGEST DIMENSION OF THE SITE FRONTS ON A MAJOR HIGHWAY AND NO VEHICULAR TRAFFIC IS GENERATED BY THIS USE REQUEST.

2. SITE IS SERVED BY ADEQUATE POWER FOR THE PROPOSED USE.

STAFF USE ONLY

PROJECT NUMBER: *R2005-00055*
CASES: *RCUP 200500005*
RENV 200500009

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *6/11/07 Revised*

Staff Member: *Kevin Johnson (Kim Szalay)*

Thomas Guide: *4373 A-4*

USGS Quad: *Sleepy Valley*

Location: *12800 Sierra Highway*

Description of Project: *The site plan depicts two existing 10,000 gallon water tanks, each12 feet in height and 16 feet in diameter located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, an existing pump house to be retrofitted or relocated 50 feet south as depicted, access from the south side of Sierra Highway,three truck and two standard parking spaces, and 17 oak trees with no impacts to the trees proposed.*

Gross Area: *7.67 Acres*

Environmental Setting: *Approximately one third of the property including the northcentral and northwestern portion, is flat to gently sloping access and frontage at Sierra Highway and includes disturbed and natural areas including five oak trees and chaparral. The remaining property is hilly chaparral and the remaining 12 oak trees. A blue-line streambed runs through the eastern third of the property running north and south. The community of Sleepy Valley lies to the north and west of the site.*

Zoning: *A-1-1(Light Agricultural-One Acre Minimum Required Area*

General Plan: *Rural Communities*

Community/Area Wide Plan: *Non-Urban 1 (Santa Clarita Valley Area Plan)*

Major projects in area:

Project Number	Description & Status
None	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ Rivers and Mountains Conservancy
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

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

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW:
  Land Development Division
  Traffic and Lighting
  Geotechnical
- ☒ Health Services:
  Environmental Health
- ☐ _____

MPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	*Water aquifer capacity*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	*Well not permitted and not equipped with sanitary seal*
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	*Line of site at access*
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	*Potential harm to existing Sleepy Valley aquifer use*
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *7 (Non Urban Hillside)*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Kevin Johnson (Kim Szalay)* Date: *March 30, 2005 revised 6/13/07*

Approved by: Date: 6/13/07

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Liquefaction & earthquake-induced landslides per SHZ map – reviewed by DPW Geotechnical Division – no further landslide mitigation required*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *DPW Geotechnical Division had no further requirements*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Possible liquefaction – no mitigation required as proposed new pump house construction not impacted by potential liquefaction.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☒	☐	Would the project 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?
h.	☒	☐	☐	Other factors? *Aquifer capacity study reviewed and approved by DPW Geotechnical Division*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Project has a blue-line stream crossing the property subject to potential temporary flooding. No structures are proposed within the potential flood area.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☒	☐	☐	Other factors? *Applicant must obtain a drinking water program permit from the State of California Division of Drinking Water and Environmental Management and a water hauling permit and well permit from the Department of Health Services; existing well is proposed to be renovated or a new well constructed meeting DHS well standards including a sanitary seal. Applicant's project to include aquifer capacity monitoring compliance with conditional use permit conditions.*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (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)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Trucks onsite with unpaved driveway. Decomposed granite is proposed to minimize dust.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Blue-line stream depicted on USGS quad. Streambed is dry throughout the year except for short periods of time during heavy rainfall.*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees are present and will not be impacted by the project.*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Multiple daily truck trips require proper line of site for access design.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *Three truck and two standard parking spaces are provided and meet parking requirements.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *Potential flooding near the access point would not impact safety as no employees stay onsite.*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 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 be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

Project design incorporates adequate line of site for ingress and egress access to and from the site.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Water supply may be inadequate – varies annually and by time of year*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design

Project includes conditional use permit conditions limiting aquifer draw down during times of drought.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site, or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The applicant proposes use of the property for water hauling including hauling of potable drinking water. Water hauling for drinking water use may be defined as a use subject to a conditional use permit (Section 22.24.100, water storage and distribution)*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☐	☒	Would the project physically divide an established community? *The project is nearby and above the Sleepy Valley Water Company wells which share the same aquifer as the proposed project.*
e.	☒	☐	☐	Other factors? *The Department of Public Works Geotechnical Division indicated that the subject aquifer is a flow-through aquifer as the water is not statically stored underground; rather the water is constantly moving downgrade and highly subject to influence by rainfall or drought.*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

The subject conditional use permit conditions require project water pumping to be limited by certain maximum daily quantities and for operations to cease in the event of subject aquifer depletion beyond a certain threshold.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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, 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?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Water supply uncertainties may result in unpredictable local water supply in times of drought in which project water pumping is at or near its maximum level.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

RECEIVED
JUL 25 2007

July 23, 2007

Kim K. Szalay
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Subject: Proj. No. R2005-00055 and CUP No. 200500005
SCH#: 2005081009

Dear Kim K. Szalay:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 20, 2007, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2005081009
Project Title Proj. No. R2005-00055 and CUP No. 200500005
Lead Agency Los Angeles County Department of Regional Planning

---

Type Neg Negative Declaration

Description To authorize the continued operation and maintenance of a water distribution facility using water hauling trucks.

Lead Agency Contact

Name Kim K. Szalay
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6443 **Fax**
email
Address 320 W. Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Cross Streets 12800 Sierra Highway between Mint Canyon and Eastern Avenue
Parcel No. 3214039026
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use Water tanks and pumps / A-1-1 (Light Agricultural - One Acre Minimum Required Area) / Rural Communities

---

Project Issues Water Supply; Cumulative Effects; Water Quality

---

Reviewing Agencies Caltrans, District 7; California Highway Patrol; Department of Conservation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Forestry and Fire Protection; Native American Heritage Commission; Department of Parks and Recreation; Reclamation Board; Regional Water Quality Control Board, Region 4; Resources Agency; State Water Resources Control Board, Clean Water Program; State Water Resources Control Board, Division of Water Rights

---

Date Received 06/21/2007 **Start of Review** 06/21/2007 **End of Review** 07/20/2007

Note: Blanks in data fields result from insufficient information provided by lead agency.

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net

RECEIVED
JUL 12 2007
STATE CLEARING HOUSE

clear
7/20/07
e

July 10, 2007

Ms. Kim K Szalay
Los Angeles County Department of Regional Planning
320 Temple Street
Los Angeles, CA 90012

Re: SCH#2005081009; CEQA Notice of Completion; Initial Study/ Negative Declaration; for **Water Distribution Facility (Two Tanks on 7 + acres)**; Santa Clarita Plan Area near Sleepy Valley/Agua Dulce; Los Angeles County, California

Dear Ms. Szalay:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state's Trustee Agency for Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ http://www.ohp.parks.ca.gov/1068/files/IC%20Roster.pdf The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ Contact the Native American Heritage Commission (NAHC) for:

* A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section: .

- The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE).

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the

NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA Guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: List of Native American Contacts

Correspondence received for 8/17/05
Public Hearing

PUBLIC CORRESPONDENCE IN FAVOR

Public Statement for Roy Ramey
C.U.P. Project Number R2005-00055(5)
For Public Hearing August 17, 2005

RECEIVED
AUG 11 2005

Roy Ramey has lived and worked in the Agua Dulce community for over 20 years. He is the owner of "Rainmaker" water services, provider of water to the greater Agua Dulce community. For many years water has been a hot button issue in this community. Some people have an abundance of water, others apparently do not. The County of Los Angeles has presented studies about the eventual resolution of the problem, but still has many years of hard work in front of them to accomplish this task. That is where Roy Ramey has substantially aided the community.

Water is necessary to the existence of the community. Those who suffer from a shortage of water were obviously issued permits by the County and with their approval built their homes in Agua Dulce. The County understands what the present day water situation is. Thus it is in the best interests of the County to stand by their duty to the needs of the community. One of those duties is to ensure that these property owners and taxpayers have an available source of water as provided by Mr. Ramey's service. Many in the community currently perceive the current position of the County, regarding Mr. Ramey, as contrary to the best interests of the community, by specifically and ultimately forcing people like Mr. Ramey out of business.

Clearly Mr. Ramey's water hauling service is providing a vital and necessary service to the community. Many in the community know Roy and support his efforts to obtain a Conditional Use Permit thus allowing him to continue his work and providing a much needed service of supplying water to those in the community who need it. This is supported by the over 20 letters and a petition submitted with this statement, signed by over 150 adult residents of the community. Therefore to deny Mr. Ramey a permit would in essence be ignoring the voices of a large portion of taxpaying citizens in this community.

It is substantiated from the initial reports from Earth Systems, Inc. hydro-geologists in their report, that Mr. Ramey's use of his "well" is reasonable given the size of the aquifer on his land. In fact the County has indicated to "us" through Mr. Szalay of your offices, that you believe that Mr. Ramey's aquifer is substantial. Further, the initial test results sent to the County from Earth Systems and American Water Well and in our discussions with Mr. Jim Goyich, geologist for Earth Systems indicate, that even at the anticipated use by Mr. Ramey at 50,000 gallons per day it is "highly unlikely to have any significant impact on any of his neighbors".

In fact, Mr. Ramey's protractors represent only a small handful of complainers, who not once before these proceedings attempted to resolve this controversy in an informal friendly manner. They offer no documentation proving whether an issue actually exists. Not one of these individuals at any time has come to Mr. Ramey stating there was a problem or complaining to him about his use of his "well" or his land. Instead they preferred to make baseless allegations about Mr. Ramey in an effort to strike at him and destroy his livelihood. Furthermore, indications are that their "wells" may not even draw from the same aquifer as exists on Mr. Ramey's property.

Public policy demands that the government must protect the rights of all people, but the word "all" represents the majority of those taxpayers and property owners, not a very small vocal minority. In this case, it is every homeowner's right to have water. Mr. Ramey is part of that plan, and provides the community of Agua Dulce water and is thus helping to resolve the water problem here. Of course, Mr. Ramey also respects the rights of his neighbors to have water, but those leveling the complaints have not produced any facts proving that Mr. Ramey is using any more than his reasonable share. In fact, since Mr. Ramey's use of the aquifer has been reduced the water is now gurgling up to the surface on Mr. Ramey's property, and evaporating thus causing a constructive waste. However, when any of these facts were previously presented to the County, they appear to have been overlooked and ignored.

Constitutionally, Mr. Ramey has a right to use his land as he sees best. He further enjoys the right to earn a living in his pursuit of happiness. It would be unconstitutional for the County to deprive Mr. Ramey the use of his land in any lawful enterprise. Mr. Ramey is in full compliance with the State and County, and absent any proof to the contrary Mr. Ramey should be afforded the County's authorization to resume his activities. There has been no evidence provided to our Office, prior to the drafting of this statement, that Mr. Ramey's services have impacted any landowner. In fact, the negative impact statement from the County indicated there was no negative impact from the project. Therefore, Mr. Ramey should be free to use his land and his "well" for the greater good of the community as a whole, and make a reasonable living doing so.

Mr. Ramey's social responsibility however goes beyond this, he is also concerned for all his neighbors' "wells" being preserved and used efficiently, and insomuch if any proof can be substantiated by any neighbor that he is in fact using any share of their water, he will make good in delivering some reasonable amount of water to them, at a price only to cover his costs, but Mr. Ramey wants to be treated fairly, short of this proof of overusing the water he has a right to use, he wishes to continue use of his "well" to help others for their betterment of the community.

As an indication of his willingness to ensure his neighbors are not left without water during a County determined **verifiable emergency**, Mr. Ramey is willing to coordinate water from his "well" for those in need. The details can be worked out for this emergency situation, but it is another indication that Mr. Ramey is socially responsible and concerned for the community and his neighbors.

We therefore request that the board of Regional planning issue the Conditional Use Permit to Roy Ramey in recognition of the facts presented herein, and to serve and protect the community as a whole. Absent any material facts to the contrary, it would be unfair to deny him use of his land or the ability to use his "well", and ultimately deprive water to the community.

Thank you for your consideration.

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. DARREN RUZICKA		10703 SIERRA HWY AGUA DULCE, CA. 91390
2. Darryl Lepre		10544 Bewerth rd. Agua Dulce Ca 91390
3. Stevan Lasky		11265 Darling rd Agua Dulce 91390
4. Moises Luna		26516 Ruether ave - SCV 91750
5. DJ Spears		32001 Trail rd,
6. Zuzana Chmurova		" "
7. Misty Lethbridge	misty lethbridge	11800 Sierra hwy
8. jeff smith	Jeff Smith	11809 Sierra Hwy
9. Danielle Killian	Danielle Killian	12645 W. Sierra Hwy. Agua Dulce 91390
10. Charles Hummel		12645 W. Sierra Hwy Agua Dulce.
11. aleatha burns	Aleatha Burns	28367 sandcyn. SCV.
12. Michael burns		28367 Sandcyn. SCV.
13. Irene Olivas		32.501 Cidar Av
14. Mark Pavey	MARK PAVEY	15525 Sierra Hwy CANYON COUNTRY, CA
15. Paul Pavey		35138 WYSE RD
16. GLORIA ALDAZ		12057 Darling Road A.D.
17. AL ALDAZ		12057 Darling Road A.D.

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. DENISE LaMONICA	[illegible]	30905 MESA GRANDE Rd.
19. PATTI SERGENT		34335 AGUA DULCE Cyn Rd.
20. JEFF CARTER		9462 AGUA DULCE Cyn Rd
21. MEL SPRY	[illegible]	10835 SIERRA Hwy, AGUA DULCE
22. [illegible]	GRADY DAGNAN	34175 Lowry Cyn Rd A.6
23. Ted Wasmundtei	[illegible]	33669 STEELE Av AGUA DULCE
24. ELIZABETH McINTOSH		11800 SIERRA HWY
24. Ceil Hedrick		12027 Darling Rd.
25. JEFF & DONNA SAUFLEY		11861 DARLING ROAD AD.
26. JIM & MARLENE MOOM		31830 FIRECREST RD, AGUA DULCE
27. MARY OWENS		11864 DARLING RD. Agua Dulce
28. MIKE CASTNER		11864 DARLING RD Agua DULCE
29. Ashley Bertolos		32807 Cider St. Agua Dulce
30. Michael E Grabek		31720 DIAMOND VIEW LANE A.D.
31. Louanne R. Grabek		31720 Diamond View Lane Agua Dulce, 91390
32. [illegible]		9661 Swift Ave AGUA DULCE
33. Cali [illegible]		9801 White Fox Ln Agua Dulce 91390
34. Billy Lu		4250 ESCONDIDO Cy Rd 91350
35. Pamela Robson		10718 Mint Cyn Rd 91390
36. Tom Robson		10718 Mint Cyn RD 91390
37. Morgan Piner		33130 ESCONDIDO DR
38. Laurie Dean		33571 Agua Dulce Cyn Rd Agua Dulce CA 91390

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. Roy Ramey	Roy Ramey	33297 Lagunaitas Rd AD
2. Larry Aaron	Larry	30633 Lindsay Cyn. Dr.
3. Bob Hampton	Bob Hampton	19425-B Soledad Cyn Rd.
4. Marilia Caulombe	Marilia Caulombe	11306 Sierra Hwy, Agua Dulce CA 91390
5. Wayne S Bowman	Wayne S Bowman	10868 White Fox Ln Agua Dulce 91390
6. Donna Bowman	Donna Bowman	10869 White Fox Ln. Agua Dulce 91390
7. Rachel Bertelo		32507 Cedar Ave, AD. 91390
8. D.L. Willingham		13727 N Sierra Hwy Agua 91390
9. GARY E. BROWN		7835 Lupine Rd Agua Dulce 91390
10. Katherine M Phelps	Katherine M Phelps	9543 Elaine Dr Agua Dulce 91390
11. Nicole A Phelps	Nicole A Phelps	9543 Elaine Dr Agua Dulce 91390
12. STUART MILLER		14333 Antelope Port Rd Agua Dulce 91390
13. GARY J GOLDSTEIN		8035 Clayvale Rd Agua Dulce CA 91390
14. Joyce Guenther		8035 Clayvale Rd Agua Dulce, CA. 91390
15. Katrina Hill		16423 Vasquez Canyon Rd. Canyon Country, CA 91351
16. M. Hughes		32509 Dorama Ave Acton. 93510
17. Tori Reardman		11650 Darling Rd Agua Dulce CA 91390

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. MIKE PEARLMAN		11650 DARLING RD Agua Dulce Ca 91390
19. STEVE CUMMINGS		3384 ROZIER RD.
20. DAVID EBERLE		11606 DARLING RD.
21. DENNIS TREPANIER		32633 AGUA DULCE CYN RD
22. KARY Lepre		10542 Bedworth Rd Agua Dulce
23 Cecil Hedrick		17027 Darling Rd. Agua Dulce
24. ELLIE LAKS		15825 SIERRA HWY S.C. 91390
24. CHRIS POLLARD		30654 TICK CANYON C.C. 91387
25. Eduardo Moreno		31305 TICK CANYON RD C.C. 91351
26. Anthony De Longis		30668 5/8 Tick Cyn Rd 91387
27. Mary De Longis	Mary De Longis	30668 5/8 Tick Cyn Rd 91387
28. DAVID Tyler		32560 ~~Eagleset~~ Eagleset AVE 91390
29. WILLFLORA		P.O. Box 801886 SANTA CLARITA 91380
30. Rafael Celedon		30660 TICK Canyon
31. Pamela Dodson		10718 MINT CYN Rd Agua Dulce 91390
32. Morgan Pucci		33130 ESCONDIDO DR AGUA DULCE
33.		9905 Sierra Hwy Agua Dulce
34. MELINDA RODRIGUEZ		9905 Sierra Hwy
35. Jim McCutcheon		11800 SIERRA Hwy Ca 91390
36. Lori McLethbridge		11800 SIERRA Hwy Ca 91390
37. JAMES Gates III		13845 Borman
38. GARY Berg		13849 Borman

PETITION FOR ROY RAMEY

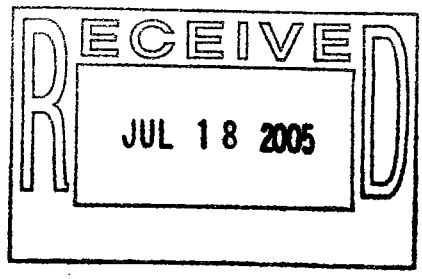
I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. JERRY Gherin		33355 AGUA DULCE CANY
2. Harry Eclebasson		13845 Sierra Hwy Saugus
3. Rita S. Gardner		5460 Hubbard Rd. Acton
4. GAYLEN N. BARTLETT		9610 Escondido Cyn. Rd. Agua Dulce
5. ANTHONY TERSIGNI		34404 MABANA RD. AGUA DULCE
6. TIA CARDILLO		31220 ANTHONY RD AGUA DULCE 91390
7. Cathy Conti		32931 Honawalt Agua Dulce 91390
8. Ed Fregelmann		10841 Erin Way Agua Dulce 91390
9. GARY Stringfield		16438 Vasquez Cyn Rd CC. CA 91351
10. JOHN GAY		30755 WESLEY WAY, CANYON CT CA 91390
11. Alejandro Rodriguez		14743 · SIERRA HWY.
12. Bill DiPietro		30751 Home Cyn
13. Susan Donaldson		30751 Home Cyn
14. MELVIN SPRY		10835 SIERRA HW, AD, CA 91390
15. Lysa Musiol		32722 Wagon Wheel, AD 91390
16. Edward Leonard		32434 EAGLEST 91391
17. Lorraine M. Gideon	Lorraine M. Gideon	31216 Tick Cyn. Canyon Country
18. Greg Gideon	Greg Gideon	31216 Tick Cyn. Canyon Country

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. Carol L. Dingeman		10458 BEDWORTH AGUA DULCE
19. J. Sos		30675 - Linsay.
20. Elva Lopez Duran		30715 Linsay Canyon Rd.
21. MICHAEL GRAHEE	Michael Grahee	31720 DIAMOND VIEW LANE
22. DOUG TURNER		32520 EAGLESET AVE A.D.
23. GARY GARDNER		11313 Darling rd A.D
24. JERRY BROWNING		27848 CROSSPATHAVE
24. LEM JOHNSON		30449 JASMINE VALLEY CC
25. ROY SIMICSON		6485 MARIPOSA BURBANK
26. Mike Fowler		18267 Lost Creek, Saugus
27. [illegible]		9833 Vicuna Rd. Agua Dulce
28. Isidoro Durán		30715 Linsey CYN RD Canyon Country 91351
29. MALEK. BITAR		33355 AGUA DULCE CAYN R.D 91390
30. Mike Olivas		32501 cidar av. Agua dulce Ca 91350
31. Patricia Brewer		33205 Pewter Road Agua Dulce CA 91390
32. LEO ANGELA		34752 Country Rockhole AGUA DULCE 913
33. DANIEL RATZLAFF		13845 SIERRA Hwy AGUA DULCE Ca. 913
34. [illegible]		8811 Huerta Rd Agua Dulce 913
35. SAM CARR JR		33355 AGUA DULCE RD 913
36. [illegible]		12620 SIERRA Hwy 91390
37. [illegible]		30668 Tick Cyn. Canyon Country 91387
38. James C. [illegible]		31001 TICK CYN RD - Canyon Country 91387

LAW OFFICES
OF
JAMES M. BARRETT
8129 Clayvale Rd.
Agua Dulce, CA 91390
Tel: (661)268-1826, Fax: (661) 268-1802



GAR Smith
Certified Law Student

Mr. Kim Szalay
Los Angeles County
Office of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

SENT VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

July 14, 2005

Re: **PROJECT NO. R2005-00055-(5) / CONDITIONAL USE PERMIT CASE NO.200500005-(5)**.

Dear Kim,

Please find enclosed seven (7) more copies of the land use map you requested, which are in addition to the seven land use maps originally submitted with the C.U.P. application in January of this year.

Please also find enclosed for your records a copy of the letter form Alex Garcia to Robert Foltz Head Deputy District Attorney, indicating completion of all corrections of violations referred to the District Attorney's office. Clearly this shows Mr. Ramey's good faith and willingness to cooperate with the demands of the county. However we are still concerned that our client is suffering economic damage because of his inability to use his land and well. We are trying to explain these issues to our client, but obviously, when he has already spent over $20,000.00 to comply with the State and County, and has had his ability to earn income cut off it is difficult to be passively patient.

We are however determined to remain in compliance, in our hope and belief that the County will be fair in evaluating Mr. Ramey's project on its merits. To that end I am also including to you copies of the petition signed by a 114 residents of Agua Dulce, many of whom are not even clients of Mr. Ramey's water business. We are continuing to circulate the petition and I am confident that by the time of the hearing many more names can be added in support of Mr. Ramey's business, which is providing a vital service to our community.

Likewise we appreciate your help in this matter. I would thus appreciate you sending to us your statement of recommendation that you will make to the board, as soon as it comes available, and I in turn will send you our statement and other supporting documentation like the enclosed petition that we want included in the information we present to the board.

Thank you again for your help and cooperation in this matter,

Sincerely,

THE LAW OFFICES OF JAMES M. BARRETT

By: _____
GAR Smith
Certified Law Student

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. JERRY GHELIN		33355 AGUA DULCE CANY
2. Harry E Johnson	Harry E Johnson	13845 Sierra Hwy Saugus
3. Kris S. Gardner		5460 Hubbard Rd. Acton
4. GAYLEN N. BARTLETT		9610 Escondido Cyn. Rd. Agua Dulce
5. ANTHONY TERSIGNI		34404 MABANA RD. AGUA DULCE
6. TIA CARTER		31220 ANTHONY RD AGUA DULCE 91390
7. Cathy Conti	Cathy Conti	32931 Honawalt Agua Dulce 91390
8. Ed Ziegelmayer		10841 Erin Way Agua Dulce 91390
9. GARY STRINGFIELD		16438 VASQUEZ CYN RD CC CA 91351
10. JOHN GAY		30755 WESLEY WAY, CANYON CT CA 91390
11. ALEJANDRO RODRIGUEZ		14743 SIERRA HWY
12. Bill DiPietro		30751 Hume Cyn
13. Susan Donaldson		30751 Hume Cyn
14. MELVIN SPRY		10835 SIERRA HW, AD, CA 91390
15. Lysa Musial	Lysa Musial	32722 Wagon Wheel, AD 91390
16. Edward Leonard		32434 EAGLESET 91391
17. Lorraine M. Gideon	Lorraine M. Gideon	31216 Tick Cyn. Canyon Country
18. Greg Gideon	Greg Gideon	31216 Tick Cyn. Canyon Country

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. Carol A. Dingeman		10458 BEDWORTH AGUA DULCE
19. Jesus		30675 - Linsay.
20. Elva Lozy Duran		30215 Linsay Canyon Rd.
21. MICHAEL GRAHEE	Michael Grahee	31720 DIAMOND VIEW LANE
22. DOUG TURNER		32520 EAGLESET AVE A.D.
23. GARY GARDNER		11313 DARLING rd A.D
24. JERRY BROWNING		27848 CROSSPATHAVE
24. LEM JOHNSON		30449 JASMINE VALLEY C C
25. ROY SIMICSON		6485 MARIPOSA BURBANK
26. Mike Fowler		18267 Lost Creek, Saugus
27. [illegible] Benson		9833 Vicuna Rd. Agua Dulce
28. Isidoro Durán		30715 Linsey CYN RD Canyon Country 91351
29. MALEK. BITAR		33355 AGUA DULCE CAYN R.D 91390
30. Mike OLivas		32501 cidar av. Agua dulce Ca 91350
31. Patricia Brewer		33205 Pewter Road Agua Dulce CA 91390
32. LEO ANGELA		34752 Country Breeze Lane AGUA DULCE 91390
33. DANIEL RATZLAFF		13845 SIERRA Hwy AGUA DULCE 91390
34. [illegible]		8811 Huerta Rd Agua Dulce 91390
35. SAM CARRIER		33355 AGUA DULCE ROD 91350
36. [illegible]		12620 SIERRA Hwy 91390
37. [illegible]		30668 Tick Cyn. Canyon Country 91387
38. James C. [illegible]		31001 Tick CYN Rd - Canyon Country 91387

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Signature	Address
1. Roy Ramey	Roy Ramey	33297 Lagon Vista Rd AD
2. Larry Agron	[illegible]	30633 Lindsay Cyn. Dr.
3. Bob Hampton	Bob Hampton	19425-B Soledad Cyn Rd.
4. Marilia Caulumb	[illegible]	11306 Sierra Hwy, Agua Dulce Ca 91390
5. Wayne S Bowman	Wayne S Bowman	10869 WHITE FOX Agua Dulce
6. Donna Bowman	[illegible]	10869 WHITE FOX IN. Agua Dulce 91390
7. Rachel Bertelo	[illegible]	32507 Cedar Ave, AD 91390 91390
8. L. Willingham		13727 N Sierra Hwy Agua 91390
9. GARY E. BROWN	[illegible]	7835 LUPINE RD AGUA DULCE 91390
10. Katherine M Phelps	[illegible]	9543 Elaine Dr Agua Dulce 91390
11. Nicole A Phelps	[illegible]	9543 Elaine Dr Agua Dulce 91390
12. STUART MILLER		14333 DUFFY PORT RD AGUA DULCE 91390
13. GARY J GOLDSTEIN	[illegible]	8035 Clayvale Rd Agua Dulce CA 91390
14. Joyce Guenther		8035 CLAYVALE Rd Agua Dulce, CA. 91390
15. Katrina Hill		16423 Vasquez Cuyk Rd. Canyon Country, CA 91351
16. M. Hughes		32509 DORAMA AVE ACTON CA. 93510
17. Toni Reardman	[illegible]	11650 Darling Rd Agua Dulce CA 91390

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. MIKE PEARLMAN		11650 DARLING RD Agua Dulce Ca 91390
19. STEVE CUMMINGS		3384 ROZICH RD.
20. DAVID EBERLE		11606 DARLING RD.
21. DENNIS TREPANIER		32633 AGUA DULCE CYN RD
22. KARY Lepre		10542 Bedworth Rd Agua Dulce
23 Cecil Hedrick		12027 Darling Rd. Agua Dulce
24. ELLIE LAKS		15825 Sierra Hwy S.C. 91390
24. CHRIS POLLARD		30654 TICK CANYON C.C. 91387
25. Eduardo Moreno		31305 TICK CANYON RD C.C. 91351
26. Anthony De Longis		30668 5/8 Tick Cyn Rd 91387
27. Mary De Longis	Mary De Longis	30668 5/8 Tick Cyn Rd 91387
28. DAVID Tyler		32560 ~~Eagleset~~ Eagleset AVE 91390
29. WILFLORA		P.O. Box 801886 SANTA CLARITA 91380
30. Rafael Celayon		30660 TICK Canyon
31. Pamela Dodson		10718 MINT CYN Rd Agua Dulce 91390
32. Morgan Pucci		33130 ESCONDIDO DR AGUA DULCE
33.		9905 Sierra Hwy Agua Dulce
34. MELINDA RODRIGUEZ		9905 Sierra Hwy
35. Jay McCutcheon		11800 SIERRA Hwy Ca 91390
36. Jay McLethbridge		11800 SIERRA Hwy ca 91390
37. JAMES GALES TTO		13845 Borman
38. GARY		13849 Borman

Petition for Roy Ramey Cont.

Name (print)	Signature	Address
18. DENISE LaMONICA	[illegible]	30905 MESA GRANDE Rd.
19. PATTI SERGENT		34335 AGUA DULCE CYN Rd.
20. JEFF CARTER		9462 AGUA DULCE CYN Rd
21. MEL SPRY	[illegible]	10835 SIERRA Hwy, AGUA DULCE
22. [illegible]	GRADY DAGNAL	34175 Ramy Cyn Rd A.6
23. Ted Wzomowetti	[illegible]	33669 STEELE Av AGUA DULCE
24. ELIZABETH McINTOSH		11800 SIERRA HWY
24. Ceal Hedrick		12027 Darling Rd.
25. JEFF & DONNA SAUFLEY	Donna Sauffy	11861 DARLING ROAD AD.
26. JIM & MARLENE MOORE		31830 FIRECREST RD, AGUA DULCE
27. MARY OWENS		11864 DARLING RD. AGUA DULCE
28. MIKE CASTNER		11864 DARLING RD AGUA DULCE
29. Ashley Bertolo		32807 Cider St AGUA DULCE
30. Michael E Grabek		31720 DIAMOND VIEW LANE A.D.
31. Louanne R. Grabek	[illegible]	31720 Diamond View Lane Agua Dulce, 91390
32. [illegible]		9661 Swift Ave AGUA DULCE
33. Carl [illegible]		9801 White Fox Ln Agua Dulce 91390
34. Billy Lu		4250 ESCONDIDO CYN Rd 91350
35. Pamela Robson		10718 Mint Cyn Rd 91390
36. Tim Robson		10718 Mint Cyn RD 91390
37. Morgan Piper		33130 ESCONDIDO DR
38. Laurie Dean		33571 Agua Dulce Cyn Rd Agua Dulce CA 91390

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. DARREN RUZICKA		10703 SIERRA HWY AGUA DULCE, CA. 91390
2. DARRYL LEPPE		10544 Dewarth rd. Agua Dulce CA 91390
3. Stevan Lusky		11265 Darling rd Agua Dulce 91390
4. Moises Luna		26516 Ruether ave - SCV 91350
5. DJ Spears		32001 Trail rd.
6. Zuzana Chmurova		" "
7. Misty Lethbridge	misty lethbridge	11800 Sierra hwy
8. jeff smith	Jeff Smith	11809 Sierra Hwy
9. Danielle Killian	Danielle Killian	12645 W. Sierra Hwy. Agua Dulce 91390
10. Charles Hummel		12645 W. Sierra Hwy. Agua Dulce.
11. aleatha burns	Aleatha Burns	28367 sandcyn. SCV.
12. Michael burns		28367 Sandcyn. SCV.
13. Irene Olivas		32.501 Cidar Av
14. Mark Pavey	MARK PAVEY	15525 Sierra Hwy CANYON COUNTRY, CA
15. Paul Daryl Utman		35138 WYSE RD
16. GLORIA ALDAZ		12057 Darling Road A.D.
17. AL ALDAZ		12057 Darling Road A.D.

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

Name (Print)	Name Signed	Address
1. Harry E Johnson	Harry E Johnson	33650 Sierra Vellejo Rd
2 James C. Stately	J. Stately	31001 Tick Cyn. Rd.
3. Gilbert B. Cobb	[illegible]	30209 Canyon Rd SC CA 91390
4. Joseph Wolfe		9339 Frontage R.R.
5. Nancy Cochran		11249 Darling Rd.
6. Cristina Jackson		32045 Corder Rd
7. [illegible]		33929 Domino Hill Rd
8. Regina Wigle		33931 Hanawalt St
9. [illegible]		32801 Hawley Rd.
10. Gary Bow		11536 Darling Rd
11. [illegible]		6124 W Shannon Valley
12. [illegible]		11531 Davenport Rd.
13. [illegible]		13428 ~~[illegible]~~ Wild Country Rd
14. Michelle Worsham		33144 N. Cyn Crest Dr
15. Tom Hayes		646 Martha Ct Lancaster
16. Patricia Brewer		33205 Pewter Rd
17. Michael B. Jones		9618 Hierbe Rd.

Petition for Roy Ramey Cont.

	Name (print)	Signature	Address
18.	SUE TESTERMAN		35502 Vose Rd. A.D.
19.	JENN		33355 AGUA DULCE
20.	Elena Alexander		12625 Sierra Hwy Saugus 91350
21.	Milo Brown		33650 Sierra Valley Rd 91390
22.			35901 12 95 RD 91390
23.			9857 Sierra Hwy 91350
24.	DAN SMITH		33320 KINGSFORD WY 93510
24.	Penny Pollock-Loso		32054 Trail Road 91390
25.	SCOTT DOREMUS		32013 WINDRUSH 91390
26.			36056 VIA ROMERO
27.			32257 Agua Dulce Canyon RD
28.			35131 Robinson Rd
29.	Barbara L Henderson		11717 W. Bedworth Rd., Agua Dulce
30.	Danielle Villian		12645 W. Sierra Hwy
31.	Russell Garson		35675 Pepperwood Lane A.D.
32.	Chris Butler		34271 Lavery Canyon RD
33.			11800 Sierra Hwy
34.			16654 SOLEDAD CYN
35.	Lexolt Lethbridge		118000 Sierra Hwy
36.	Tommie Johnson		11826 SIERRA HWY
37.	Gail Warner		11826 Sierra Hwy
38.	Al & Gloria Alaz		12057 Darling Road

PETITION FOR ROY RAMEY

I/We support Roy Ramey and his application for a C.U.P. from the County of Los Angeles. Roy Ramey is providing a vital service to the community and to deny him the right to supply the community with water would be unjust. We understand that Mr. Ramey uses the water from his well to provide this service, but this is only fair given the fact there is no public water in Agua Dulce and many parts of Acton. Mr. Ramey is providing a source of water, and is adding to the quality of life to many who would not otherwise have adequate production of water from their wells. I/we urge the county to grant Mr. Ramey's C.U.P. We the undersigned do so of our own accord.

	Name (Print)	Name Signed	Address
1.			
2			
3.	Milo Brown	Milo Brown	33650 Sierra Vallejo Rd
4.	M.R WRIGHT	[illegible]	15801 SIERRA Hwy C.C
5.	Amanda Buchan	Amanda Buchan	9100 Sierra Hwy AD
6	Gordon Buchan	Gordon Buchan	9100 Sierra Hwy AD
7.	Jerry Matay	Jerry Matay	15141 SIERRA Hwy AD
8.	RAY PERALTA	Ray E. Peralta	32313 AGUA DULCE AD
9	Linda Mallory	Linda Mallory	7634 Escondido Gard Acton
10.	Pat Riggs	[illegible]	34330 Rocking Horse Rd A.D. CA
11	Gene Walker	Gene Walker	12024 Darling Rd AD
12.	[illegible]	[illegible]	33597 Agua Dulce Rd AD
13.	Don Crouch	[illegible]	33243 Randall Rd
14.	[illegible]	Mary Hoffman	32057 Agua Dulce Rd
15.	CHRIS A CRIVETTI	[illegible]	33015 Lyndall Hwy AD
16.	JOHN E RICHARDSON	[illegible]	11801 Sierra Hwy Agua Dulce 91350
17.	RONN AARON	Ronn Aaron	33571 Agua Dulce Rd AD

Petition for Roy Ramey Cont.

	Name (print)	Signature	Address
18.			
19.			
20.			33944 Agua Dulce Cyn Rd.
21.	Sharon Lowrie	Sharon E Lowrie	10408 Lagos RD Agua Dulce CA 91390
22.	STEVE LOWRIE		10408 LAGOS RD AGUA DULCE CA 91390
23.	Linda Martin	L Martin	33002 Pewter RD, AGUA DULCE 91390
24.	MARIE TUBBS	Marie Tubbs	32530 Alisa Cyn Saton 93510
24.	JOE TUBBS		32530 Alisa Cyn Saton 93510
25.	JAMES DOWN	James Down	30839 DESERT CASTAIC 91384
26.	BEVERLY GAMBINO		21332 LASSEN ST, CHATSWORTH 913
27.	STEVE GAMBINO		21332 LASSEN ST, CHATSWORTH 91311
28.	DAVID Tyler		32560 Eaglesest Ave Agua Dulce
29.	Emma Ridley-Tyler		32560 Eaglesest AVE Agua Dulce
30.	Susan Barlow		32441 Eaglest Agua Dulce
31.	Perry Barlow		32441 Eaglest Agua Dulce
32.	Carol Magnaire		32434 Eaglest Ave Agua Dulce
33.			32571 EAGLESET AVE AGUA DULCE 91390
34.	Phyllis Frisbey		32540 Eaglest AV Agua Dulce 91390
35.			32434 Eaglest Agua Dulce 91350
36	Joel Magnaire		32434 Eaglest AVE Agua Dulce 91390
37.	MITZ RAMLAUR		11690 DARLING RD AD. 91390
38.	Donna Trapanier		32633 Agua Dulce Cyn Rd 91390

RECEIVED
AUG 8 2005

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Perry Barlow

George E. Sack Jr.

12059 davenport road
Agua Dulce, CA 91390

RECEIVED
AUG 4 2005

August 2, 2005

Re: Public Hearing for Roy Ramey August 17, 2005, 9:00 a.m.

James Hartl

Dear Sir:

In short, I need the services of "RAINMAKER" water haulers. I live in Agua Dulce, CA 91390, on about 30 acres of brush covered land. I depend on RAINMAKER for irrigation water, supplemental potable water, and emergency brush fire protection support. Roy Ramey and Rain Maker have for the past five years, provided to me reliable service.

RAINMAKER is among a handful of water truck companies locally supplying water in an environment of friendly competition. These 'Country Folk' compete against each other for business, but are also the first to help each other out in time of need.

It is my belief that RAINMAKER does not have a monopoly among the local Agua Dulce water providers. A competitive balance exists regarding the sale and supply of water in our area. We do not need public water. We need to keep our current system in place to preserve our small town and quickly vanishing rural lifestyle. RAINMAKER and others play a key role in that preservation.

I think I speak for many when I say that we here in Agua Dulce California, feel the relentless assault of inevitable land development. We can see it coming. We hear the rumors of new roads being planned to gut our beloved canyons and sage covered hills. We can see the noxious plumes of diesel exhaust spewing from hungry convoys of scrapers, dozers, and dump trucks. We bristle at the prospect of being inundated by a swarm of suburbanites bent on nesting in our old-fashioned small country town. We do not care about public water. We do not care about public gas and sewers. We enjoy our slower pace of life including all of the so called inconveniences accompanying it.

Yes, water is a major concern. Alas, we have residents in our community with access to large natural water supplies. These residents and local businessmen have the means and the motivation to see to it that our community is adequately supplied at reasonable cost.

Sincerely,

George E. Sack Jr.
30 Year Resident of Agua Dulce

RECEIVED
AUG 8 2005

The Davenport Group
14333 Davenport rd. Agua Dulce Ca 91390
661-250-2552 Office 661-250-4650 Fax

August 3, 2005

L.A County Regional Planning
James Hartl
Room 150
Hall of Records
320 West Temple St
Los Angeles, CA 90012
Case # 200500005-(5)

Dear Commissioners:

I am the owner of Davenport Storage CUP 02-343. We have owned the property since 2002. Our property is located at 14333 Davenport Rd and Sierra Hwy.

Our property lies in the same water table as Mr. Ramey's. We have never experienced a decrease in our water supply. Mr. Ramey has for many years drawn water from his source and should be allowed to continue.

Keeping a small business in place at the expense of no one should be first and foremost. Roy Ramey's business is and has been an important part of this community. Allowing Mr. Ramey to distribute water to long time residents benefits everyone. Closing him down simply directs the business to another company.

Residents in this community moved here years ago to get away from the very system that is now attacking. Developers cannot build without water. Supplying bad wells with water trucks in a rural community is exactly what these people enjoy.

I implore you to grant Mr. Ramey his Conditional use permit for no other reason that it is not a hindrance to anyone including Mother Nature's water table.

Sincerely,

Stuart Miller
The davenport group.

The Davenport Group
14333 Davenport rd. Agua Dulce Ca 91390
661-250-2552 Office 661-250-4650 Fax

L.A County Regional Planning
James Hartl
Room 150
Hall of Records
320 West Temple St
Los Angeles, CA 90012
Case # 200500005-(5)

Dear Commissioners:

I am the owner of Davenport Storage CUP 02-343. We have owned the property since 2002. Our property is located at 14333 Davenport Rd and Sierra Hwy.

Our property lies in the same water table as Mr. Ramey's. We have never experienced a decrease in our water supply. Mr. Ramey has for many years drawn water from his source and should be allowed to continue.

Keeping a small business in place at the expense of no one should be first and foremost. Roy Ramey's business is and has been an important part of this community. Allowing Mr. Ramey to distribute water to long time residents benefits everyone. Closing him down simply directs the business to another company.

Residents in this community moved here years ago to get away from the very system that is now attacking. Developers cannot build without water. Supplying bad wells with water trucks in a rural community is exactly what these people enjoy.

I implore you to grant Mr. Ramey his Conditional use permit for no other reason that it is not a hindrance to anyone including Mother Nature's water table.

Sincerely,

Stuart Miller
The davenport group.

August 1, 2005

James Hartl
LA County Regional Planning
Room 150
Hall of Records
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Hartl,

I have lived in Agua Dulce almost 20 years, and water has always been an issue. Up until 2 years ago my home was directly over the aquifer and we always had plenty of water. But I have always known many who did not. Since I own the hardware store in town, I get to know most of the residents and have always known there are many who are not so fortunate. They have either always had to have water hauled in or for some of them it is a seasonal thing. I now live in an area where there are occasions where water needs to be brought in. Without local water deliverers, I don't know what we would do. It is not practical to pay out of the area water companies to haul it in from outside of our community. I imagine the costs would skyrocket. Not to mention all of the additional truck traffic and noise. I have known Roy Ramey and his company since I bought the hardware store 14 years ago. He has serviced most of my friends and neighbors. He is usually the one most people call first. Since there is such a strong need for his company's services, I cannot imagine why his application would be denied. He is not only a local company but lives here as well. What's wrong with letting us take care of our own?

Patricia Brewer
33205 Pewter Road
Agua Dulce, CA 91390

7835 Lupine Rd.
Agua Dulce Ca. 91390

Gary E Brown

July 28, 2005

Dear James Hartl:

Roy Ramey has been delivering water to me for fifteen years.He has always been dependable. Most of the residents in our community depend on people like Rainmakers. I hope when you and the Regional Planning Commission are considering this CUP you realize how important these sources of water are to our community. Thank You for your consideration.

Sincerely,

Gary E Brown
661 268-8216

George E. Sack Jr.

12059 davenport road
Agua Dulce, CA 91390

August 2, 2005

Re: Public Hearing for Roy Ramey August 17, 2005, 9:00 a.m.

James Hartl

Dear Sir:

In short, I need the services of "RAINMAKER" water haulers. I live in Agua Dulce, CA 91390, on about 30 acres of brush covered land. I depend on RAINMAKER for irrigation water, supplemental potable water, and emergency brush fire protection support. Roy Ramey and Rain Maker have for the past five years, provided to me reliable service.

RAINMAKER is among a handful of water truck companies locally supplying water in an environment of friendly competition. These 'Country Folk' compete against each other for business, but are also the first to help each other out in time of need.

It is my belief that RAINMAKER does not have a monopoly among the local Agua Dulce water providers. A competitive balance exists regarding the sale and supply of water in our area. We do not need public water. We need to keep our current system in place to preserve our small town and quickly vanishing rural lifestyle. RAINMAKER and others play a key role in that preservation.

I think I speak for many when I say that we here in Agua Dulce California, feel the relentless assault of inevitable land development. We can see it coming. We hear the rumors of new roads being planned to gut our beloved canyons and sage covered hills. We can see the noxious plumes of diesel exhaust spewing from hungry convoys of scrapers, dozers, and dump trucks. We bristle at the prospect of being inundated by a swarm of suburbanites bent on nesting in our old-fashioned small country town. We do not care about public water. We do not care about public gas and sewers. We enjoy our slower pace of life including all of the so called inconveniences accompanying it.

Yes, water is a major concern. Alas, we have residents in our community with access to large natural water supplies. These residents and local businessmen have the means and the motivation to see to it that our community is adequately supplied at reasonable cost.

Sincerely,

George E. Sack Jr.
30 Year Resident of Agua Dulce

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Phyllis Fricker
32540 Eagleset Av
Agua Dulce, Ca

to: James Hartl
Hall of Records
320 West Temple St.
LA, CA 90012

Concerning the Conditional Use Permit for Roy Raney to deliver water:

My wife and I live in Tick Canyon and our water is currently delivered by Roy. Neighbors who have tried drilling wells have spent alot of money only to find out the water from the well has boron, arsenic, and other impurities that kill trees other than California Pepper trees and obviously is not good for drinking. In about 3 years the housing tract will be close enough that the developers will give us the option of piped in water. Until then Roy is our source of water and without his permit our lives would be ~~very stressed~~ drastically altered. Please allow his continued help.

Signed: Jim Stately
Joanne Stately

Roy, we will type up a copy of this letter and mail it. Call us before Wed. morning if you want to change it (661) 251-3583 & leave a message. Thank you!

James Hartl
L.A. County Regional Planning
Room 150
Hall of Records
323 West Temple Street
L.A. Ca. 90012

8-8-05

Mr. Hartl,
I have lived in Agua Dulce for about twelve years. It is no secret that we all need water, we can't live without it. Roy Ramey was the first person I met when I moved to Agua Dulce and he has been supplying us with water ever since. I urge you to do everything in your power to help him keep bringing us water, we can't live with out it.

Thank you
Mike Pearlman
11650 Darling Road
Agua Dulce, Ca. 91390

August 08, 2005

To:
L.A. County Regional Planning
Hall of Records
320 West Temple St.
LA, CA 90012
Attn. James Hartle

From:
Chris Burgard
Little Bonanza Ranch
34729 Petersen Rd.
Agua Dulce, CA 91390

RE: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

Roy Ramey and Rainmaker have come to my family's rescue in more than one emergency. As a ranch owner with a well, if it goes down he is the best backup that one can count on.

Once when I was out of town on business my system failed in 110 degree heat. On a day like that your livestock can go down in a hurry. Horses can colic within an hour. Roy was there in a heart beat. No hesitation, no worries.

I have known Roy for over 10 years. I have seen him donate hundreds of dollars worth of service to charities: such as the nationally recognized and locally operated "Inner City Slickers".

Roy is more than a benefit to our community, he is a throwback to the time when being a good neighbor and ethical businessman meant something. Most important to a community surviving in the desert, he is a necessity.

Sincerely,

Chris Burgard

Nicholas Theodoreakeas
33903 Kobe Road.
Agua Dulce California 91390

August 8, 2005

ATTN: James Hart, Room 150 Los Angeles County hall of records

I have been living in the town of Agua Dulce California for about three years now, and have always depended on supplemental water deliveries. Los Angeles county does not provide any kind of direct water service in our neighborhood. Roy Ramey has been my water supplier, and has been available whenever needed. I do not know what I would do without his regular deliveries. The well on my property does not yield enough water. Additionally the water in this area is not at all reliable. If you do not allow Roy to continue supplying water to our community it will create many problems.

Sincerely,

Nicholas Theodorakeas

TIMOTHY E. ROBERTSON
35030 HILLTOP TERRACE
AGUA DULCE CALIFORNIA

Monday, August 08, 2005

ATTN: Los Angeles City/County Regional Planning

I have been a Los Angeles County Resident my entire life, and a city of Agua Dulce resident for ten years now. I have always depended on water deliveries. Los Angeles City does not allow any kind of direct water service. I always use Roy Ramey for my water related needs. My own personal water well doesn't give me enough water. In the event that Roy cannot continue supplying water to our community it will create extreme hardship to myself and many others in the community.

Regards

Timothy E. Robertson

Darryl D. Lepre
10542 Bedworth Road
Agua Dulce California 91390

Monday, August 08, 2005

ATTN: James Hart c/o Department of Regional Planning Los Angeles County

To whom it may concern,

I have been a resident of Agua Dulce for a number of years. As a rural community we depend on water delivery. There is no direct water service in most of our neighborhoods. For the past five years I have been using Roy Ramey as my water supplier, He has been available and on call whenever needed. I don't know what I would have done these past several years without his regular deliveries. My own well doesn't produce enough water to meet my needs. The water table in our area is extremely unreliable. Roy is a valuable resource for our community and losing him will create an extreme hardship on Agua Dulce as a whole.

Thank you

Darryl D. Lepre

August 8, 2005

Re: Roy Ramey

To Whom It May Concern:

I am a resident of Agua Dulce and a customer of Roy Ramey. He has provided us with excellent, reliable service. I don't know what we would do without the water he provides us. Please do not shut his services down. We rely on his water. Your shutting him down would create a hardship on us and others. He is close by and is able to deliver us water immediately when needed. Our horses have broken our water pipes which drained our tank and Roy Ramey was the only service that was able to get us water that day!! Please, please do not shut him down.

Sincerely,

TINA JACKSON
(661) 618-3887

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Mary E Boston

32441 EAGLESET AVE
AGUA DULCE.
CA. 91350

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Carol Weyrnard

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Lex Lethbridge Wagon wheel RD 33287 Agua Dulce CA. 91390

Sincerely,

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

32434 Eaglesest Agua Dulce, Ca

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Karen Stubbs, Trustee
32540 EAGLES EYE AVE
AGUA DULCE, CA.

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

DOUG TURNER
32520 EAGLESET AVE
AGUA DULCE CA 91390

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Glenn Turner

32571 Earlebert Ave
Agua Dulce CA 91390

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

Verena Orepanier

Aldaz Family
12057 Darling Road
Agua Dulce, CA 91390

August 8, 2005

To: James Hartl
Los Angeles County Regional Planning
Regional Planning Commission
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

Re: Roy Ramey dba "Rainmaker Water Company"
Approval of Conditional Use Permit

Dear Mr. Hartl:

Please allow this letter to serve as our support for approval of a Conditional Use Permit to Mr. Roy Ramey, dba: "Rainmaker Water Company".

My husband and I have lived in Agua Dulce for 15 years. While we have been blessed with an adequate supply of water from our well, we know of many neighbors who are not so fortunate and depend upon Mr. Ramey and his water company to deliver water to their homes.

Also, while we do not struggle with the water shortage as some of our neighbors do, we are good stewards of our water supply and utilize Mr. Ramey's services to fill our pool and water our trees. Mr. Ramey's services are vital in that we do not have to use our well water in order to fill our pool or water our trees.

In short, we value the service of Mr. Ramey and support our local water company.

Mr. Ismael Aldaz, Sr.

Mrs. Gloria Aldaz

August 03, 2005

To: L.A. County Regional Planning
Hall of Records
320 West Temple St.
Los Angeles, CA 90012
Attn: James Hartle

Re: C.U.P. for Roy Ramey and "Rainmaker" of Agua Dulce, CA.

Dear Mr. Hartle,

I would like to let you know all know that it is important to me that I have Roy Ramey and "Rainmaker"as a water source since we currently do not have water supplies by a city, county or state agency.

We have a water well that is not able to keep up with the demands during the summer months. Without Roy's water delivery service it would be very difficult to have water deliveries. Roy has always supplied us with excellent service in a timely manner. He provides a needed service to myself, family and neighbours.

Sincerely,

32829 TELLER AVE
AGUA DULCE

SBC Yahoo! Mail

Search the web Search

Welcome, **mariegolds@sbcglo...**
[Sign Out, My Account]

Mail Home | Tutorials | Help

Mail | Addresses | Calendar | Notepad | What's New - Mail Upgrades - Mail Options

Check Mail | Compose | Search Mail | Search the Web

Folders [Add - Edit]
Inbox (43)
Draft
Sent
Bulk (3) [Empty]
Trash [Empty]

Previous | Next | Back to Messages Printable View

Delete | Reply | Forward | Spam | Move...

This message is not flagged. [Flag Message - Mark as Unread]

Date: Mon, 08 Aug 2005 23:29:26 -0700

Subject: Letter for Mr. James Hartle

From: "Mary G. De Longis" <maryg@delongis.com> Add to Address Book

To: mariegolds@sbcglobal.net

To Mr. James Hartle
Los Angeles County Regional Planning

Dear Sir,

I am writing to you on behalf of Mr. Roy Ramey and Rainmaker Service.

As a 7-year resident of Los Angeles County and 3 year residen Canyon
Country, I strongly urge you to approve a Conditional Use Per Mr.
Ramey and his water service.

Mr. Ramey's service is critical for many of the residents of Canyon
community. He has been delivering water to this community for years,
including the 3 years my husband and I have been here.

We moved into our house on the top of Tick Canyon Road in Jul
after a long search to find anything that we could afford. It dream
home and we invested our entire life savings into the purchas
property. When we bought it, we were informed that there was
delivery service that we could rely upon for our needs. And t been
no problem with that - until now.

This water delivery service is absolutely essential to our ma our
home. Without it, we would suffer an extreme hardship - both and
physical, having to invest in a water truck, find usable spac it,

and have to spend long periods of time hauling water.

We live in a high-fire zone - a problem not only for us but a the
residents that live in the subdivision below us. When we move invested in a 4,000 gallon water tank to support the 1,500 ga already here. Mr. Ramey's water service is the only way to ge water we
need

We understand that Mr. Ramey is in compliance with his well, overdrawing the water resources of his aquifer. We have histo used
less than 4,000 gallons of water every 6 weeks and plan on co that
water use pattern. That is less than 96 gallons of water a da our
needs (2 humans, 1 dog, 2 horses and 5 acres). Consider the f statistics: the average shower uses 1.5-3 gallons of water pe the
average bath requires 20-30 gallons of water; the average toi requires
1.5 gallons per flush. The average PERSON in the United State gallons of water. Considering that we use less than half the person,
I think we are using this water wisely.

We live 3 miles from the nearest city water and the nearest f hydrant. We
live about 1000 feet above the nearest water source and subdi Our
access is a dirt road that the local residents pay and work o personally to
maintain. The city isn't bringing water up to us any time soo IF we
could afford city water service, which we cannot. In return f property
taxes we pay, the county doesn't maintain our road in driving why
should we think that they will bring us water?

As a resident and educator in Los Angeles County, I would lik believe
that my voice will be heard and that I as a person and reside I am
a rural resident - not actually part of Santa Clarita nor Agu Public
water service to either of those communities will do NOTHING our
needs. Any change in the service and we will be "left out to

As a university instructor in Environmental Science, I know h precious and
essential to life water is. As a result, we and most of our n use it
conservatively. We have no lawns; instead, what property that cleared
for fire control is left to grow with native plants. We don't

cars
on a regular basis. We don't wash sidewalks or driveways. We in
front-loading water-conserving washing machine. We collect gr from
our shower and sinks for our trees. We use a low-flow shower a
flow cut-off switch for showering. For our horses, we use aut waterers
to reduce loss by evaporation. In short, we don't waste water

I wish I could say the same for the average Californian livin
suburbs. On a regular basis, I see individuals in the nearby subdivision
watering non-native grass, washing their cars, rinsing off th driveways
and playing in sprinklers.

The reality in Los Angeles County is that growth here is expl there
is no clear, sustainable plan for the future. We see developm
further out every day - in an unsustainable fashion. Water is in
Southern California and to continue with the current growth p unabated
will only increase the water shortage in Los Angeles county - alleviate
it. Further urbanization decreases the amount of water that c the
aquifer, increases water runoff and leaves fresh water to run
drainage systems to the ocean. High-density populations in wa
regions only compound the problem and lead to long-term water and
coastal pollution.

We are the kind of residents that Los Angeles County needs to
ever-increasing water bind in which the county finds itself. respect
our needs and grant Mr. Ramey his Conditional Use Permit. We continue
to respect that consideration and use our water wisely - all residents
who love our state should do.

Dr. Mary Gallien De Longis
30668 5/8 Tick Canyon Road
Canyon Country, CA 91387

Delete | Reply | Forward | Spam | Move...

Previous | Next | Back to Messages Save

Check Mail | Compose | Search Mail | Search the Web

Copyright 2005 © Yahoo! Inc. Privacy Policy | Terms of Service | Send Feedback | Help

Correspondence received for 8/17/05
Public Hearing

PUBLIC CORRESPONDENCE OPPOSED

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, CA 91386-7721

RECEIVED
JUL 28 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

Sleepy Valley Water Company would like to voice strong opposition to Project No R2005-00055/Conditional Use Permit Case No. 200500005, which allows the operation and maintenance of a water distribution facility 0.20 miles from our community wells.

We are a community-owned water utility has been providing water to 60-70 homes in the community for more than 100 years. We are very interested in preserving the short and long-term water supply in the community. Four years ago, we began the lengthy process of applying for water rights to appropriate from the "underflow" of Mint Canyon Creek in an area directly downstream of 12800 Sierra Highway.

We voice strong opposition to this project for the following reasons:

Conditional Use Permit Case—Burden of Proof A.1. The requested use at 12800 Sierra Highway will adversely affect the welfare of people residing in adjacent Sleepy Valley. During the spring and summer of 2004, multiple daily truck loads of water were exported from the site, 12800 Sierra Highway. In May of 2004, our wells, which are located 0.20 from 12800 Sierra Highway and serve Sleepy Valley, went dry for the first time in the history of the Water Company. We had to truck in water at the rate of six to eight truck loads a day (of 24,000 to 32,000 gallons a day) and increase our rates substantially. The winter rains have not replenished the well as expected. This project would be disastrous for our water situation.

Conditional Use Permit Case—Burden of Proof A.2 The requested use at the location will be materially detrimental to the valuation of property of persons in Sleepy Valley. With water rates raised and no water, the value of homes will fall.

Hazards: Noise The project will generate noise from multiple truck trips daily in a residential and equestrian area.

Resources: Air Quality The project will generate dust from continuous use of an unpaved driveway.

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, CA 91386-7721

Services: Traffic/Access Sierra Highway is a secondary route between Santa Clarita and Lancaster with a high number of traffic accidents and fatalities. The project will generate an increase in truck traffic and most likely an increase in accidents and fatalities.

Services: Utilities Last year, the water supply in the area was inadequate. This would place a significant additional strain on the water supply.

Agua Dulce Community Standards District The Standards protect the "secluded rural character of the community," which is threatened by this project, a commercial venture. The standards also serve to "avoid the premature need for costly linear service systems such as sewers and water systems." Clearly, if the community wells go dry, the standards have not been upheld as the community will need to negotiate another water source.

In conclusion, Sleepy Valley Water Company feels that the project would have substantial adverse effects on the community. We would like the Department of Regional Planning to halt development of this project.

Sincerely,

Kathy Sloan
Stephanie Anagnoson
Debbie Pressly

Sleepy Valley Water Company Executive Board
Kathy Sloan (661) 251-6095, president
Stephanie Anagnoson (661) 252-6473, vice president
Debbie Pressly (661) 251-7238, secretary

August 3, 2005

Millie Jones, Deputy for Michael Antonovich
23920 Valencia Blvd., Suite 265
Santa Clarita, Ca. 91355

Re: Project No. R2005-00055/Conditional Use Permit Case No. 200500005

Dear Ms. Jones:

We received notice of a public meeting regarding the referenced CUP. We are residents nearby and own the well that is located directly south of the projected water distribution facility. ~~We firmly oppose this permit being issued.~~

- We have seen an illegal residence being put there which was reported and legally removed
- We have seen a pipeline being constructed from the well up the hill behind the property over DWP property which was reported and work stopped
- We have seen eight to twelve trucks a day being filled with water, which in turn had ***greatly depleted*** the amount of water that our wells can produce.
- We have seen the traffic on Sierra Highway backed up due to these water trucks
- Noise level has risen significantly

Unfortunately, we will be out of town on August 17, 2005 and will be unable to attend the meeting. We purchased our property 22 years ago and whereas the area has built up with additional homes and families, the overall ambience has remained. This project, however, should be limited to an industrially zoned area. The owner has consistently broken the law and has absolutely no concern for the aquifer he is depleting nor the neighbor's very welfare he is endangering.

Thank you for your help and consideration in this matter.

Sincerely,

Carole L Wallace

Terry and Carole Wallace
33515 Steele Avenue
Saugus, Ca. 91390

T S Wallace

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 3 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

EDWARD H. &
EDWENE S. JOHNSON
13167 RESERVOIR AVE
AGUA DULCE, CAL.
91390

RECEIVED
AUG 4 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

13209 CHRISCO ST
Sleepy Valley

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

Re: Project # R2005-00055 (conditional use Permit Case # 2005-00055)

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Mrs Juanita King

Note - Have been a resident here since 1959.

Address - 13116 Reservoir Ave
Sleepy Valley 91390-2716

Millie Jones, Deputy for Michael Antonovich
23920 Valencia Boulevard, Suite 265
City of Santa Clarita, CA 91355

July 27, 2005

RE: Project No. R2005-00055/Conditional use Permit Case No. 200500005

Mark And Tricia Sturdefant
13159 Chrisco Street
Agua Dulce, CA 91390

Dear Ms. Millie Jones:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to **Project No. R2005-00055/Conditional Use Permit Case No. 200500005** for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above-mentioned conditions involving lack of water, increase in traffic, noise and dust this project will have a negative impact on property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Mark Sturdefant And Tricia Sturdefant

Jon and Katherine Sloan
13060 Chrisco Street
Agua Dulce, California 91390

RECEIVED
AUG 1 2005

29 July 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, California 90012

Dear Sir or Madam:

We are residents of the small community of Sleepy Valley and members of the Sleepy Valley Water Company. We are appalled by the prospect of Los Angeles County accepting Project No. R2005-00055. The Sleepy Valley Water Company is a small, nonprofit, community corporation with the mission of providing water for its members. All of the water for our community comes from two wells which are located at the corner of Sierra Highway and Steele Avenue. The proposed project would be a commercial water well about 0.1 mile upstream from our wells. During the spring and summer of 2004 the project applicant pumped a large amount of water from this well into unlicenced water trucks. During that same time our community wells went dry. It is horrifying to us that the County of Los Angeles is willing to reward this applicant with a permit when he was at least a part of the reason why our wells went dry last summer. If this project or others like it are allowed to go through Sleepy Valley Water Co. may have to buy water continually, impoverishing the water company and all the residents. This project will also increase the amount of traffic on a section of Sierra Highway which already has a high number of accidents and fatalities, and it will increase the amount of noise and dust in our community. For all of these reasons this project will have a negative impact on the property values of everyone in the community, decreasing the value of our most important asset so that the applicant can make a profit.

As residents of this community we are very concerned about this potential, commercial facility and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Jon and Katherine Sloan

Jon and Katherine Sloan

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Darla Buchalla

Resident of Sleepy Valley - 15 yrs
13178 Reservoir Ave.
Agua Dulce, CA
661-257-8144 / home
661-406-0360 / cell

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 8 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

James R. Paschall, Jr.
13238 Reservoir Ave.
Agua Dulce, CA 91390
(661) 250-2568

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Denise March-Jens

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

WILLIAM RUFFINO 8/6/05
13122 RESERVOIR AVE
AGUA DULCE, CA
91390
661 299 4192

RECEIVED
AUG 8 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Sheila E. O'Shea

SHEILA E. O'SHEA 8/6/2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 9 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Dana Summers

Dana Summers
13224 Chrisco
Agua Dulce, Ca. 91390

Tim & Sheryl Hutson
13006 Sierra Highway
Agua Dulce, California 91390

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Timothy W. Hutson
&
Sheryl Hutson

August 8, 2005

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No. R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for our community for almost 100 years. These are our only source of water. Last year due to the illegal operation and overuse of the water distribution facility at 12800 Sierra Highway, our wells ran dry. As a result we had to truck in our water, which caused for our water fees to rise and in turn caused undue burden to all of the people in the water company. Plus several of the other wells around the community were also affected. We are barely recovering from this incident.

2. This project is a commercial facility in an area with a high number of accidents and fatalities, which I believe will cause more additional traffic problems.

3. Another concern is the environmental effect that this project will do to our community such as noise and dust pollution due to multiple daily trips and use of an unpaved driveway.

4. Finally but not the least, this project will have a negative impact on our property values due to the reasons aforementioned above.

In conclusion, as a resident of the area, I am highly concerned about this potential project not only because of the reasons I have mentioned above but also of the long term impact that this project will do to our community. I request that the Department of Regional Planning do a thorough investigation and evaluation of this project and make the right decision, in not allowing this project to move forward.

Very truly yours,

Josephine Robinson
13046 Sierra Highway
Agua Dulce, CA 91390-2721

RECEIVED
AUG 9 2005

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely, Paul A. Minitello

PLEASE DON'T ALLOW THIS PERSON TO DO THIS TO OUR COMMUNITY!

Mr. Paul A. Minitello
13169 Reservoir Ave.
Santa Clarita, CA 91390

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 9 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a customer of the Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

Jim Geezil

Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Template Street
Los Angeles, CA 90012

RECEIVED
AUG 9 2005

Dear Department of Regional Planning:

As a resident of Sleepy Valley and a member of Sleepy Valley Water Company, I am opposed to Project No R2005-00055/Conditional Use Permit Case No. 200500005 for the following reasons:

1. We have two wells that have provided water for almost 100 years. These are our only source of water and ran dry last summer. This project will have a negative impact on our water supply.

2. This project is a commercial facility in an area with a high number of accidents and fatalities and will cause additional traffic.

3. This project will increase the amount of noise and dust in the community because of multiple daily trips and use of an unpaved driveway.

4. Because of the above mentioned conditions involving lack of water, increase in traffic, noise, and dust, this project will have a negative impact property values.

In conclusion, as a resident of the area, I am highly concerned about this potential project and request that the Department of Regional Planning does not allow this project to continue.

Sincerely,

John Summers
13224 Chrisco
Agua Dulce, Ca. 91390

PUBLIC CORRESPONDENCE
OTHER

Earth Systems
Southwest

9253 Hermosa Avenue, Unit C
Rancho Cucamonga, CA 91730
(909) 484-5455
FAX (909) 484-5995

August 9, 2005

File No.: 50098-01
05-08-754

Mr. Roy Ramey
8129 Clayvale Road
Agua Dulce, California 91390

Project: 12800 Sierra Highway
Agua Dulce, Los Angeles County, California

Subject: **Private Water Source Assessment**
Aquifer Conditions Summary

Dear Mr. Ramey:

At the request of Gar Smith of The Law Offices of James M. Barrett, Earth Systems Southwest is writing this letter of summarizing the aquifer conditions for the well owned by Mr. Roy Ramey. The information presented herein is contained in our report issued on August 3, 2005 entitled "Private Water Source Assessment, 12800 Sierra Highway, Aqua Dulce, Los Angeles County, California" document number 05-07-721.

Water produced by the Ramey well comes from an alluvial aquifer located in the center of Mint Canyon. The aquifer extends up Mint Canyon and neighboring canyons northeast of the site, and continues down the canyon along the Santa Clara River and associated tributaries. The alluvial aquifer covers an area of approximately 1,500 acres upgradient of the well and recharge occurs in an area of about 5,000 acres to the north and east of the well. The total thickness of the aquifer near the well is estimated at 80 feet (Alleman, 2005) with a saturated thickness of about 65 feet at the time of our depth-to-water measurement. We estimate that the groundwater gradient (0.004 ft./ft.) is about the same for the site area, flowing west-southwest along the gradient of the valley. The width of the aquifer as measured perpendicular to the gradient is about 1,000 feet near the site.

Specific yields (the amount of water that will drain from the aquifer by gravity) for alluvial aquifers are estimated between 9 and 19 percent (Slade 2002). Aquifer testing within the alluvium suggests that transmissivity values (the amount of water that can be transmitted by an aquifer, horizontally, through a unit width given a unit head gradient) range between 50,000 to 500,000 gallons per day per foot (Santa Clarita Valley Water Report, 2002).

Mr. Ramey operated a bulk water distribution business with water from the subject well up until the summer of 2004. Water reportedly has not been produced from the well since last summer. During the operation of the business, between 8 and 10 loads of water (totaling about 40,000 gallons) a day were transported to local customers. No evidence of a significant reduction in recharge was observed over time (Ramey, 2005). ESSW did not uncover any evidence to suggest that the level of usage and production in the past has affected the recharge of the well from the aquifer upgradient of the site.

If you have any questions regarding the information contained in this document, please do not hesitate to contact the undersigned.

Respectfully submitted,
EARTH SYSTEMS SOUTHWEST

James T. Goyich, PG No. 6325
Senior Geologist

PROFESSIONAL GEOLOGIST
JAMES GOYICH
No. 6325
STATE OF CALIFORNIA

PWS/jg/lk/mr

Distribution: 1/Roy Ramey
2/BD File
1/RC File

Sleepy Valley Water Company, Inc.
P.O. Box 2721
Canyon Country, California 91386-7721

RECEIVED
AUG 9 2005

6 August 2005

Mr. Kim Szalay
Department of Regional Planning
County of Los Angeles
Planning Commission
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Szalay:

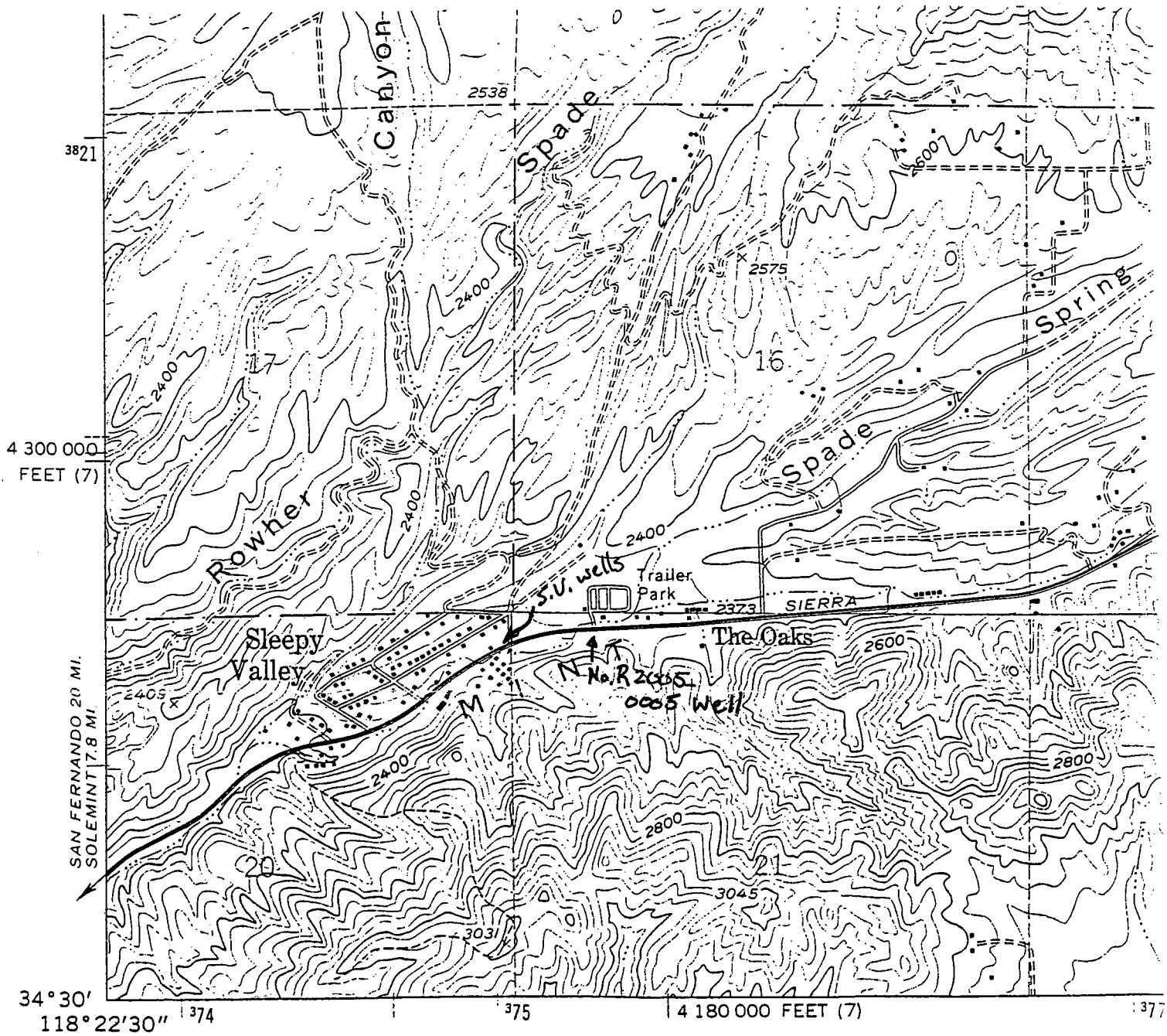
I have enclosed copies of some of the pages of the Sleepy Valley Water Co. Engineering Report dated October 16, 2000. Most of the report is concerned with tank replacement and distribution of piping and is not relevant to Project No. R2005-0005, however I am enclosing those pages which show the plot maps of the community of Sleepy Valley and the extent of the drainage basin which provides water for our wells.

I look forward to meeting you on August 17th.

Sincerely,

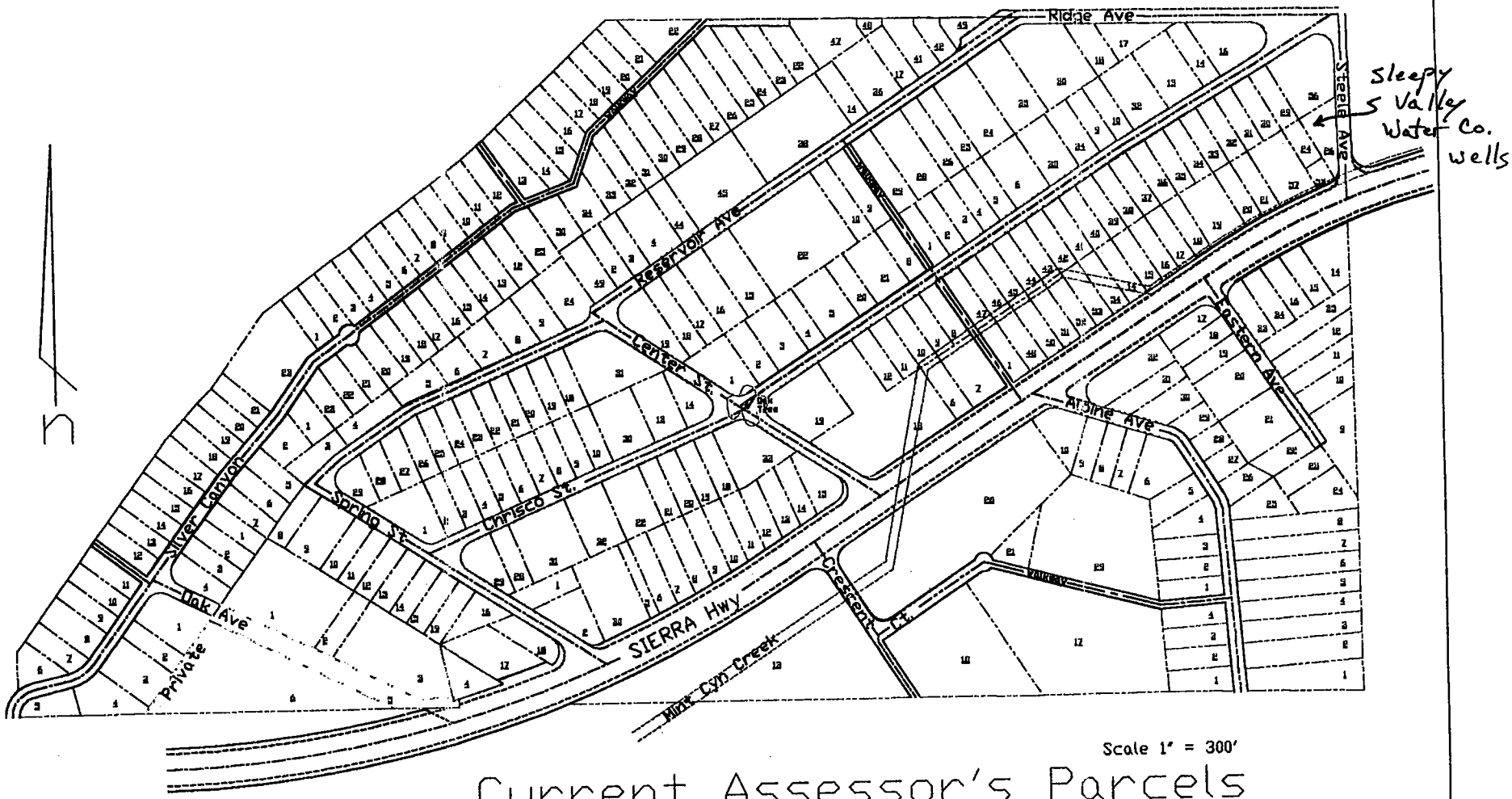
Katherine Sloan
President
Sleepy Valley Water Co., Inc.

Sleepy Valley Water Co. Topo-2D

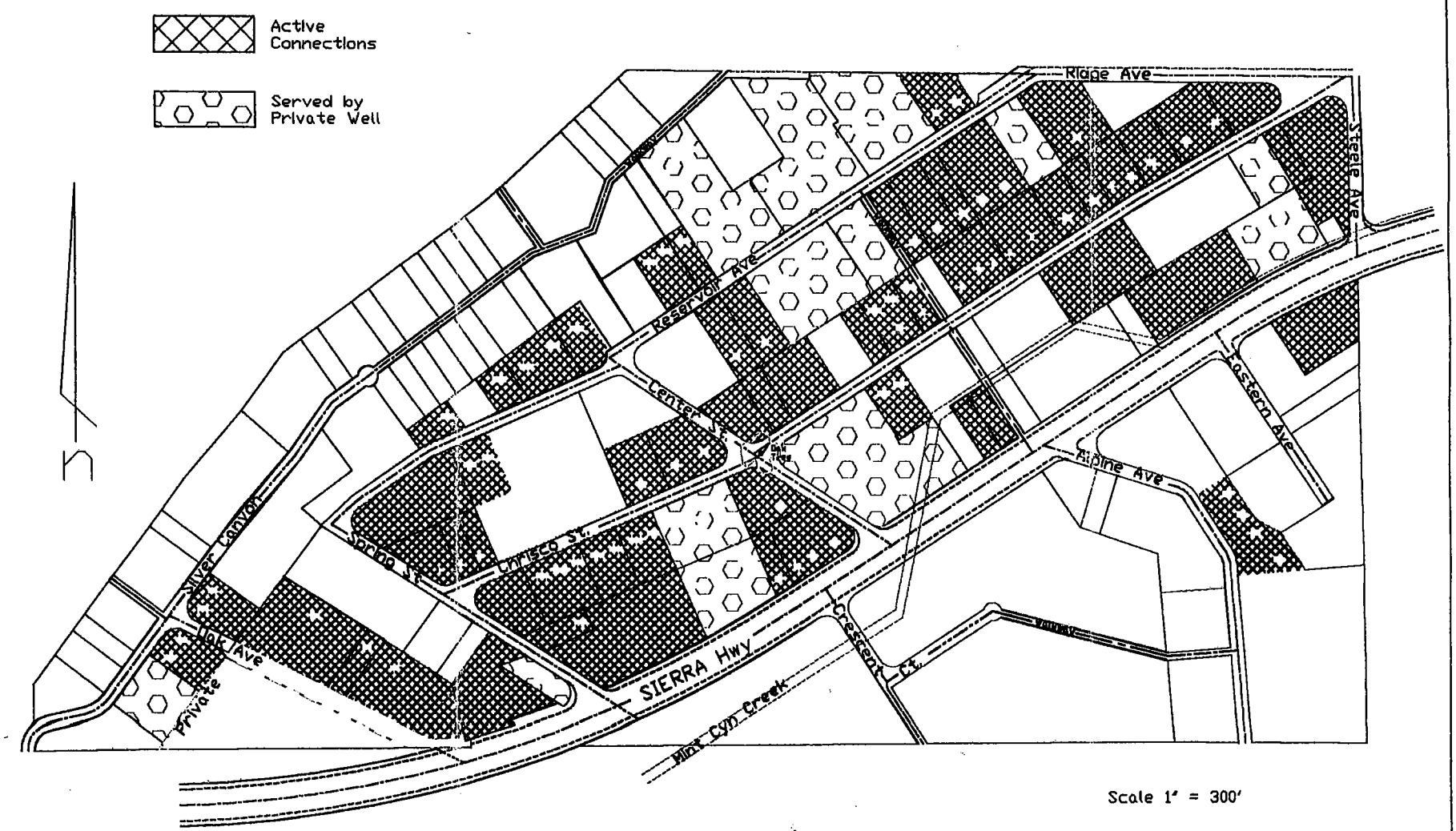


Hansen CONSULTING
6067 Mirkwood Court
Palmdale, California 93551

Phone 661 722 7225
FAX 661 722 1723

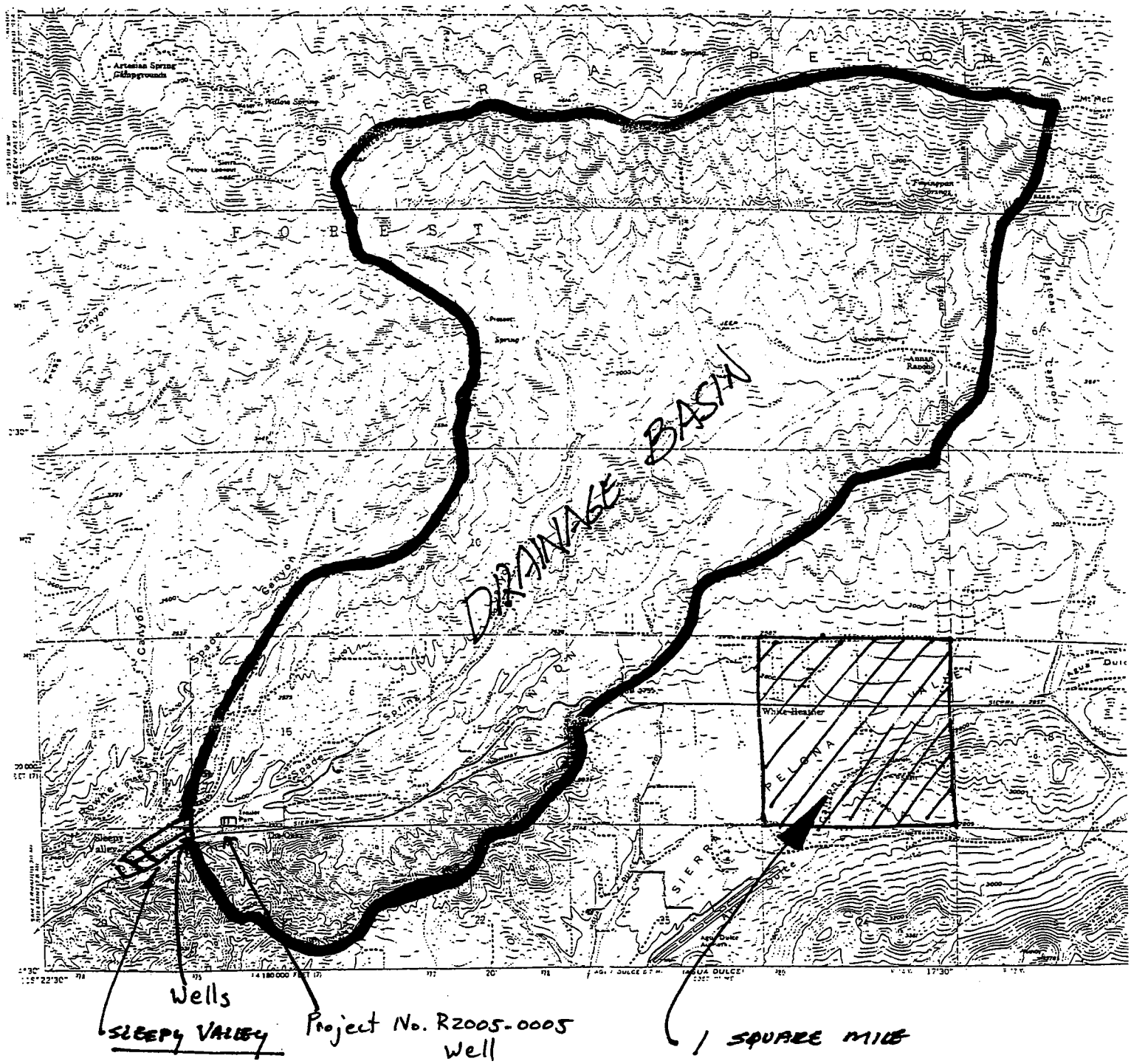


Current Assessor's Parcels



Properties Served by Sleepy Valley, and Properties Served by Private Wells

"Sleepy Valley Drainage Basin"



Hansen CONSULTING
6067 Mirkwood Court
Palmdale, California 93551

Phone 661 722 7225
FAX 661 722 1723

ZONING ENFORCEMENT CLEARANCE LETTER AND COURT ORDER

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

July 11, 2005

Robert B. Foltz, Head Deputy District Attorney
Los Angeles County District Attorney Office
Antelope Valley Branch
42011 4th Street West, Suite 3530
Lancaster, CA 93534

RFS No: 04-0021678/EF040024

Dear Mr. Foltz:

An inspection was conducted at Assessor's Parcel Number 3214-039-026 on Sierra Highway in Agua Dulce and it disclosed that the following violation has been corrected:

1) Water distribution without a Conditional Use Permit.

Accordingly, our zoning enforcement file for the above property is **closed.** Please keep in mind that if the above violation continues on the property, the case will be reactivated and the matter may be referred back to the District Attorney's office.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. Please feel free to contact me if you have any questions. You can reach me at (213) 974-6483 Monday through Thursday, Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Director of Planning

Alex Garcia
Supervising Regional Planner
Zoning Enforcement II

cc: Kim Szalay, Zoning Permits I
Roy Ramey
Jack C. Williams
Gar Smith

MINUTE ORDER
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

DATE PRINTED: 05/26/05

CASE NO. 4AT03765

THE PEOPLE OF THE STATE OF CALIFORNIA
VS.
DEFENDANT 01: ROY WAYNE RAMEY

BAIL: APPEARANCE DATE	AMOUNT OF BAIL	DATE POSTED	RECEIPT OR BOND NO.	SURETY COMPANY	REGISTER NUMBER

CASE FILED ON 06/24/04.

COMPLAINT FILED, DECLARED OR SWORN TO CHARGING DEFENDANT WITH HAVING COMMITTED, ON OR ABOUT 02/06/04 IN THE COUNTY OF LOS ANGELES, THE FOLLOWING OFFENSE(S) OF:

COUNT 01: 22.24.100 LAO MISD - CONSTRUCT FIELD W/O PERMIT.

ON 05/26/05 AT 830 AM IN ANTELOPE VALLEY CTHOUSE DIV A06

CASE CALLED FOR TRIAL SETTING/RESETTING

PARTIES: BRIAN YEP (JUDGE) PAMELA TAYLOR (CLERK)
PAULA J. LAWSON (REP) MARK LEE (DA)

DEFENDANT IS NOT PRESENT IN COURT, BUT REPRESENTED BY GAR SMITH PRIVATE COUNSEL

ATTORNEY GAR SMITH IS APPEARING PURSUANT TO PENAL CODE SECTION 977(A).

MATTER IS CONTINUED FOR TRIAL SETTING FOR 90 DAYS TO ALLOW TIME FOR THE COUNTY OF LOS ANGELES TO CONDUCT A C.U.P. HEARING.

NO FURTHER CONTINUANCES.

WAIVES STATUTORY TIME.

NEXT SCHEDULED EVENT:
09/09/05 830 AM TRIAL SETTING/RESETTING DIST ANTELOPE VALLEY CTHOUSE DIV A07

DAY 00 OF 30

CUSTODY STATUS: DEFENDANT REMAINS ON OWN RECOGNIZANCE.

Correspondence received for 8/1/07
Public Hearing

LAW OFFICE OF
JAMES M. BARRETT
789 Castro Street
Mountain View, CA 94041
Phone (650) 969-3687
Fax (650) 969-3699

Attorney and Counselor
James M. Barrett

Legal Assistants
Gar Smith, Susie Maggio

July 23, 2007

Los Angeles County Regional Planning
Attn: Mark Child
320 West Temple Street, Room 1360
Los Angeles, CA 90012

Re: Roy Ramey Project, Rainmaker Water Haulers Application
Project: R2005-00055 Conditional Use Permit

Dear Mr. Child,

The following provides specific information for review of the permit application and tasks accomplished in furtherance of this application.

1. The Department of Public Works, Land Development Division recommends approval of the CUP per their letter of June 27th, 2007
2. The Department of Public Health is not opposed to the issuance of the CUP on the sole condition of the well being in compliance. State in a letter dated May 23, 2007.
3. The Department of Public Works, Geotechnical Division recommends the CUP approval following well testing and evidence indicates that there is no measurable effect on nearby wells. Stated in their letter dated April 16, 2007.
4. Fire Department approved the CUP request in letter dated July 6, 2005.
5. Earth Resources Inc. report of measured draw down test refuting all complaints related to well capabilities and potential for impact on neighboring wells. No impact noted as stated in report dated January 9, 2007.
6. Proof of a Water Hauler License has been issued by the State of California.
7. Annual water quality testing done per requirements of the State's Water Hauler License over the past 4 years indicates the well water meets or exceeds Federal drinking water standards.

All of the County of Los Angeles Department's reports detailed above provide a clear path for the issuance of the CUP to Mr. Ramey. Applicant has considered all prior letters submitted, and has ensured that every complaint or concern was addressed and resolved concretely with data and detail. The above reports provide more then sufficient scientific, geological, environmental and practical evidence to support the issuance of the CUP. If you have any questions, do not hesitate to contact me directly.

Best Regards,

James M. Barrett

James M. Barrett
Attorney for Applicant, Roy Ramey

Roy Ramey
33297 Wagon Wheel Road
Agua Dulce, CA 91390

July 25, 2007

Los Angeles County Regional Planning
Attn: Mr. Mark Child and Regional Planning Commission
320 West Temple Street, Room 1360
Los Angeles, CA 90012

Dear Mr. Child and Planning Commissioners,

I am the owner and operator of Rainmaker Water, a small water delivery business located in Agua Dulce, CA. In a region of northern Los Angeles County between Canyon Country and Palmdale, city water is unavailable and residents must obtain water from either a well or from private water-holding tanks which, of course, must be refilled as necessary. I have the capability of filling a 4000 gallon water tank with a single truck load. Therefore, I provide a much needed service in my community.

Currently, I have customers in the Agua Dulce area and provide water for as little as 1.2 ¢ per gallon. In general, people use more water during the summer months, and many wells on properties in the higher elevation hillside areas dry up completely and must be supplemented with additional water, which I provide. In many cases, I am the only water-provider in the area that is willing to service some of these customers. For instance, there is an area in Agua Dulce known as Tick Canyon where no other local water trucks will haul due to road conditions. If not for me, these people would not have a water source. Besides being used for household purposes, our water also helps to fulfill fire suppression requirements, especially during the summer and fall fire seasons.

Unfortunately, if I am unable to secure a conditional use permit for my well located at 12800 Sierra Highway, it is likely that I will not be able to continue providing water to customers in the area that rely on my water

delivery services to sustain their residences because my present water source is too far from most of my customers. This reduces my revenue and increases my business expenses in the form of fuel, vehicle maintenance, man hours and delivery time.

I am fortunate to own land with a very good well. Many people in my community are not so fortunate and need a resource for affordable water. My business provides that resource, and I only wish to share the water from my well with those that need it. If I am allowed to utilize the above mentioned well, I will be able to continue doing business and increase my deliveries to those customers that are in much need of affordable water.

I have worked with the County of L.A. Planning department staff for three years and with the use of my representatives, I have met all requirements asked of me by the County.

Thank you for your consideration.

Sincerely,

ROY RAMEY

Rainmaker Water

RPC MEETING DATE August 17, 2005
AGENDA ITEM NO. 9

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2005-00055-(5)

CASE NO. Conditional Use Permit 200500005

CONTACT PERSON: Kim Szalay

- ☒ FACTUAL
- ☒ THOMAS BROTHERS MAP
- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS AND AGENCY CONDITIONS AND COMMENTS
- ☒ APPLICANT'S EXPANDED PROJECT DESCRIPTION AND RESPONSE LETTER
- ☒ BURDEN OF PROOF STATEMENTS
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ PUBLIC CORRESPONDENCE
- ☒ ZONING ENFORCEMENT CLEARANCE LETTER AND COURT ORDER
- ☒ EARTH SYSTEMS SOUTHWEST PRIVATE WATER SOURCE ASSESSMENT
- ☒ SITE PLAN
- ☒ LAND USE RADIUS MAP
- ☒ AERIAL MAP
- ☒ PHOTOGRAPHS

Reviewed By: Russell J. Fricano

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2005-00055
CONDITIONAL USE PERMIT NO. 200500005

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM 9	
PUBLIC HEARING DATE August 17, 2005	

APPLICANT	OWNER	REPRESENTATIVE
Roy Ramey	Roy Ramey	Gar Smith

REQUEST
Conditional Use Permit: To authorize the operation and maintenance of a water distribution facility.

LOCATION/ADDRESS
12800 Sierra Highway, Sleepy Valley

ACCESS
Located between Sierra Vallejo Road and Steele Avenue

ZONED DISTRICT
Soledad

COMMUNITY
Sleepy Valley

EXISTING ZONING
A-1-1 (Light Agricultural-One Acre Minimum Required Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
7.67 Acres	Non-Operating Water Distribution Facility	Rectangular	Hilly

SURROUNDING LAND USES & ZONING

North: Mobile Home Park; C-3 (Unlimited Commercial) and A-1-2000 (Light Agricultural-2000 Square Feet Minimum Required Area)	East: Vacant; A-1-1
South: Vacant; A-2-1 (Heavy Agricultural-One Acre Minimum Required Area)	West: Vacant and Residences; A-1-1 and R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N 1 (Non-Urban 1)	.5 DU / AC	See Staff Analysis

ENVIRONMENTAL STATUS
Negative Declaration

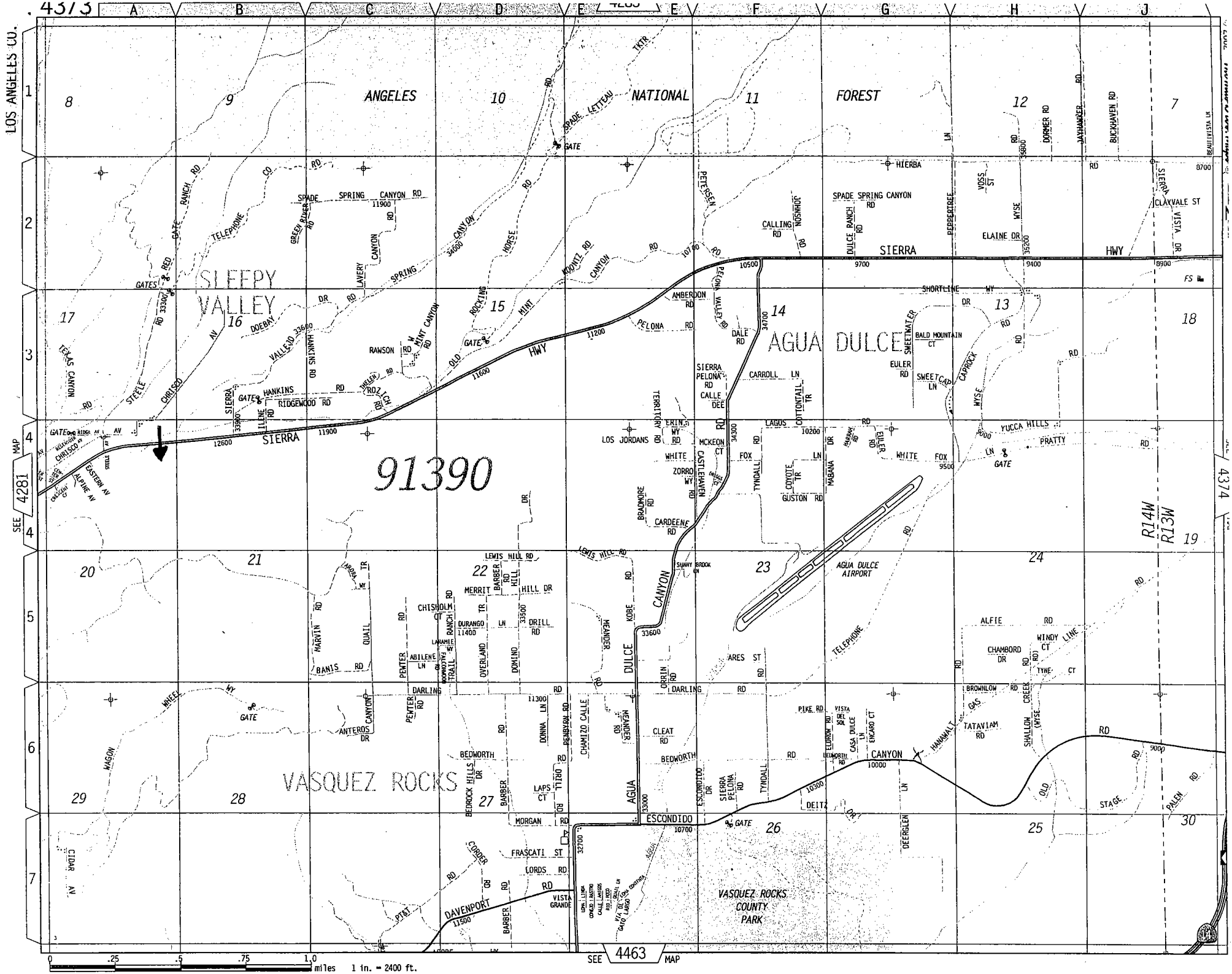
DESCRIPTION OF SITE PLAN
The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, a pump house located at the north central boundary of the property at Sierra Highway, 300 feet from the western boundary, and 17 oak trees with no impacts to the trees.

KEY ISSUES
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements
- Compliance with the Agua Dulce Community Standards District development standards

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

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

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


LOS ANGELES CO.
ANGELES NATIONAL FOREST
SLEEPY VALLEY
AGUA DULCE
91390
VASQUEZ ROCKS
VASQUEZ ROCKS COUNTY PARK
AGUA DULCE AIRPORT
SIERRA HWY
AGUA DULCE CANYON RD
SPADE SPRING CANYON RD
ESCONDIDO CANYON RD
DAVENPORT RD
HIERBA
SEE 4281 MAP
SEE 4463 MAP
R14W
R13W
miles
1 in. = 2400 ft.

STAFF ANALYSIS

PROJECT NUMBER
R2005-00055-(5)
CASE NUMBER
Conditional Use Permit Case Number RCUP 200500005

OVERVIEW OF PROPOSED PROJECT

The applicant, Roy Ramey, is requesting a conditional use permit to authorize the operation and maintenance of a water distribution and sales facility located on a 7.67 acre parcel within unincorporated Los Angeles County adjacent to the Sleepy Valley community. The applicant has requested to use existing well, pump house, two 10,000 gallon water storage tanks, and one 3,800 gallon tanker truck for supplying water for sale to existing businesses, contractors, and residents. Truck trips are projected to vary between 3 to 12 one-way trips per day depending on the time of year and demand, resulting in 11,000 to 45,000 gallons of water per day drawn from the applicant's well. The well is not shared with other users. The well is supplied by a non-adjudicated aquifer. The Sleepy Valley Water Company (SVWC), whose wells are located less than a quarter of a mile down grade of the applicant's wells, uses the subject aquifer to supply 60 residences in the Sleepy Valley Community located west of and adjacent to the project site. Limited information provided by the SVWC indicated water delivery averaging up to 100,000 gallons per day or approximately 1,700 gallons per day per residence. The total number of parties using the aquifer, aside from the applicant and the Sleepy Valley Water Company is not known.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located on 12800 Sierra Highway between Sierra Vallejo Road and Steele Avenue adjacent to the unincorporated communities of Sleepy Valley to the north and west and Agua Dulce to the east. For the specific location of the proposed facility, please see the attached vicinity map.

Physical Features (topography, vegetation)

Approximately one third of the property, comprised of a northcentral and northwesterly portion, is relatively flat or mildly hilly. Disturbed and natural areas, including five oak trees and chaparral, are present in this portion of the site. The remaining property is hilly chaparral and includes the remaining 12 oak trees. A blue-line streambed runs through an easterly portion of the property running north and south through the site. The community of Sleepy Valley lies to the north and west of the property on both sides of Sierra Highway.

PROJECT SERVICES AVAILABLE

Access to the site is from Sierra Highway using a dirt access driveway.

ENTITLEMENT REQUESTED

The applicant requests a Conditional Use Permit to authorize the operation and maintenance of a water distribution facility in the A-1-1 (Light Agricultural-One Acre Minimum Required Area) Zone.

EXISTING ZONING

Subject Property
The subject property is zoned A-1-1

Surrounding Properties
Zoning surrounding the subject property consists of the following:

North: C-3 (Unlimited Commercial)

East: A-1-1 (Light Agricultural-One Acre Minimum Required Area)

South: A-2-1 (Heavy Agricultural- One Acre Minimum Required Area)

West: A-1-1 and R-3 (Limited Multiple Residence)

EXISTING LAND USES

Subject Property
The subject property is currently a non-operating water distribution facility including well, pump house, tanks, and water hauling truck. Land uses surrounding the subject property are as follows:

North: Mobile Home Park

South: Vacant

East: Vacant

West: Vacant and Residences

PREVIOUS CASES/ZONING HISTORY

Zoning Enforcement Case No. 04-0021678/EF040024 pertains to the project previously operating without a conditional use permit. The case was referred to the District Attorney's Office and a court trial date was set for September 9, 2005. In its letter dated July 11, 2005, the Zoning Enforcement Section informed the Los Angeles County District Attorney's Office that the illegal water distribution use had ceased and no violations were then present. No response has been received from the District Attorney's Office at the time of this report. Certificate of Compliance Case No. 200500091 was filed in February, 2005 but not completed as documentation was found for issuance of Certificate of Compliance Case No. 9810 recorded in October, 1987.

Plot Plan 39681 was approved in May, 1990 for installing and operating a power pole for the applicant's well serving a Christmas tree cultivation farm of 100 trees.

SANTA CLARITA VALLEY AREA PLAN

The land use designation for the subject property within the Santa Clarita Valley Area Plan is N1 (Non-Urban 1). The following goals and policies of the Plan are applicable to the subject property and serve as guidelines for development:

1. "In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, for the maintenance of public health, safety and welfare." (Santa Clarita Valley Area Plan, P. 14, Policy No. 4.4)

Comment: The Sleepy Valley Water Company, serving approximately 60 residences in the Sleepy Valley Community, shares the same aquifer as the applicant's requested use. Though rural in character, the community has urban characteristics such as the need for community water services. An initial phase water report dated August 3, 2005, was prepared for the subject site in compliance with State Department of Health Services water distribution permit requirements (see attachment). Evidence of aquifer overdraft by the applicant impacting other users is not covered by the report and other sources of available information, and remains inconclusive at this time. In the event of project approval, a proposed condition limits water hauling by the applicant to no more than 2,500 one-way truck trips per year (average of 7 trips per day using a 3,800 gallon tanker truck, or 9,709,000 gallons per year, or 29.8 acre feet per year). Staff believes impacts to aquifer capacity and impacts to the Sleepy Valley Community water supply by the project are inconclusive at this time. Staff is of the understanding that an aquifer draw-down test could be done at the applicant's site with concurrent measurements taken at the Sleepy Valley Water Company's site to assess impacts of the applicants proposed use on the Sleepy Valley Water Company's wells. A full hydro-geologic study may be required. In the event said study is required, staff is of the opinion that the cost of the study will require fair-share payment by all current users of the aquifer.

2. "Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare; police and fire protection; governmental operations; recreation and cultural facilities; and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas, with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility – to be shared by several small communities - should be established at a central point. " (Santa Clarita Valley Area Plan, P. 15, Policy No. 7.1)

Comment: The project provides needed water hauling services for existing residences, existing businesses, and site watering use by construction contractors in which no other local water supply is available.

Project impacts to the aquifer, and thus the local water supply for adjacent users from the community of Sleepy Valley, are insufficiently documented and require further data and analysis. The current primary water supply for Sleepy Valley is the same non-adjudicated aquifer and no other public water services are available. In 2001, the Sleepy Valley Water Company applied for a state water rights and water appropriation permit to expand the company's water supply, treatment and distribution system. The application is pending at the time of this report (no explanation for the delay has been provided). The applicant's request, if granted, may have potential impacts on the Sleepy Valley community water supply given the limited current service capacity of the Sleepy Valley Water Company. The interface of aquifer capacity, the condition and capacity of the Sleepy Valley Water Company wells, and the upstream impacts of the subject project, require further investigation.

3. "Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses." (Santa Clarita Valley Area Plan, P. 21, Policy No. 1.3)

Comment: The proposed facilities would supply water to existing businesses, construction contractors for site watering uses, and residences enabling continued operations for those lacking other water resources. A consistent and reliable water supply is needed for the subject community. It should be noted that the Department of Health Services has an ongoing policy of not allowing hauled water as a primary water source for proposed new construction (see attached DHS *Potable Water Availability Requirements for Residential and Commercial Development*). If approved, this project should not be interpreted to conflict with that policy as the use proposed is for supplying existing residences and businesses and could prevent the loss of employment.

4. "Develop and use groundwater sources to their safe yield limits, but not to the extent that degradation of the groundwater basins occurs." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.1)

Comment: The initial phase water study and other information provided by the applicant does not establish with certainty the safe yield limits of the subject groundwater aquifer to insure an adequate water supply for other users of the same aquifer, particularly those users down grade from the project. A more detailed investigation is warranted.

5. "Use imported water to relieve overdrafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas." (Santa Clarita Valley Area Plan, P. 23, Policy No. 1.2)

Comment: The project provides hauled water for existing residential, business, and construction contractor uses in the surrounding area lacking other local water sources. The subject Mint Canyon groundwater basin, from which the project draws water, is subject to overdrafting.

In addition to the Sleepy Valley Water Company, the following companies have provided statements indicating that Sleepy Valley Water Company wells went dry in May of 2004 (see attached memos): American Water Well Service, Inc. (a company providing well maintenance services to the applicant, Sleepy Valley Water Company, and others using wells in this area), and Lunde Water Company (a private water distribution service which supplied Sleepy Valley Water Company with 32,000-40,000 gallons per day of potable water when their wells went dry in 2004).

SITE PLAN

Overview

The site plan depicts two existing 10,000 gallon water tanks, each 12 feet in height and 16 feet in diameter, located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, a pump house located at the north central boundary of the property at Sierra Highway, 300 feet from the western boundary, and 17 oak trees with no impacts to the trees. One water tanker truck (3,800 gallon capacity) operates from the water distribution facility.

Compliance with Applicable Development Standards

Agua Dulce Community Standards District Development Standards

According to Section 22.44.113 of the Los Angeles County Code, the project is within the Agua Dulce Community Standards District.

The development standards for the Agua Dulce Community Standards District pertain to required area and street improvements.

According to Section 22.44.113.C.1: "Each residential lot or parcel shall contain a net area of not less than two acres."

Comment: Though not a residential site, the 7.67 acre site exceeds the two-acre minimum required area requirement. The project complies with area requirements.

According to Section 22.44.113.D.2.a: "Except for commercial and industrial zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required; provided, however, that such width meets applicable fire department access requirements."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

According to Section 22.44.113.D.2.b: "Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the director of public works."

Comment: The project is located adjacent to Sierra Highway, a major highway. Local street improvement standards do not apply.

A-1 Zone Development Standards

According to Section 22.24.100.A of the Los Angeles County Code, water pumping, storage, and distribution are uses requiring a Conditional Use Permit in the A-1 zone. Applicable development standards for the A-1 zone are as follows:

According to Section 22.24.110 of the County Code, the development standards for the A-1 zone pertain to yards, single-family residences and required area. The 7.67 acre water distribution facility meets applicable development standards.

General Development Standards

According to Section 22.52.1220: "Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11."

Parking spaces shall consist of not less than two employee spaces, one maintenance vehicle space, and one tanker truck space. The project shall meet these parking requirements.

BURDEN OF PROOF

Burden of Proof per Code

According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:

   A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;

   Comment: The impacts of the project on the Sleepy Valley community water supply cannot be determined without further evaluation.

   B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or

   Comment: In the event that the project is determined to have a long-term impact on the Sleepy Valley community water supply resulting in either constrained water supply or increased costs for water, property values may be affected.

   C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

   Comment: Department of Health Services approval is required for the undocumented existing well construction.

2. 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.

   Comment: The project site meets the burden of proof for adequate size, shape, and provision of facilities. As the project is surrounded by open space, no additional landscaping is required.

3. That the proposed site is adequately served:

   A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and

   B. By other public or private service facilities as are required.

   Comment: The project is adequately served by Sierra Highway for road access and by services supplying electricity for operation of pumping facilities.

Staff is of the opinion that the applicant's request does not meet the burden of proof for a Conditional Use Permit due to incomplete information pertaining to project impacts on the local community water supply.

Applicant's Burden of Proof Responses
Applicant's responses attached.

ENVIRONMENTAL DOCUMENTATION
The Department of Regional Planning originally determined that a Negative Declaration was the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. Subsequent to completion and public circulation of the Initial Study, additional issues arose related to water supply from the subject aquifer. An initial phase water study of the hydrologic conditions related to the subject request and surrounding water supply was done by Earth Systems Southwest. The report dated August 3, 2005 requires review by responsible agencies including the Los Angeles County Departments of Public Works and Health Services.

Based on this study and other available information, impacts of the project to the local water supply are inconclusive at this time and may require further data and analysis by responsible parties. Staff is of the understanding that a well draw down test undertaken at the applicant's well, with concurrent measurements taken at the Sleepy Valley Water Company's wells, may provide the minimum required information regarding impacts of the proposed use on the subject aquifer and Sleepy Valley Water Company's wells.

In the event the draw down test is to be administered, staff recommends the applicant be responsible for the cost of the aquifer draw down test at the applicant's well, and the Sleepy Valley Water Company be responsible for concurrent measurements at the Sleepy Valley Water Company's wells.

A highly detailed estimate of aquifer capacity, total number of users, draw down rate, and recharge rate may be necessary, requiring a full hydro-geologic study of the aquifer, which may be cost prohibitive to any one water user. In the event a full study is required, staff recommends that fair-share contributions by all users of the subject aquifer be applied as cost recovery payment for the evaluations.

If continued, a 30-day notification period and recirculation of new environmental information will be required prior to continuation of the public hearing. The project does not qualify for a De Minimus Finding of Impact and is not exempt from Fish and Game fees.

Summary of Key Issue
The fulfillment of area plan goals for providing needed water distribution services to an existing community while minimizing environmental impacts of aquifer overdraft is the most important factor in this case.

COUNTY AGENCY COMMENTS AND RECOMMENDATIONS

In its letter dated April 15, 2005, The Department of Health Services commented that said department does not comment on water hauling business applications unless the drilling of a new well proposed. In the Department's January 1, 2003 document, *Potable Water Availability Requirements for Residential and Commercial Development,* page 2, regulations prohibit hauled water for new residential or commercial construction. The applicant and research efforts performed during the initial phase water study were not able to provide documentation of compliance with Department of Health Services well construction standards for the original installation of the subject well.

SUPERIOR COURT ORDER

In its Minute Order dated May 26, 2005, the Superior Court indicated its intent to continue the applicant's aforementioned court case to September 9, 2005, with no further continuances, to allow time for the conditional use permit public hearing process to be initiated.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Hearing notices were mailed to the applicant and to 74 neighbors within a 1,000-foot radius of the project site on July 12, 2005. Required case materials, including the recommended negative declaration environmental documentation, were mailed to the Canyon Country Jo Anne Darcy Library on July 14, 2005. Newspaper advertisements were published in LA Opinion and The Signal Newspaper on July 12, 2005. According to the applicant, hearing notices were posted at the site on July 17, 2005.

PUBLIC COMMENTS AND APPLICANT RESPONSE

Public Comments

Support
Staff has received 27 letters and a petition signed by 170 local residents in support of the applicant's request at the time of this report.

Opposition
Eighteen letters and several phone calls have been received opposed to the project at the time of this report. Concerns have been expressed regarding adequate aquifer capacity serving both the Sleepy Valley community and the applicant's water distribution business. The Sleepy Valley Water Company, in its letter dated August 3, 2005 indicated "strong opposition" to the project and included comments questioning the project's ability to meet the conditional use permit burden of proof requirements, project noise and air quality impacts from water hauling truck traffic, and adverse strain on the local water supply.

Other
In its letter dated October 19, 2004, American Water Well Service Inc. commented that the applicant's well was 23 feet below the top of the well slab on August 19, 2004 as compared to a measurement using the same method on April 26, 2001 indicating a level of 20 feet. American Water Well Service (AWWS) commented in its letter dated August 1, 2005 that AWWS has maintained the Sleepy Valley Water Company's wells for over two decades. AWWS verified that in May, 2004 all three Sleepy Valley Water Company wells went dry. The letter indicated that current wells are not fully regenerated. In its letter dated July 29, 2005, the Lunde Water Company commented that it supplied 32,000 to 40,000 gallons per day to the Sleepy Valley Water Company over the previous eight months supplementing the community's water supply needs.

STAFF EVALUATION

Consistency of the proposed use with the Santa Clarita Valley Area Plan is inconclusive at this time. The proposed use meets existing community needs for hauled water for some users while project environmental impacts require further evaluation. The project meets applicable development standards for the Agua Dulce Community Standards District, A-1 zone, and general development standards.

The results of the initial phase water study are not sufficient to assess impacts of the project on the overall local community water supply. Information provided by the Sleepy Valley Water Company, American Water Well Service, and Lunde Water Company is inconclusive as to the cause of well failure at the Sleepy Valley Water Company wells during the summer of 2004. Questions remain as to whether the drought conditions existing at the time and/or unreasonable overdrafting by some users of the aquifer led to the sudden lack of water supply at the Sleepy Valley Water Company wells in May, 2004. The applicant was operating on the subject property without the required permits during this period.

Although the current water supply at the Sleepy Valley Water Company wells are meeting community needs according to a representative of the Company, well measurements are below average levels. In addition, public comments received do not reflect detailed knowledge of aquifer capacity and draw down rate at this time.

Staff is of the opinion that the providing of hauled water for existing residential and commercial uses supplied from existing wells originally approved by the Department of Health Services may be permitted for a limited period of time. Staff notes that the subject well is lacking Department of Health Services documentation for approval of the original well construction, and therefore, should be approved by the Department prior to operation of water distribution and hauling from the subject well.

Staff is of the opinion that satisfaction of the burden of proof for a conditional use permit cannot be determined at this time regarding potential impacts of the project on the public health, safety, and welfare.

In the event the project is approved, staff recommends a 5-year term for the requested Conditional Use Permit due to the uncertainty of water supply changes and the need to reevaluate compatibility of the project with the surrounding community.

FEES/DEPOSITS

If approved, the following fees will apply:

Fish and Game fee of $1,250 and document processing fee of $25 related to posting the Notice of Determination with the County Clerk are required.

Cost recovery deposit of $750.00 is required to cover the costs of the five recommended zoning enforcement inspections, one every year for the term of this grant. Additional funds would be required if violations are found on the property.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATION

Continuation

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Due to limited technical information available pertaining to capacity and draw down rate of the subject area aquifer, lack of Department of Health Services documentation regarding approval of the applicant's original well construction, and the need to further evaluate the claims of competing area water users, staff recommends continuation to a date certain and of sufficient time to gather the necessary information and provide an additional 30 days for public review of the new information.

SUGGESTED CONTINUATION MOTION

"IN ORDER TO OBTAIN INFORMATION REQUIRED TO COMPLETE THE PUBLIC HEARING, I MOVE THAT THE REGIONAL PLANNING COMMISSION HEARING BE CONTINUED TO A DATE CERTAIN TO BE HELD IN THE REGIONAL PLANNING COMMISSION HEARING ROOM AT 320 WEST TEMPLE STREET IN DOWNTOWN LOS ANGELES AND FOR STAFF AND THE APPLICANT TO REPORT BACK ON ISSUES AS REQUESTED BY THE COMMISSION AND THAT THE ADDITIONAL INFORMATION BE CIRCULATED TO ANY INTERESTED PARTY DURING A 30-DAY CIRCULATION PERIOD."

Prepared by Kim Szalay, MPL, Regional Planning Assistant II
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

Attachments:
Factual
Copy of Thomas Brothers Map
Draft Conditions of Approval and Other Department Conditions and Comments
DHS Potable Water Availability Requirements Document
Applicant's Expanded Project Description and Response Letter
Burden of Proof
Environmental Documentation
Third Party Water Supply Letters
Zoning Enforcement Clearance Letter
Court Status Letter
Correspondence
Earth Systems Southwest Private Water Source Assessment
Site Plan
Land Use Map
Aerial Maps
Other Site Photos

RJF:KKS
8/11/05

1. This grant authorizes the operation and maintenance of an existing water distribution facility as depicted on the approved Exhibit "A" and one 3,800 gallon water tanker truck for hauling no more than 45,000 gallons of water per day maximum, 9,709,000 gallons per year maximum or 29.8 acre feet, subject to all of the following conditions of approval.

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

3. 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 Department of Regional Planning an 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. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within six months from the date of approval.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. **This grant shall terminate five (5) years from the date of approval on, ____ 2010** unless renewed by the Director for an additional period, not to exceed five (5) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **five (5) inspections, one every year for five (5) years.** The 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 condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is $150.00 per inspection.

11. Within fifteen (15) calendar days of the approval date of this grant, the permittee shall remit required fees of **$1,275** ($1,250 Fish and Game fee, $25 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

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 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. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.

13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

14. Permittee shall comply with all County of Los Angeles Department of Public Works requirements.

15. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.

16. The permittee shall comply with all County of Los Angeles Fire Department requirements.

17. The permittee shall comply with all County of Los Angeles Department of Health Services requirements. The existing well shall be inspected and approved by said Department, and approval documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

18. The permittee shall obtain a License to Operate a Private Water Source from the State Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility. The permittee shall comply with all testing, reporting, and other requirements of said licensing agency.

19. The permittee shall obtain a Domestic Water Supply Permit from the State of California Department of Health Services, Drinking Water Field Operations Branch, and permit documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

20. The permittee shall obtain a Water Hauler's License from the State of California Department of Health Services, Food and Drug Branch, and license documentation shall be provided to the Director of Planning prior to initiating operation of the facility.

21. One 3,800 gallon tanker truck transporting water from the subject property shall be owned or leased by the owner and/or operator of the subject water distribution facility. No other water tanker trucks are permitted on the premises.

22. The water hauling truck and all vehicles shall enter and exit the subject property via Sierra Highway.

23. The maximum number of one-way water hauling truck trips within any one year period shall not exceed 2,500 trips (based on an average of 7 trips per day for 365 days), or 9,709,000 gallons per year or 29.8 acre feet (based on an average of 7 one-way trips per day by a 3,800 gallon water hauling truck), except in an emergency defined as follows. The number of trips may be increased if necessary to meet a demand occasioned by a residential water shortage in the Sleepy Valley area that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County. Trips shall not be increased to meet a demand for water at construction projects. The permittee shall maintain a log as defined in **Condition No. 24**, which shall be made available to the Director of Planning upon request.

24. The permittee shall maintain a daily log which shall include the number of all one-way loaded tanker truck trips and general destinations and total number of gallons delivered. The monthly total of loaded one-way truck trips shall be entered into the log within five working days following the conclusion of each month. The log shall be made available to the Zoning Enforcement Section of the Department upon demand. An annual summary of the log which shall include the monthly totals shall be submitted to the Director of Planning within 15 working days following the conclusion of each of the five permitted years.

25. In the event of a water shortage in the Sleepy Valley area (as defined by a major reduction in water supply to residences and businesses located within the boundaries of the Mint Canyon Aquifer) that is declared and documented by the Board of Supervisors pursuant to the County's water conservation ordinance or by a similar finding by a person or body of appropriate jurisdiction as verified by the County, and the permittee's well continues to produce; the permittee has offered to provide hauled water equivalent to no more than 750 gallons per day per residence, $3 per residence per trip to cover minimum cost ($15 per tanker truck load), to severely impacted residences of the Sleepy Valley Community who normally obtain water drawn from the Mint Canyon Aquifer, and until such a time as reliable local water supply is restored to said users, or, the permittee's well is documented to run dry.

26. In Accordance with California Department of Health Services, Food and Drug Branch requirements, the permittee shall perform and record weekly coliform analysis and annual chemical-physical-radiological analysis. In addition to Food and Drug Branch reporting requirements, records shall be made available upon request to the Department of Regional Planning Zoning Enforcement inspectors.

27. Trucks are not to be serviced on uncovered dirt surfaces on the premises.

28. The storage of motor vehicle fuel on the subject property is prohibited.

29. The use of internal combustion engines to pump water or supply electricity to pumps is prohibited except in the event of a water shortage emergency as defined in **Condition No. 23** and requiring emergency power.

30. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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.

31. Within sixty (60) days of the approval date of this grant, permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval.

32. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans 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).

33. The water distribution facility shall have operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday.

34. Excepting onsite storage of one 3,800 gallon water tanker truck, this grant makes no provision for outside storage and display. All other outside storage and display is prohibited. The two proposed storage tanks are not to be defined as outside storage.

35. Line of site distances at driveway access point shall not be obstructed by landscaping or other objects.

36. Any signage of the subject property shall comply with the requirements of Chapter 22.52, Part 10 of the Los Angeles County Code.

37. Parking for operators of the facility shall comply with all requirements of Chapter 22.52, Part 11 Vehicle Parking Space, of the Los Angeles County Zoning Code.

38. Required parking shall consist of not less than two employee spaces, one maintenance vehicle space, and one tanker truck space in addition to the tanker truck loading area. Parking shall be limited to motor vehicle parking exclusively.

39. Outdoor security lighting shall be designed so as to direct light only onto the facility premises. Said lighting shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Only minimal security lighting shall be used later than 10 p.m. nightly and shall be placed on motion detectors.

40. The permittee shall maintain all landscaping in the developed areas in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

41. The coloring of the water tanks shall be of a tone which blends in with the surrounding environment, in this case a dark green similar to surrounding trees and shrubs.

42. No new construction on the existing water distribution facility site is provided by this grant.

43. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.

44. Upon termination of this grant as provided in Condition No. 9, or, if after this facility ceases to operate, the permittee shall remove and clear the site of all equipment. The permittee shall restore the site as nearly as practicable to their condition prior to the installation of the subject facilities. Failure to remove such facilities as required herein shall constitute public nuisance. Prior to initiation of operation of the facility, the permittee shall post a performance security, satisfactory to the Director of Public Works, in an amount and form sufficient to cover the cost of removal of the facilities provided herein. In the event that the facilities are not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facilities to be removed.

Attachments:
Department of Public Works Comments and Conditions
Department of Health Services Comments
Earth Systems Southwest Private Water Source Assessment

RJF:KKS
8/09/05

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

RECEIVED
MAY 5 2005

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

May 2, 2005

IN REPLY PLEASE REFER TO FILE: LD-0

TO: Russell Fricano
Department of Regional Planning

Attention Kim Szalay

FROM: Rossana D'Antonio RGD
Land Development Division

RESPONSE TO NOTICE OF CONSULTATION
PROJECT NO. R2005-00055
CONDITIONAL USE PERMIT NO. 200500005
12800 SIERRA HIGHWAY, AGUA DULCE

As requested, we reviewed the Notice of Consultation for the Negative Declaration for Project No. R2005-00055/Conditional Use Permit No. 200500005 and concur that this is the appropriate document. We understand the project is a renewal of conditional use permit to allow for continual operation of an existing water sales operation and no improvements or grading is proposed.

If you have any questions or require additional information, please contact Suk Chong at (626) 458-7150.

SPC:jmw
P:\CEQA\SUK\project 2005-00055_cup200500005.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
Director of Health Services and Chief Medical Officer

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

Environmental Health
ARTURO AGUIRRE, R.E.H.S., M.A.
Director of Environmental Health

Bureau of Environmental Protection
Mt.& Rural/Water, Sewage Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
TEL (626) 430-5380 • FAX (626) 813-3016
www.lapublichealth.org/eh/progs/envirp

RECEIVED
APR 19 2005

BOARD OF SUPERVISORS
Gloria Molina
First District
Yvonne Brathwaite Burke
Second District
Zev Yaroslavsky
Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

April 15, 2005

Los Angeles County
Department of Regional planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Kim Szalay
Zoning Permits I Section

Subject: Notice of Preparation
Project No. R2005-00055
12800 Sierra Highway, Agua Dulce

This is in response to your notice of Preparation, requesting for comments on the above referenced project. This department does not get involved with water hauling business unless they are proposing a new well. The California State of drinking water department regulates all water hauling activities.

If you have any questions or should require additional information, please contact me at 626-430-5380.

Very Truly Yours,

Mihye Shur

Mihye Shur, REHS IV
Mountain & Rural / Water, Sewage & Subdivision

APPLICANT'S EXPANDED PROJECT DESCRIPTION AND RESPONSE LETTER

RECEIVED
FEB 28 2005

THE LAW OFFICES
OF
JAMES M. BARRETT
8129 Clayvale Rd.
Agua Dulce, CA 91390
Tel (661)268-1827, Fax (661) 268-1802

GAR Smith
Certified Law Student

James Hartl
Director of Planning
County of Los Angeles
Office of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

February 18, 2005

Re: RESPONSE TO YOUR CORRESPONDENCE DATED FEBRUARY 10, 2005 SENT FEBRUARY 14, 2005, RECEIVED FEBRUARY 16, 2005, REGARDING PROJECT NUMBER R2005-00053-(5), 12800 SIERRA HIGHWAY, AGUA DULCE.

Dear Mr. Hartl,

In response to your letter of February 10, 2005 let me clarify and correct some of the (mis)information you seem to have regarding this case. We appreciate how much attention you and your department seem to be giving our client and his small two (2) person business. Likewise we appreciate the opportunity to communicate with you so that we can accurately portray his position.

Our office is counsel for Mr. Roy Ramey who is half owner of the property located at 12800 Sierra Highway, in Agua Dulce. Mr. Ramey is the applicant for the C.U.P noted above. We represent Mr. Ramey as counsel in the action brought by your office through the Los Angeles District Attorney's office. In that regard Mr. Ramey has successfully completed his application for a Water Hauler's permit, and he has filed the C.U.P. application with Regional Planning. We are concerned however that seemingly you are not up to date either with Mr. Ramey's C.U.P. application, or the follow up our office has had with Ms. Pauline Monroy. Our office has sent her at least two (2) correspondence (each sent certified mail return receipt requested) and left her other telephonic messages regarding at least half of the items on your list. We have

not however had any comment or return correspondence from her. It seems we were under the mistaken impression from Mr. Alex Garcia's letter of March 15, 2004 that Ms. Monroy was our contact in this matter, and that she would relay information and updates to your office. Clearly that seems not to be the case. To that end let me attempt to bring you current on the items on your list.

1. All items on the insist list were provided to your office over the counter on February 7, 2005. at 1:30 pm, to your agent Ms. Alejandrin Combet. Please check with her to confirm that information. At that time I provided her the following:
   a) Legal description of the property
   b) Authorization from Jack Williams (Second property owner)
   c) Correct location of any and all oak trees
   d) Location of dirt access road/driveway

2. The project description is a Water Hauling business. Mr. Ramey will provide water to surrounding homeowners and businesses in need of water. He currently has one (1) truck. As mentioned above that truck is licensed and permitted with the State for water hauling. This truck will be the method used to transport water to customers. The truck is owned and operated by Mr. Ramey. There is currently no plan to allow access to his property by any outside contractors. The number of trips expected from the site to deliver water will vary according to the season. For example during the months of October through June (9 months of the year) the average trip per day is anticipated to be 3-7 trips per day. In the months from July – September (3 months of the year) the average number of trips are anticipated to be between 10 – 12 per day. There are only two (2) employees anticipated for the business, Mr. Ramey and one other employee who will assist Mr. Ramey. Mr. Ramey provides a vital service to the community for those homes and businesses with low producing wells. Mr. Andy Fried, President of the Agua Dulce Town Council has been a frequent customer of the service.

3. The revised site plans you reference, that should depict proposed driveways, location of wells, pipelines etc. were submitted at the time the items in #1 of your letter were submitted over the counter. We specifically asked if the maps submitted were acceptable and told they were, by your agent. Please check with her regarding those (13 folded sets) of maps we submitted.

4. The maximum amount of water expected to be extracted will vary greatly from season to season. In the months October – June expected use is approximately 650,000 gallons to 800,000 per month and in July – September 850,000-1,200,000 gallons per month.

5. The hydrology report produced by American Water Well and the results of that test were forwarded to Pauline Monroy back in November of 2004. We also included water tests from Pat-Chem Laboratories showing the water to be very high quality potability. We also included pictures of the site, and other information regarding the amount of water on the site which was tested and estimated to be over 100 gallons per minute. In spite of Mr. Ramey's former use of the well, it was shown the aquifer level to have changed only three (3) feet in five (5) years. This was termed as nominal effect given the drought of the past five years.

6. We don't understand item number 6. Mr. Ramey is not currently conducting any water business from the well on his property per the request of your office. Mr. Ramey is doing everything requested by regional planning to cooperate fully in this regard. He has applied for the C.U.P number noted above in the caption of this correspondence. Please ask Ms. Monroy, why this information was not transmitted to you and why neither she or anyone from your office has responded to our correspondence, or inquiries.

7. Again we do not understand number 7. If a special certificate was requested or any additional fee required, why weren't we told this by your staff? I met with your staff member Oscar Gomez on three separate occasions regarding this application and this is the first we have heard about this item. We would appreciate your follow up on this item. It may be we have already complied. If not we will do whatever is necessary to meet this requirement.

8. Our office has been in discussion with members of the Agua Dulce Town Counsel, including Mr. Andy Fried, President of the counsel. According to our discussions with him he has indicated that he is "Sympathetic" with the water haulers in the area and just wants to make sure the water they provide is safe. We are concerned however that one of the new members of the counsel Mr. Ze Gonzales has a personal ax to grind. He is one of the principal complainants who initiated your action against Mr. Ramey. Mr. Gonzales who holds himself out under color of authority as having contacts with the L.A. County Sheriff's, has been seen trespassing onto Mr. Ramey's property and we believe in on instance threatened to shoot Mr. Ramey's Aunt when she was on the Ramey property. He has wrongly accused Mr. Ramey of stealing water from him, and has never provided any proof of his allegations. We further requested such proof from Ms. Monroy, but yet again there has been no response from her on that as well. In fact Mr. Gonzales was caught by his neighbors tapping into their well without their

permission. So in reality Mr. Gonzales is the one who appears to be stealing water. It appears that upon further investigation into this matter Mr. Gonzalez's well has been dry for a number of years because it is old, very shallow, and improperly maintained. Mr. Gonzales has a reputation as a bully, who threatens his neighbors if they challenge him. Even in the recent election there were allegations that Mr. Gonzales stuffed the ballot box with votes in his favor. Likewise none of the people who made allegations against Mr. Ramey have any proof that his use of his well has caused any effect on their well, and none of them ever made known any such allegation to him directly before making their claims with the county. We would therefore expect Mr. Gonzales to recuse himself from any such proceeding with the Town Counsel. Likewise it is our hope that Mr. Ramey's side will also considered by the County in this matter and not just the voices of a few complaintful troublemakers, and that the burden of proof shall rest on those making the allegations to prove the merits of their claims based on facts not just supposition and emotional hyperbole.

Please note that we have been in continual contact with Ms. Monroy and your staff since approximately September of 2004 regarding this matter. Further we have been working closely with Mr. Robert Foltz of the Los Angeles County District Attorney's Office since July of 2004. I suggest that you follow up with these individuals as to our office's and Mr. Ramey's cooperation in these matters. To date Mr. Ramey has spent close to $20,000.00 dollars to comply with the county's demands. His inability to use his well is causing him sever economic detriment.

His expectation is that his case will be handled fairly. To those ends Mr. Ramey's truck is now in compliance, the water from his well has been tested and found to be potable, according to State standards, and there is no tangible proof supporting any of the allegations of Mr. Ramey's detractors. In fact we have provided Ms. Monroy with facts to the contrary of those claims (that Mr. Ramey's use of his well has had only "nominal" impact on the aquifer). We suspect this is one of the reasons Ms. Monroy has not contacted us, or forwarded the information we sent her in this regard to your office. Thus without any tangible evidence to the contrary there should be no reason why Mr. Ramey would not be issued a clean hands waiver pending final approval of his C.U.P.

In spite of our concerns (outlined above) we are still hopeful that Mr. Ramey will be treated fairly and he be issued a clean hands waiver to use his well while waiting for the final issuance of the C.U.P. We therefore anticipate that you will do the necessary follow up on our concerns. Please feel free to contact my office should you have any questions or need any further information. Mr. Ramey is intent on cooperating with your office and the County. We therefore await hearing from you in regards to the clean hands waiver, and to let us know the next steps for successful completion of the C.U.P.

Your help and cooperation in this matter is greatly appreciated.

Sincerely,

THE LAW OFFICES OF JAMES M. BARRETT

By: _____
GAR Smith
Certified Law Student

_____
James M. Barrett
Counsel For Roy Ramey

STAFF USE ONLY

PROJECT NUMBER: *R2005-00055*
CASES: *RCUP 200500005*
RENV 200500009

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *12/10/04*

Staff Member: *Kevin Johnson (Kim Szalay)*

Thomas Guide: *4373 A-4*

USGS Quad: *Sleepy Valley*

Location: *12800 Sierra Highway*

Description of Project: *The site plan depicts two existing 10,000 gallon water tanks, each12 feet in height and 16 feet in diameter located at the eastern end of the property, a water pipe and power pole 137 feet from the access at Sierra Highway using an unpaved driveway, a pump house at the north central boundary of the property at Sierra Highway 300 feet from the western boundary, and 17 oak trees with no impacts to the trees.*

Gross Area: *7.67 Acres*

Environmental Setting: *Approximately one third of the property including the northcentral and northwestern portion, is flat to gently sloping access and frontage at Sierra Highway, and includes disturbed and natural areas including five oak trees and chaparral. The remaining property is hilly chaparral and the remaining 10 oak trees. A blue-line streambed runs through the eastern third of the property running north and south. The community of Sleepy Valley lies to the north and west of the site.*

Zoning: *A-1-1*

General Plan: *Rural Communities*

Community/Area Wide Plan: *Non-Urban 1 (Santa Clarita Valley Area Plan)*

Major projects in area:

Project Number	Description & Status
None	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ Rivers and Mountains Conservancy
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

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

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Land Development Division*
- ☒ Health Services: *Environmental Health*
- ☐ _____
- ☐ _____

IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *7 (Non Urban Hillside)*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Kevin Johnson (Kim Szalay)* Kim K. Szalay 5/26/05 Date: *March 30, 2005*

Approved by: Russell J. Freeman Date: 5-26-05

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Liquefaction & earthquake-induced landslides per SHZ map*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☒	☐	Would the project 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?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

No structures proposed

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

No structures proposed

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

No structures proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☒	☐	☐	Other factors? *Applicant must obtain a drinking water program permit from the State of California Division of Drinking Water and Environmental Management.*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (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)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Trucks on site with unpaved driveway.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees – will not be impacted by development*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Multiple daily truck trips?*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 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 be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Water supply may be inadequate – varies annually and by time of year*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

_____

_____

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

_____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site, or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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, 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?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Water supply uncertainties may result in unpredictable supply*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

RECEIVED
JUN 16 2008

June 13, 2008

Mr. Mark Child
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Draft Negative Declaration for Project Number R2005-00055, Conditional Use Permit for An existing Water Distribution Facility, SCH Number R2005081009, Los Angeles County

Dear Mr. Child:

The Department of Fish and Game (Department) reviewed the Initial Study (IS) for a Negative Declaration and the Conditions of approval for Conditional Use Permit 2005-00005-5 for the continued operation of an existing water distribution facility located at 12800 Sierra Highway in the town of Sleepy Valley. The project authorizes the pumping and hauling of no more than 40,000 gallons of water per day not to exceed 9,709,000 gallons on an annual basis. No additional improvements are proposed for the 7.68 acre project site which supports disturbed and natural vegetation and a blue-line stream, dry much of the year, which runs through the eastern third of the property.

It is the Department's understanding that the lead agency is continuing to solicit comments on the negative declaration while this environmental document is going through appeal.

We prepared the following statements and comments pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project under the California Environmental Quality Act (CEQA Section 15386) and Responsible Agency (Section 15381) over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq) and Fish and Game Code Section 1600 et seq. regarding impacts to streams and lakes.

Impacts to Biological Resources

1. Riparian Resource Impact Considerations - The IS states that there is a blue line stream on the project site and the project permits the continued pumping of groundwater.

a. The Department has concerns that the subject water distribution operation may be having and will continue to have a direct and cumulative significant adverse impact on stream flow availability for biological resources within the Mint Canyon watershed and the Santa Clara River. This watershed had been identified as a high priority for conservation land acquisition which is largely based upon the unique riparian attributes dependant on a stable source of water flowing through the system as derived from direct storm runoff and sustained groundwater sources. The Department has a material interest in assuring that water flows within streams are maintained at levels which are adequate for long-term protection, maintenance and proper stewardship of those resources.

The Department determines adequacy of instream flows and prescribes appropriate instream flows as a participant in various regulatory, legal or collaborative proceedings. Public Trust fish and wildlife resources have been interpreted by the courts as property of the general public, to generally be reserved for public use and enjoyment. Because the Public Trust Doctrine asserts the vesting of public rights to exist wherever certain resources and uses historically existed, species of plants and animals that were native to California warrant the Department's protective and stewardship responsibilities.

The protection and continued public use and enjoyment of species populations indigenous to California are given the highest priority. The Department is responsible for assuring that physical and ecological conditions within streams, which are supportive of the species of fish and wildlife which are native to said streams, wherever such native species exist or could potentially be restored to their indigenous range are maintained in perpetuity. A number of riparian dependant special status species including but not limited to state and/or federal listed species such as unarmored three-spine stickleback, arroyo toad, and least Bell's vireo reside or have the potential to reside in the Mint Canyon drainage and the Santa Clara River watershed as a whole. Adequate levels of flow through this system are critical for the persistence of these species in the watershed.

It is essential that prospective instream flow regimes be evaluated and considered based upon the project's effects at the ecosystem level, as well as from particular single-species perspective. These evaluations have not been addressed in the IS for the Negative Declaration for the project. The document also does not evaluate or seek to address cumulative effects of multiple (i.e., including temporally or spatially sequential) changes to stream flows and/or alterations in physical stream habitat.

b. The identification of acceptable instream flows in particular waters includes technical considerations involving physical opportunities and/or constraints as well as biological processes and needs. These considerations vary significantly between different waters and in different locations, depending upon the degree and complexity of prior water resource development and upon the complexity of the affected ecosystems. The Department recommends that the proposed groundwater extraction element of the project be evaluated on a direct and cumulative level for the following parameters within any drainages receiving groundwater contribution from the aquifer from which the project is extracting water:

- Stream hydrology, including both intra- (seasonal) and inter-annual (year-type) variation, as needed to maintain aquatic/riparian ecosystem and flood plain function
- Maintenance of native biodiversity and related essential biological processes
- Continuation of important fluvial geomorphologic processes
- Maintenance of appropriate water quality and water temperatures
- Ecosystem level impacts and biodiversity maintenance benefits should be balanced with needed species recovery actions or with the need to keep individual species or groups of species in good condition. "Good condition" includes satisfactory provisions for healthy and reproductive individual fish, healthy and continuous species populations, and healthy supporting aquatic communities
- Instream flow regimes that promote and enhance functional ecosystems with appropriate biological, geomorphological and hydrological components and processes, including the following:
    - The full array of natural species diversity which is normal and predictable for unimpaired, regionally similar examples of particular stream types in question
    - Numerically viable and self-sustaining species populations of California's native flora and fauna, at levels which support appropriate public use and enjoyment

- Normal and healthy individual organisms with unimpaired growth, condition, reproductive and population recruitment opportunity and or capability.
- Intact physical and biological conditions and processes which support the above biological or ecological considerations, including appropriate watershed connectivity and fish passage

2. Department Jurisdictional Drainages – If it is determined that the proposed project will result in the compromise of volume and duration of flows within the watershed on a direct or cumulative basis, a streambed alteration agreement may be required by the Department with the applicant prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement.

The Department recommends that the above concerns be addressed in order to determine the direct level of impact significance from the project on riparian dependant resources. The Department is concerned that groundwater extraction within the Santa Clara River watershed could be a significant cumulative adverse impact, and it should be addressed in an Environmental Impact Report unless measures are proposed that will reduce impacts to less than a significant level under CEQA.

Thank you for this opportunity for comment on the proposed project. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Helen R. Birss
for Edmund J. Pert
Regional Manager
South Coast Region

cc: Ms. Helen Birss, Los Alamitos
Ms. Terri Dickerson, Laguna Niguel
Ms. Betty Courtney, Newhall
Mr. Dan Blankenship, Santa Clarita
Mr. Scott Harris, Pasadena
Mr. Jeff Humble, Ventura
HabCon-Chron, Department of Fish and Game
State Clearinghouse, Sacramento

EP:sph

spharris/County of Los Angeles CUP 2005-5000555/ND 2008

REVISED EIR

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Utilities				
The permittee shall maintain a water well level of not less than 55 feet and operate its well in such a way so as to not reduce the water supply of Sleepy Valley Water Company's (SVWC) wells.	Measure water well depth.	Prior to the onset of the hauling operation and thereafter, monitoring shall occur on a daily basis. A log shall be maintained that includes: • Weekly recording of the static water level in the well. This water level reading may take place at any time during a 7 day period, but must occur at least every 7 days unless the water level is below 45 bgs. If the water level is below 45 bgs, a daily water level reading must be taken.	Permittee	DRP, DPW & DPH
	Create and update water well log.	Within five working days following the conclusion of each month, the permittee shall provide a log that shows the well water level as required above and the following: • Number of gallons pumped per day (which must not exceed 40,173 gallons/day). • Rate of pumping (which must not exceed 36 gallons/minute).	Permittee	
	Cease pumping.	If a log is not provided by the 10th day following the conclusion of each month, pumping from the well shall cease. No further pumping shall be permitted until all logs are up-to-date and completed to the satisfaction of the Department of Regional Planning (DRP). If a report is provided, prepared by an appropriately qualified expert that contains data, interpretation, findings and conclusions demonstrating that the permittee's operation of the water well is impacting the SVWC water supply, the county may order the permittee to reduce or cease groundwater extraction.	Permittee	

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Submit an annual summary compilation report of all logs maintained throughout the year to DRP, DPW & DPH.	Submit an annual summary compilation report of all logs maintained throughout the year to DRP, DPW & DPH.	The summary document shall be due on January 31of each year.	Permittee	
Mitigation Compliance				
As a means of ensuring compliance with all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account.	Annual under such time as all mitigation measures have been implemented.	Permittee	Department of Regional Planning

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: R2005-00055

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

The permittee shall deposit the sum of $3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Water shall not be extracted from the permittee's well if the water level in the well is 55 feet below ground surface (bgs) or lower. Prior to the onset of the hauling operation and thereafter, monitoring shall occur on a daily basis. A log shall be maintained that includes:
   - Weekly recording of the static water level in the well. This water level reading may take place at any time during a 7 day period, but must occur at least every 7 days unless the water level is below 45 bgs. If the water level is below 45 bgs, a daily water level reading must be taken.
   - Number of gallons pumped per day (which must not exceed 40,173 gallons/day).
   - Rate of pumping (which must not exceed 36 gallons/minute).

2. Within five working days following the conclusion of each month, the permittee shall provide a log that shows the well water level as required in MM1 above. If the log is not provided by the 10th day following the conclusion of each month, pumping from the well shall cease. No further pumping shall be permitted until all logs are up-to-date and completed to the satisfaction of the Department of Regional Planning (DRP).

3. The permittee shall operate its well in such a way so as to not reduce the water supply of Sleepy Valley Water Company's (SVWC) wells. If a report is provided, prepared by an appropriately qualified expert that contains data, interpretation, findings and conclusions demonstrating that the permittee's operation of the water well is impacting the SVWC water supply, the county may order the permittee to reduce or cease groundwater extraction. The permittee shall not be held responsible for the costs incurred by SVWC in obtaining the necessary reports or data they must produce to substantiate a claim.

4. On an annual basis, the permittee shall submit to DRP a summary compilation report of all logs maintained throughout the year as required in MM 2 above. The summary document shall be due on January 31of each year.

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

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

Applicant

9/18/08
Date

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

Staff

Date

STAFF USE ONLY

PROJECT NUMBER: *R2005-00055*
CASES: *RCUP 200500005*
RENV 200500009

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *12/10/04* Staff Member: *Mark Child*

Thomas Guide: *4373 A-4* USGS Quad: *Sleepy Valley*

Location: *12800 Sierra Highway*

Description of Project: *The proposal is for operation and maintenance of a water distribution and sales facility. The requested is to use an existing well, pump house, two 10,000 gallon water storage tanks, and three 3,800 gallon tanker trucks to supply water for sale to existing residents in the area. Trucks would be owned and operated by the property owner and trips are projected to vary between 3 and 15 one-way trips per day depending on the time of year and demand. Approximately 11,000 to 45,000 gallons of water per day would be withdrawn from the well. The well is not shared with other users and is supplied by a non-adjudicated aquifer.*

Gross Area: *7.67 Acres*

Environmental Setting: *Access and frontage to the property is from Sierra Highway. Approximately one third of the property, on the north central and north western portions, is flat to gently sloping. Vegetation on the north central and north western portion comprises disturbed and natural areas including chaparral and five oak trees. The remaining area of the property is hilly chaparral with 10 additional oak trees. A blue-line streambed runs through the eastern third of the property in a north-south direction. The community of Sleepy Valley lies to the north and west of the site.*

Zoning: *A-1-1*

General Plan: *Rural Communities*

Community/Area Wide Plan: *Non-Urban 1 (Santa Clarita Valley Area Plan)*

Major projects in area:

Project Number	Description & Status
None	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ Rivers and Mountains Conservancy
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

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

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW:
  Land Development Division
  Traffic and Lighting
- ☒ Public Health:
  Environmental Health, Mtn: Rural
- ☐ _____
- ☐ _____

IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☐	☒	☐	*Water supply*
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☐	☒	☐	*Utilities*

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *7 (Non Urban Hillside)*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. With project mitigation measures imposed and agreed to by the applicant, it can now be determined that the project will not have a significant effect on the physical environment. The mitigation monitoring is identified on the Project Mitigation Measures Due to Environmental Evaluation Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Mark Child* Date: *August 28, 2008*

Approved by: *Maria Masis* Date: *August 28, 2008*

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Liquefaction & earthquake-induced landslides per SHZ map*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☒	☐	Would the project 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?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

No structures proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Drainage course onsite*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☒	Other factors (e.g., dam failure)? *Breach of water tanks could cause temporary short-term flooding*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

No structures proposed. No nearby sensitive uses.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

No structures proposed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☒	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *Water will be withdrawn from one well.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Applicant must obtain a drinking water program permit from the State of California Division of Drinking Water and Environmental Management.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (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)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Trucks on site with unpaved driveway.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☒	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

No improvements are proposed. There are no nearby sensitive uses and minimal trip generation.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Blue-line stream depicted on USGS quad*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

No improvements proposed and project will not impact any oak trees.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Drainage course and oak trees*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

No improvements are proposed.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☒	☐	Other factors? _____

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *Water tanks are visible from Sierra Highway*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Visual Report ☐ Compatible Use

Painting water tank a neutral color would be a condition of approval with the conditional use permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Maximum of 15 one-way daily truck trips?*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 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 be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

DPW Traffic and Lighting did not identify any significant impacts and there were no traffic concerns

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors? _____

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *Water supply may be inadequate – Levels varies annually and by time of year.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☒ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Monitoring of the water level in the well is needed to assure that supply is maintained for other users of the aquifer.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

_____

_____

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

_____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site, or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other? _____
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors? _____

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

_____

_____

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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, 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?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Utilities*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact