



MEMORANDUM

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: ARA MIHRANIAN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT *Ad*

DATE: DECEMBER 12, 2017

SUBJECT: CONDITIONAL USE PERMIT NO. 172 REVISION "C" AND MINOR GRADING PERMIT (ZON2015-00230); PROJECT ADDRESS – 5837 CREST ROAD (LANDOWNER/APPLICANT – CALIFORNIA WATER SERVICE)

Project Planner: Amy Seeraty, Associate Planner *AS*

RECOMMENDATION

- 1) Review and provide direction on the Applicant's request to allow the installation of a 1,000 gallon above-ground diesel fuel tank to fuel California Water Service vehicles and to memorialize the on-site facilities and operations;
- 2) Review and provide direction on the draft Conditions of Approval; and,
- 3) Continue the public hearing to January 9, 2018.

BACKGROUND

On May 5, 2015, California Water Service ("Applicant") submitted a request to revise Conditional Use Permit (CUP) No. 172 to allow for the installation of a 1,000 gallon above-ground (solar-powered) diesel fuel tank to fuel their trucks and machinery.

The following is a chronological summary of major milestones that occurred since the submittal of the application in 2015:

- **November 10, 2015 Planning Commission Meeting** - The Commission opened the public hearing to consider the Applicant's request, and after considering public testimony, continued the public hearing to December 8, 2015, to allow additional time for the Applicant to address the project and operational concerns raised by the public.
- **December 8, 2015 Planning Commission Meeting** - The Planning Commission conducted a public hearing and received testimony raising concerns with the proposed diesel fuel tank and the overall use of the site, specifically that the existing Conditional

Use Permit does not cover all of the operations currently occurring at the site. The Commission continued the public hearing to a date uncertain to allow City Staff to work with the neighbors and the Applicant to ensure that the application captures all of the existing uses on the site.

- **December 8, 2015 to September 13, 2016** – Staff conducted several meetings with the neighboring property owners (“neighbors”) and the Applicant to discuss concerns regarding the daily operations at the site, such as excessive vehicle noise, hours of operation, increased activity/traffic, overall use of the facility as a storage and staging area (including the dumping of spoils material), landscaping/aesthetics, excessive dust, and improved communication between the Applicant and the neighbors. These meetings were intended to identify the neighbors’ concerns and collectively seek solutions to mitigate those concerns prior to bringing the item back to the PC.
- **September 13, 2016, Planning Commission Meeting** – The Planning Commission, after receiving public testimony, continued the public hearing to the January 24, 2017 meeting, directing the Applicant to submit additional information, including updating and circulating the required environmental document.
- **January 24, 2017 Planning Commission Meeting** – The Planning Commission, after considering public testimony, continued the public hearing to the April 25, 2017, directing the Applicant to submit additional information, including updating and circulating the required environmental document.
- **April 25, 2017 Planning Commission Meeting** – The Planning Commission, after considering public testimony, continued the public hearing to September 12, 2017, directing Staff to provide a status report at its July 11, 2017 meeting regarding the installation of landscaping and fencing; and, directing the Applicant to submit the information required for the Commission’s future consideration by June 22, 2017.
- **May 11, 2017** – Neighborhood meeting was held to discuss project updates.
- **June 5, 2017** – Neighborhood meeting was held to discuss project updates.
- **June 19, 2017** – Neighborhood meeting was held to discuss project updates.
- **June 22, 2017 Planning Commission Meeting** – The Planning Commission, after considering public testimony, continued the public hearing to September 12, 2017, based on the Applicant and the neighbors’ request for additional time to review the upcoming submittal of the Applicant’s revised landscape plan, and directed Staff to come back with a status report at the July 25, 2017 meeting.
- **July 10, 2017** – Cal Water submits a revised landscape plan.
- **July 11, 2017 Planning Commission Meeting** – Staff provided a status report on the Applicant’s request and the submittal and installation of the fence and landscape plans.
- **July 13, 2017** – Neighborhood meeting was held to review the revised landscape plan.
- **July 25, 2017 Planning Commission Meeting** – The Planning Commission, after

considering public testimony, continued the public hearing to September 12, 2017, to allow the Applicant additional time to submit the necessary information for Staff to complete and circulate the required California Environmental Quality Act (CEQA) document.

- **August 7, 2017** – Neighborhood meeting was held to review the updated landscape plan.
- **September 6, 2017** – The Applicant submitted a letter responding to public concerns and proposing operational changes at the project site and to the scope of work.
- **September 12, 2017, Planning Commission Meeting** – The Planning Commission, after considering public testimony, continued the public hearing to December 12, 2017 to allow Staff additional time to assess the Applicant's revised scope of work as it relates to the Conditional Use Permit revision for the overall operations on the site and to complete and circulate the required CEQA document.

On November 16, 2017, notice of the draft Mitigated Negative Declaration and the proposed Revision "C" to Conditional Use Permit No. 172 was sent to all property owners within 500' of the site and appropriate public agencies for a comment period over 20-days, commencing on November 16, 2017 and concluding on December 12, 2017. Additionally, the notice was published on the same day in the *Palos Verdes Peninsula News*. Staff received several public comments during the public comment period, which is addressed under the 'Additional Information' below (See attachment).

SITE DESCRIPTION

The project site is approximately 5 acres in size and comprised of two parcels. Parcel One, the location of the proposed diesel fuel tank, is 1.38 acres, and Parcel Two, the location of the reservoir and maintenance yard, is 3.61 acres. The site is located north of Crest Road and east of Highridge Road and is occupied by the California Water Service Company (CWS), a utility servicing the Palos Verdes Peninsula. Parcel One is improved with a 6,585-square-foot office/maintenance building, miscellaneous outbuildings and structures, and off-street parking facilities. The northerly half of Parcel Two consists of the reservoir with open turf area surrounded by trees and shrubs, while the southerly half of Parcel Two is paved and landscaped to provide additional off-street parking.

Access to the site from Crest Road is provided by a driveway easement over adjacent private property. Vehicular access is also provided from Scotwood Drive at the north end of the property. The site is surrounded by: detached, single-family residences to the north, east, and southeast; property owned by Southern California Edison (SCE) and Frontier Communications to the south; and attached, single-family residences (Seaview Villas) in the City of Rolling Hills Estates to the west. The land use and zoning designations for the site are Residential, 2-4 DU/acre and RS-4, respectively.

PROJECT DESCRIPTION

The Applicant proposes the following revisions to the existing Conditional Use Permit:

- A) The installation of a 1,000 gallon above-ground (solar powered) diesel fuel tank to fuel CWS vehicles and equipment on-site. The proposed diesel fuel tank will be 11'-1" in length, 5'-8" in width and 12' in height. While the proposed fuel tank itself will only be 5'-3" in height, the attached 6'-9" tall vent on top of the fuel tank results in an overall height

of 12'. The proposed fuel tank will be placed on a larger concrete pad measuring approximately 13' in length and 8' in depth located north of an existing Cal Water office building, next to existing generators. Protective bollards will be placed around the proposed fuel tank area that matches those that secure the existing generators. The proposed fuel tank will be located in an area that has two dumpsters that will be moved to the easterly parking lot behind trees to screen them from public and private properties.

B) Memorialize the following facilities and operations as shown on the attached survey (Exhibit "E"):

- a. **Existing Structures:** Consisting of a 70ft² storage building and a 190ft² open rack structure for parts and supplies, a 6,585ft² water quality lab and administrative operations center, and a 3,200ft² storage shed.
- b. **Maintenance Yard:** Consisting of trash bins, emergency generators with internal diesel fuel supply, parts and materials for maintenance and repairs to the water system, storage containers consisting of three large containers measuring 20' long x 8.5' wide x 8' tall and two small containers measuring 10' long x 8.5' wide x 8' tall with circular rooftop vents, (two large and two small containers are located in the maintenance yard and one large container is located next to the gasoline storage tank), temporary dumpsters for trash and recycling, the storage of traffic control signs and equipment, and an above-ground 2,000 gallon gasoline storage tank originally permitted under CUP No. 172 & CUP No. 172 Revisions "A" and "B".
- c. **Spoils Bins:** The placement of 40' long x 19' wide spoils (soil) bin, and three temporary storage bins for fill materials (asphalt, road base and sand) measuring 20' long x 20' wide (for sand and base) and 20' long and 10' wide for asphalt to accommodate the delivery and pickup of spoils and materials.
- d. **Reservoir/Pumping Facilities:** A water storage facility with corollary facilities, including pumps, control valves, vents, and hatches.
- e. **Facilities Supporting Off-Site Operations:** The storage of equipment and supporting materials for offsite water line maintenance and repair, in various places onsite, including on the ground behind the administrative operations center, in racks towards the center of the site, in the aforementioned storage containers and storage building, and in the original material storage bin location.
- f. **Hours of Operations:** Daily operations including the fueling of the gasoline and diesel fuel tanks and the refueling of CWS vehicles occurring Monday through Friday between 8:00 a.m. and 4:30 p.m. Pumping operations (Checking of the reservoir pumps by the pump operator staff of one to two people) occurring on Monday through Friday between 2:00 p.m. and 10:00 p.m., and Saturday and Sunday between 8:00 a.m. and 4:30 p.m.
- g. **Emergency Services:** May occur at any time of day or night and are staffed according to need. Cal Water responds to approximately 40 emergency calls per month, which must be dealt with immediately. (CWS defines an emergency as a threat to life, property, or public health and safety.)
- h. **On-site improvements consisting of the:**

- i. Renovation and extension of an existing earthen berm at the east property line at a maximum height of 6’;
- ii. Installation of a 6’ tall fence with wires attached to the east side of the fence, to allow foliage to climb up and cover the fence, on top of the berm along its entire length;
- iii. Installation of two 5’-5” long, 4’ tall Concrete Masonry Unit (block) screening walls (external face painted green) at each of the six existing reservoir vents;
- iv. Installation of 4’ long x 4’ wide x 8’ tall greenish-brown (“Grouse Tan”) metal insulated sound attenuating boxes around the water pumps and sound-attenuating blankets on the pipes on the southern end of the site.
- v. Three temporary storage bins for the sand, asphalt and road base (fill materials) located in the existing parking lot, just south of the reservoir, as described above.

CODE CONSIDERATIONS AND ANALYSIS

Conditional Use Permit No. 172 Revision “C”

In considering the Applicant’s request to revise its Conditional Use Permit (CUP), Section 17.60.050(A) of the Rancho Palos Verdes Municipal Code (RPVMC) requires the Planning Commission to make the following findings in reference to the property and project under consideration (RPVMC language is **boldface**, followed by Staff’s analysis in normal type):

- 1. The site is adequate in size and shape to accommodate the proposed use and for all of the yards, setbacks, walls, fences, landscaping and other features required by this title or by conditions imposed under this section to integrate said use with those on adjacent land and within the neighborhood.**

The site is approximately 5 acres in size consisting of an office building, storage shed, maintenance structures, and mechanical units located in a single-family residential zoning district. The western portion of the property is paved with a few trees planted adjacent to the existing office building while the eastern portion of the property is partially paved to accommodate a parking lot with the remainder of the area landscaped with grass or trees. Cal Water is currently permitted to operate in this residential zoning district based on Conditional Use Permit No. 172 issued on October 13, 1992, that found the site to be adequate in size and shape to accommodate the utility facility.

The Applicant proposes to install a diesel fuel tank near the center of the property, immediately north of an existing office building, in an area consisting of mechanical equipment, generators, and trash dumpsters. As this area is already disturbed, the proposed diesel fuel tank will be consistent with the existing uses on the site. The proposed 112 square foot concrete pad area to support the proposed diesel fuel tank will be approximately the same size as the current trash dumpster area that will be relocated to the area just southwest of the existing generators. Additionally, an existing maintenance structure to the west, maintenance yard to the north, foliage to the east, and an existing office building to the south help minimize the visual appearance of the proposed diesel fuel tank from neighboring properties and the public right-of-ways.

The Applicant is also requesting to memorialize the facilities and operations at the site including the delivery and pickup of potentially wet spoils (soil) from water line repairs, and dry materials to fill the excavated areas at the repair sites. Additionally, existing facilities and operations which

were not specified in the 1992 CUP are the storage of parts (pipes, fire hydrants, etc.), traffic control equipment such as traffic cones and barricades, and various storage buildings and containers. The buildings and onsite operations are primarily located in the center of the property to minimize impacts to neighboring residential properties, with some operations located closer to the west and east property lines.

During the past two years, the City has received numerous complaints from the neighboring properties regarding the operations at the site, especially with regards to the operations close to property lines and the activities related to spoils. In an effort to address the neighbors' concerns, the Applicant has submitted a landscape and fence plan to provide a visual and physical buffer between the neighboring properties. The proposed landscape and fence plan has been reviewed by the neighbors at several neighborhood meetings coordinated by City Staff, and incorporates landscaping and fencing with the purpose of screening of existing and proposed structures as discussed in more detail in Finding No. 2 below.

Given that the proposed diesel fuel tank will be placed at the center of the property surrounded by other mechanical units and screened by existing structures and foliage, and that other operations on the site will be screened with the proposed landscaping, Staff believes that the site is adequate in size and shape to accommodate the diesel fuel tank. Additionally, Staff is recommending multiple conditions of approval which include, but are not limited to, the installation and maintenance of the landscaping and fencing to screen the onsite operations and materials. Therefore, this finding can be made.

2. The site for the proposed use relates to streets and highways sufficient to carry the type and quantity of traffic generated by the subject use.

The property has been used by a water utility for over 50 years, since prior to City incorporation. According to the Applicant, the number of employees at the site has actually been reduced since the water utility use was initiated in the early 1960s, as several administrative functions have been moved to off-site locations, including customer service and meter reading services, thereby reducing the flow of traffic to and from the site. Furthermore, the Staff Report for the original Conditional Use Permit No. 172 stated "...additional parking spaces for the company's approximately twenty (20) trucks and other assorted vehicles exist north of the office structure..." and that the proposed 4,000ft² storage shed was required to comply with more stringent storage laws imposed at the time by regulatory agencies. The original CUP also stated that the new storage shed would accommodate the parking of machinery equipment (backhoe, forklift, etc.) in an enclosed area for safety, screening, and preservation reasons. Because the majority of the 13 vehicles currently based at the site were captured in the original CUP, and because this existing fleet of vehicles already has access via Crest Road and Scotwood Drive, the project will result in negligible changes to the ingress and egress trips at the site. The spoils pickup and materials delivery that is scheduled to occur once a month will also have a negligible impact on ingress and egress traffic. Although the monthly pickup and delivery, as well as the pickup of fill and spoils drop-off during the day for emergency work is proposed to continue for an additional 12 to 18 months, Staff believes that the traffic generated by this operation will result in a negligible impact to the City's roads, as the traffic counts on this portion of Crest Road total 11,916 trips per day, per a traffic study prepared for the City's General Plan update by Environmental Science Associates (ESA), dated May 2017 (attached).

The Applicant has stated that the delivery of diesel fuel to replenish the tank will occur during the same delivery schedule by the same company as the existing gas fuel tank, which will occur approximately every 2 to 3 months. Other than during emergency situations, fuel deliveries to

replenish the tank will only occur between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Although different delivery trucks will be used to replenish the proposed diesel fuel tank, Staff believes that the overall additional traffic generated by the delivery trucks will result in a negligible impact to the City's road.

The City received comments from residents regarding the potential for increased traffic and emissions from the proposed diesel fuel tank. Diesel vehicles are the larger vehicles in the CWS fleet and as such, are typically returned to the site each evening (unless out at night for emergency such as a broken pipe). Thus, conditions requires that these vehicles only be fueled during normal business hours; thereby eliminating the potential for increased traffic trips to and from the site for fueling purposes. Additionally, except in cases of emergency, only onsite CWS equipment will be fueled by the diesel fuel tank. As a result of the above information, Staff believes that the overall quantity of traffic to and from the site will not increase as a result of the proposed project. Therefore, this finding can be met.

3. In approving the subject use at the specific location, there will be no significant adverse effect on adjacent property or the permitted use thereof.

As previously reported, the City has received comments from neighboring property owners expressing concerns with the impacts the site has on their properties and quality of life. In order to address these concerns, in collaboration with the Applicant and the neighbors, Staff believes that with the incorporation of the following Conditions of Approval, there will be no significant adverse impacts on adjacent property.

Screening

The property has been used by CWS since 1960 and is located adjacent to developed residentially-zoned properties to the north, east and west, as well as a developed commercially-used property to the south (Southern California Edison and Frontier Communications).

As proposed, the diesel fuel tank will be located towards the center of the 5-acre property, exceeding the minimum required setbacks, in an area that is surrounded by existing structures and existing mature foliage. When combined with topography and fencing, Staff does not believe that the diesel fuel tank will create a visual impact to neighboring properties. As for the onsite facilities and operations, Staff is recommending conditions be imposed requiring that the Applicant install landscaping and fencing to visually screen the site from the neighbor's properties, as described below:

- Placement of fill to connect the existing two earthen berms along the lower eastern property line (total length of 142').
- Re-compact each earthen berm, cover with 6" of topsoil so the berm can support plant growth, cover with jute netting and hydroseed with Stover Hillside Grass Mix.
- Install a 6'-8" tall, green vinyl fence on top of the entire length of the two connected earthen berms.
- Install 74 new plants along the entire periphery of the reservoir, and on the north, east and south sides of the maintenance yard including: Strawberry Tree, Ray Hartman California Lilac, Red Trumpet Vine, Hopseed Bush, Silk Tassel Bush, Pink Melaleuca, Yellow Bells, Fern Pine, and African boxwood.
- Hydroseed the lawn area above the reservoir with Buffalo Grass.
- Install new irrigation lines for the new plants.

The proposed landscaping as described will provide maximum screening to several key areas of the site. These areas include the west and south boundaries of the reservoir, and the east property line, which abuts the properties located on Stonecrest Road. Although there is already some existing foliage located along the west boundary of the reservoir, the landscape plan proposes additional foliage to further screen the proposed diesel tank and the buildings and operations from the views of several properties on Stonecrest Road and Scotwood Drive. Along the southern boundary of the reservoir, additional foliage is proposed to fill the gaps between some sparsely landscaped areas, as well as to screen the existing reservoir vents. In order to screen the existing reservoir vents pursuant to the requirements of the Division of Drinking Water (DDW) of the State Water Resources Control Board, Staff recommends that two screening walls be constructed around each reservoir vent, with the exterior to be painted green and landscaping to be installed along the outside of these walls.

The Applicant will also be required to plant additional foliage in some of the more sparsely vegetated areas of the site, by installing plants along the eastern property line, and at the earthen berms. The berms will be conditioned to be hydroseeded and planted with flowering vines along the top of the berms that will grow on the new green vinyl fence.

Staff recommends that the Applicant be required to install a 6'-8" tall green vinyl fence on top of the earthen berm to provide additional screening. In order to ensure that the proposed fence does not block ocean views and will adequately screen the site from the neighboring properties. In July, a silhouette depicting the height of the proposed fence was installed by the Applicant. On August 7th, the Applicant and City Staff met with the two neighbors on Stonecrest Road who are the closest to the maintenance yard to view the fence silhouette. At this site meeting, it was determined that the proposed fence, at a height of 6'-8" as measured from the top of the reconfigured berm, adequately screens the maintenance yard from these properties.

Since landscaping has the potential to fail if not properly installed or maintained, Staff recommends that the landscape plan contain maintenance and replacement provisions, which will require the Applicant to maintain the existing and proposed vegetation. Furthermore, to ensure that the newly planted vegetation provides adequate screening, Staff recommends that a condition be added requiring that within 30 days of installation of the proposed fencing and landscaping, the Director of Community Development will assess the site to determine whether additional screening is needed to adequately screen the site from the neighboring residences. Lastly, Staff recommends that a mitigation measure be added which requires the annual trimming of foliage that grows into a protected view, as well as the submittal and approval of a Landscape Maintenance plan that will be reviewed by the Director 3 months after implementations and then at the recommended "annual review" to be conducted by the Planning Commission at a duly noticed public hearing.

As reported to the Commission in previous Staff Reports, the Applicant had intended to install the new landscaping in October. However, they experienced delays related to insurance required for the contractor. Despite these delays, the Applicant expects to start the work the week of December 11th, and expects to finish the reservoir portion within approximately one week, and the remainder of the work within 1-2 months. In order to ensure the landscaping is timely planted, Staff has added a condition requiring that no later than 60 days from the date of the Planning Commission's approval, or February 4, 2018, the Applicant shall install the following per the landscape plan approved by the Planning Commission on December 12, 2017.

Hours of Operations

In the past, operations at the site have occurred during and after normal business hours (8:00 a.m. to 4:30 p.m.). The neighboring property owners have raised this as a concern because they believe that the operations that extend beyond normal business hours are not expressly allowed based on the current CUP and adversely impact their properties. In order to address this concern and to be crystal clear in the CUP, Staff recommends that the Commission impose a condition establishing the following hours of operations:

- Spoils dropoff and pickup: 7:00 a.m. and 7:00 p.m., Monday through Saturday, with no Sunday and/or Federal Holidays.
- Normal administrative and field staff hours of operation: 8:00 a.m. to 4:30 p.m., Monday through Friday.
- Utilization of the fuel tank and pump hours of operation: 8:00 a.m. and 4:30 p.m., Monday through Friday.
- Fuel deliveries to replenish the diesel fuel tank will only occur between the hours of 8:00 a.m. and 4:30 p.m., Monday through Saturday, with no Sunday and/or Federal Holidays.
- Pumping operations (checking of the reservoir pumps by the pump operator staff of one to two people) are Monday through Friday between 2:00 p.m. and 10:00 p.m., and Saturday and Sunday between 8:00 a.m. and 4:30 p.m.
- The construction of the concrete pad and the installation of the tank will be subject to standard hours of construction activity, which are 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday, with no construction activity permitted on Sundays or on the legal holidays as specified in Section 17.96.920 of the Rancho Palos Verdes Development Code.

Staff also recommends a condition that allows the site to be used after the normal hours of operations, as cited above, for emergencies only. An emergency is defined as: "a threat to life, property or public health and safety." After an emergency is resolved (pipeline repaired, etc.) operations shall comply with the standard hours of operation, as listed above.

Lighting

As the site is only permitted to operate, except for defined emergencies, during daytime hours, illuminating the site is not necessary except for safety purposes, including allowing employees to safely leave the site during the months of standard time (outside of daylight savings). As such, Staff recommends the following lighting condition (which has also been incorporated into the Mitigated Negative Declaration as mitigation measure):

- Any temporary lighting used for emergencies shall be no taller than 10' in height and shall be pointed down to not cause excessive glare or light trespass onto any adjacent residential property or public street.

Air Quality

Several of the adjacent neighbors have expressed concerns about the dust escaping from the

site, which they state is soiling their homes and swimming pools. The neighbors have also expressed a concern that silica dust has the potential to be released during the movement of fill and spoil materials. In response, Staff recommends the following mitigation measures which have also been incorporated as Conditions of Approval:

- All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions), and shall have adequate freeboard to avoid spillage around the edges of the cover.
- All excavated materials (spoils) will be sufficiently watered and/or covered with properly secured tarps constructed of a material which will not degrade in the sun, such as treated canvas, to prevent excessive dust. All fill materials shall be kept covered with the same type of properly secured tarps when not in use.
- Water sprays shall be used to minimize the release of fugitive dust when the spoils or fill material is delivered or removed. These sprays shall be continuous during the work, or reapplied as often as needed, to minimize the release of dust during spoils or fill delivery or removal.

CWS has also informed Staff that they are proposing operational changes at the project site and to the scope of work. The revised scope of work proposes the relocation of the existing materials (sand, gravel, etc.) storage bins and spoils bins to a new off-site location within one-year, starting from the date of the Commission's approval of the current CUP revision application, with an option to consider extending this time frame for an additional six months. However, despite this future relocation, Staff still must address the impacts of the onsite operations as they exist now, which include the materials and spoils bins and the associated activity.

Staff believes that if these mitigation measures are adhered to, this should mitigate the concerns related to the release of fugitive dust onto adjacent residential properties. In order to ensure these measures are adhered to, there are certain enforcement measures (discussed below) which would apply, and involve fines and/or revocation of the Conditional Use Permit.

Concerns have been expressed regarding the potential for diesel fuel odor and/or fumes released by the proposed diesel fuel tank. According to the South Coast Air Quality Management District (SCAQMD), diesel fuel tanks less than 40,000 gallons in size are exempt from SCAQMD permit requirements (see attached exemption). This is because diesel fuel are considered less volatile than gasoline, and does not vaporize the same way gasoline does, eliminating the need for vapor recovery nozzles, etc. The standard fuel dispensing equipment is proposed to be installed per California Fire Code as stated in Mitigation Measure AQ-4, which requires that "[p]rior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code."

In terms of questions raised on how the vent pipes on the tank would work and whether venting from inside of the tank would allow vapors/fumes to escape, according to a representative from Convault/Oldcastle Precast Company (manufacturer of proposed tank), there are two vents on the fuel tank, a primary normal vent and a primary emergency vent. The normal vent is used to actually take *in* air during fueling, rather than vent anything out. Without this vent the tank would "vapor lock", and no fuel could be dispensed. The emergency vent is required to allow for the release of a sudden buildup of pressure (air), for example, if the tank is refilled too quickly. However, this is unlikely to occur during every refill, which as stated herein, would only occur about every 2-3 months, or approximately on a quarterly basis.

Hazards and Hazardous Materials

The neighbors have raised concerns about the content of the spoils that are brought to the site, specifically, that the soil excavated at repair locations may contain asbestos or other contaminants. To address this concern, Mitigation Measure HAZ-3 requires that the spoils stored at the site shall be tested just prior to off-site disposal and that the results shall be submitted to the City prior disposal, based on the following:

- a) Metals method 6020 (which tests for over 20 types of metals)
- b) Mercury method 7471A (a technique which tests for mercury in solid or semisolid form.)
- c) Volatiles method 8260B (which tests for over 100 types of volatile compounds)
- d) Fish Bioassay (measures aquatic toxicity)
- e) Asbestos

The resulting report for these tests shall be forwarded to the City within one week of completion and will be made public on the City's website and sent to interested parties via listserv within 48 hours of receipt of the report. Should any contaminants be found to be beyond acceptable levels set by the United States Environmental Protection Agency (EPA), CWS shall be responsible for the appropriate disposal of any contaminated soil in a manner which complies with applicable state and federal laws. Staff has also stipulated that this mitigation measure shall no longer be applicable after Cal Water relocates the spoils bins to a new offsite location. However, it should be noted that after the operations have relocated, the Applicant is requesting to maintain a small amount of spoils on the site which could come from a water meter box excavation, for example. As this amount of spoils will be minimal and will be kept in a closed container, Staff does not believe this small amount of spoils, subject to the recommended mitigation measures, will pose a hazard to the surrounding properties.

In order to mitigate potential fuel leakage and fire hazards to adjacent properties, Mitigation Measure HAZ-2 requires that the proposed diesel fuel tank be constructed per Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids," by incorporating design features that create multiple barriers to prevent fuel leaks. According to the Applicant, and confirmed by Staff, the proposed diesel fuel tank will have four barriers to prevent fuel leakage, as follows:

- First barrier is the steel tank itself,
- Second barrier is a layer of thick Styrofoam insulation for fire protection
- Third barrier is an impervious barrier of 30-millimeter high-density polyethylene membrane which will contain any potential leakage from the steel tank itself.
- Fourth barrier is an encased six-inch thick layer of concrete which complies with the UL 2085 requirements for blast, fire, and ballistic impact protection.

Staff has also calculated that the proposed 6" tall housekeeping curb around the concrete pad can hold approximately 340 gallons of fuel, in the unlikely event that the tank is damaged and a leak occurs.

One resident has submitted reports (attached) from the Occupational Safety and Health Administration (Cal OSHA) that detail explosions at above-ground diesel fuel storage tanks.

However, these incidents appeared to have happened with improper activities near a fuel tank, such as welding and use of cell phones near an open tank. The proposed diesel fuel tank is conditioned so that numerous safety measures be implemented prior to its use per the California Fire Code, including but not limited to the following:

- Fill limiter valves which will shut off at 95% capacity,
- Emergency safety equipment including an emergency shut-off switch and a properly rated fire extinguisher that will be located near the tank system,
- Static warning decal and fueling instructions posted,
- Training of all employees in the proper and safe operation of the tank.

Mitigation Measure HAZ-4 is imposed requiring that all personnel involved in use of hazardous materials shall be trained in emergency response and spill control and that written evidence of this training shall be provided to City Staff within 15 days from the date the diesel fuel tank is put into service on the site.

It should also be noted that although a spill is extremely unlikely due to the design of the tank as described above, one of the conditioned State guidelines that CWS must implement is a Spill Prevention Control and Countermeasure Plan. The objective of this plan is to 1) prevent the occurrence of discharges by the use of sound engineering 2) implement management controls where the potential of discharges exist, prevent exposure to personnel and the community 3) prevent contamination of the environment, and (4) provide an expeditious and effective response to minimize the potential for environmental impact in the event of a spill.

Staff also recommends conditions that require the Los Angeles County Health Hazardous Materials Division (HHMD) Inspector make annual site inspections of the fuel tank, and that the Cal Fire-Office of the State Fire Marshal also inspect the fuel tank. HHMD is a Certified Unified Program Agency (CUPA) which administers several programs within Los Angeles County including the Aboveground Storage Tank Program, and the Cal Fire-Office of the State Fire Marshal is responsible for ensuring the implementation of the Aboveground Petroleum Storage Act.

Staff believes that the recommended conditions and mitigation measures, as well as the permits ensuring the proper installation of electrical, foundation, and seismic restraints, which will be obtained from the Building & Safety Division, will ensure the safe installation and operation of the tank, mitigating any potential hazard or hazardous impacts to neighboring properties.

Hydrology and Water Quality

As discussed above, the proposed diesel fuel tank incorporates design features that create multiple barriers to prevent fuel leaks, which will prevent the diesel fuel from discharging into the City's storm drains. Additionally, Staff recommends Mitigation Measure HWQ-2 to prevent contaminated runoff including applying Best Management Practices (BMPs) during construction activities.

Also, Hydrology and Water Quality Mitigation Measure HWQ-2 requires that, "[p]rior to any permit issuance by the City's Building and Safety Division, the Applicant shall implement BMPs for runoff control during and after construction activities to prevent pollutants from entering the City's storm drains." Staff also recommends condition of approval which require BMPs to be followed in perpetuity for the site.

Noise

Over the course of the project, the adjacent neighbors have raised numerous concerns about noise produced by the maintenance operations at the site. To evaluate the noise levels produced by a typical spoils dropoff/pickup and material dropoff/pickup, the Applicant prepared several noise studies, including an *Ambient & Simulated Operational Noise Study* prepared by Steve Rogers Acoustics on June 30, 2017, and two acoustical evaluations prepared by Chow Engineering Inc. These studies were completed in the area of the existing east parking lot, where the spoils bin is located and where the temporary materials bins have been relocated.

The first acoustical evaluation prepared in July 2017 used the loudest noise from the simulated noise study, which was a jackhammer. However, after discussions with the Applicant, it was clear that this equipment is rarely, if ever used, and so Staff asked the Applicant to provide a revised acoustical evaluation with a more realistic scenario from the Noise Study. These three studies and evaluations are attached. Staff observed that the sound contour lines for the revised scenario do not exceed 65dBA at any property line. However, as Staff realizes that this simulated activity may not exactly mirror the actual activities, a mitigation measure has been added which requires that a noise study be completed within 30 days of the Planning Commission's approval of the CUP to assess the noise levels of a typical spoils pickup and a typical fill materials delivery at the closest property line. If it determined that the noise levels exceed 65dBA at any property line, the Applicant shall be required to install noise attenuation features, such as, but not limited to, portable noise barriers to reduce these decibel levels to less than 65dBA at the adjacent property lines within 30 days. Additionally, Staff recommends that a condition be added which prohibits the use of the spoils bin between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, weekends and/or federal holidays, except in the case of emergencies.

There are several mitigation measures incorporated into the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP), as well as the attached conditions of approval, which will ensure that there will be minimal noise impacts to neighboring properties.

In order to mitigate long-term noise impacts, noise levels from the proposed fuel tank and pump and any other associated equipment are conditioned not to exceed 65dBA as measured from the closest property line. It should also be noted that a memo (attached) was received from the pump manufacturer, Great Plains Industries, Inc., which states that they tested the pump in their lab and found that 24 decibels was the highest reading from the pump during this testing. Moreover, Staff has also included a condition which prohibits the idling of vehicles or delivery trucks during the refueling of the tanks, i.e., they must shut off engines during refueling.

Enforcement

Per Section 17.60.080 of the RPVMC, if any of the proposed conditions of approval or mitigation measures are not maintained, the Conditional Use Permit shall be deemed null and void. However, pursuant to Section 17.86.060 of the RPVMC, no permit shall be revoked prior to providing a 10 calendar day written notice to the holder of the permit and an opportunity to be heard before the officer or body considering revocation or suspension of the permit. Any decision to revoke or not to revoke a permit, other than a decision by the city council, may be appealed by any interested party pursuant to Chapter 17.80 (Hearing Notice and Appeal Procedures). Continued operation of a use that is found in noncompliance with any condition of a conditional use permit shall constitute a violation. Additionally, an administrative citation may be issued for a violation of a condition, starting at \$2500 for the first citation, and increasing to \$5000 for the

second citation, and \$7500 for the third citation.

Based on the above discussion and with the incorporation of the recommended conditions of approval and mitigation measures, Staff does not believe that the project will have an adverse impact on adjacent properties. Therefore, Staff believes that this finding can be made.

4. The proposed use is not contrary to the General Plan.

A goal of the General Plan is to "ensure adequate public utilities and communication services to all residents, while maintaining the quality of the environment." (City of Rancho Palos Verdes General Plan, Urban Environment Element, Infrastructure Goal A, at p. 101). The proposed diesel fuel tank allows CWS to efficiently operate at the project site by allowing their vehicles to be fueled onsite and supports higher productivity without adversely impacting the existing traffic patterns to and from the site.

Allowing the onsite facilities to remain and operations to continue will not be contrary to the General Plan, as they allow CWS to continue to have materials, equipment, and staff readily available to ensure water services are provided to the residents of the Peninsula and to efficiently and timely respond to any damages or maintenance of the City's water system. Staff believes that the proposed mitigation measures and conditions of approval will assist in maintaining the quality of the environment, while still allowing the CWS utility to continue its operations at the site and provide a much needed utility to the Peninsula. As a result, Staff believes that the proposed diesel fuel tank and onsite facilities and operations are not contrary to the General Plan and therefore this finding can be made.

5. If the site of the proposed use is within any of the overlay control districts established by Chapter 17.40 (Overlay Control Districts) of Title 17, the proposed use complies with all applicable requirements of that chapter.

The property is not located within any of the overlay control districts, therefore, this finding does not apply.

6. That conditions regarding any of the requirements listed in this paragraph, which the Planning Commission finds to be necessary to protect the health, safety and general welfare, have been imposed (including but not limited to): setbacks and buffers; fences or walls; lighting; vehicular ingress or egress; noise, vibration, odors and similar emissions; landscaping; maintenance of structures, grounds or signs; service roads or alleys; and such other conditions as will make possible development of the city in an orderly and efficient manner and in conformity with the intent and purposes set forth in this title (Title 17 – Zoning).

Mitigation measures and conditions of approval are used to mitigate potential impacts (aesthetics, air quality, geology and soils, hazardous materials, hydrology/water quality, and noise) to neighboring properties. If the project is deemed acceptable, attached for the Commission's review are draft conditions of approval and mitigation measures intended to address the issues raised during the public comment process. Staff believes that by incorporating the appropriate mitigation measures and conditions of approval, as described in greater detail under Finding No. 3 above, impacts can be mitigated and this finding can be met for the proposed project.

MINOR GRADING PERMIT

A Minor Grading Permit is required for any amount of fill or excavation of 20yd³ or greater. Approximately 20yd³ of soil/organic matter is proposed to be imported to the site to cover the reservoir area and fill the gap between the existing two earthen berms. The reservoir area will be hydroseeded with Buffalo Grass (*Buchole Dactyloides*) and the resulting single earthen berm will be landscaped and hydroseeded as well. All required grading findings can be met, as the proposed fill does not exceed that which is necessary for the primary use (water utility) of the lot, it does not affect visual relationships with neighboring properties as the elevation difference will be minimal, and the slope over the reservoir will remain flat.

ADDITIONAL INFORMATION

Environmental Assessment

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff prepared an Initial Study of the project's environmental impacts (see attached). Based on the Initial Study, Staff determined that the existing facilities and operations, proposed above-ground diesel fuel tank, and facilities and operations at the site may have potentially significant effects on the environment as they relate to aesthetics, air quality, geology and soils, hazardous materials, hydrology and water quality, and noise, unless mitigated to a less than significant level. As such, a Mitigated Negative Declaration (MND) was prepared and circulated for public comments for a period of more than 20 days, beginning on November 16, 2017 and concluding on December 12, 2017. The public comments received during the noticing period have been considered in this report and discussed in the following section.

After the MND was distributed, the attorney for the Applicant suggested revised language for two of the proposed mitigation measures. As this language does not substantively differ from the original Staff-proposed conditions, recirculation of the proposed MND is not required. Based on these suggestions, mitigation measures HAZ-3 and HAZ-4, were modified to reflect this change (deleted language ~~struck out~~ and the revised language **bold** and underlined):

HAZ-3: Until the spoils storage is permanently moved offsite, the spoils stored at the site shall be tested prior to each spoils bin pickup (emptying) by a certified soil testing lab for typical contaminants which may be found in soil. The spoils stored at the site shall be tested just prior to Cal Water's off-site disposal of the spoils and the results obtained before the material in the spoils bin is disposed of off-site. Testing shall include typical contaminants. The resulting report for these tests shall be forwarded to the City within one week of being completed completion. Should any contaminants be found beyond the acceptable levels stipulated set by the EPA **United States Environmental Protection Agency**, Cal Water shall be responsible for the appropriate disposal of the contaminated soil. in a manner which complies with applicable state and federal law. This mitigation measure shall no longer be applicable after Cal Water relocates the spoils bins to a new site.

HAZ-4: Diesel fuel and oil will be used, stored and disposed in accordance with standard protocols for handling of hazardous materials. All personnel involved in use of hazardous materials will be trained in emergency response and spill control. Written evidence of this training shall be provided to City Staff within 15 days of the filling of the diesel fuel tank from the date the diesel fuel tank is put into service on the site.

Public Correspondence

Throughout the entire application process, Staff has received several letters/emails (see attached) expressing concerns and opposition to the proposed project, as discussed below:

Diesel Fuel Tank:

In addition to the discussion under the Hazards and Hazardous Materials Section of Finding No. 3, the following is a summary of Staff's responses to the comments regarding the proposed diesel fuel tank. Comments are shown in bold and copied verbatim.

- 1) An above ground cistern should be constructed above a secondary containment structure able to receive and contain at a minimum an equal volume as the maximum cistern capacity plus rain water. In my opinion the description of the concrete slab with raised sides provided by the City staff could not be consider a secondary containment system. The need of a secondary containment system is required by the lack of description of an electronic leak detection system in the city staff description of the fuel tank.**

A below ground containment basin for the fuel tank is not warranted because the proposed fuel tank is manufactured with features to prevent fuel spillage, as previously discussed in the "Hazards and Hazardous Materials" section of Finding No. 3 above. Additionally, as part of their inspections, the CAL FIRE-Office of the State Fire Marshal (OSFM) includes pressure testing, which shows if the interior steel tank has been compromised. For all these reasons, Staff does not believe that a secondary containment basin or an electronic leak detection system is needed.

- 2) The City Staff failed in the evaluation to recognize that the presence of a second tank for 2000 Gallon storage of gasoline place this facility under the control of CAL FIRE-Office of the State Fire Marshal (OSFM). City staff failed to report this authority as one of the agency that will be involved in authorizing the operation of this facility after this second Storage tank is installed. This agency will acquire authority over the control of this site due to the large amount of flammable liquid present on the property (more than 1320 gallon). Specifically the control responsibility and codes of a facility for above ground storage of Petroleum product above 1300 gallon cumulative is defined by the California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13.**

The OSFM regulates the flammable liquids on the site currently, as the existing 2,000 gallon gasoline storage tank exceeds 1,320 gallons. Accordingly, the OSFM will also have jurisdiction over the new diesel fuel tank and Staff has incorporated a condition of approval which will require that the new tank be inspected as required by the OSFM and comply with the reporting and fee requirements of the Aboveground Petroleum Storage Act on an annual basis. Additionally, Mitigation Measure HAZ-1 has been modified to include the OSFM as an applicable agency.

- 3) I would like to point out that if the plan proceed as suggested by the City Staff , I would expect that not only the new 1000 Gallon cistern is the object of a new permit, but also the existing 2000 Gallon of gasoline Storage tank will be evaluated and will comply with the requirements of set forward by the California Health and Safety Code, Chapter 6.67, sections 25270 – 25270.13. The Environmental Impact executed**

by the City Staff fails to describe the existing 2000 Gallon Gasoline tank, and it existing Permit.

I would like the City Staff to comment during the audition on the status of the 2000 Gallon Gasoline tank, its permit, and the compliance of this tank with California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13.

The 2,000 gallon gasoline tank was approved by the Planning Commission on January 14, 1997, and CWS obtained a permit from Building & Safety on June 18, 1997 (attached). Staff has confirmed with the applicant that the OSFM inspects the existing 2,000 gallon gasoline tank on a regular basis, and will also do so for the proposed 1,000 gallon diesel fuel tank. As previously stated, CWS has a Spill Prevention Control and Countermeasure Plan in place for the 2,000 gallon gasoline tank, and will be required to prepare one for the 1,000 gallon diesel fuel tank as well.

- 4) To evaluate the compliance of Cal Water with existing regulation, and to establish if Cal Water has the ability to operate and comply with existing regulation, I would request that prior to the issuance of a permit, a CAL FIRE-Office of the State Fire Marshal (OSFM) execute an inspection of the existing tank. Specifically one item that I would like evaluated is the requirement to establish written procedure to execute a daily inspection of the tank during hours of operation, and to maintain records of such inspection. If in existence, this program will be required in the future also for the 1000 Gallon Diesel Tank.**

Staff has reviewed Chapter 6.67, Sections 25270 through 25270.13 of the Health and Safety Code, which provide that a daily inspection is only required for those petroleum storage tanks which are located on a farm, nursery, logging site, or construction site, and do not prepare a spill prevention control and countermeasure plan. As CWS has prepared a Spill Prevention Control and Countermeasure Plan for both the existing 2,000 gallon gasoline tank, and the proposed 1,000 gallon diesel fuel tank, and is not located on a farm, nursery, logging site, or construction site, daily inspections are not required.

- 5) Why does CWS need an onsite diesel fuel tank?**

CWS has stated that older equipment is being replaced by more efficient diesel equipment, such as generators and trailer equipment. Although there are several gas stations located within the 90275 and 90274 zip codes which dispense diesel fuel, only one of these stations is open 24 hours. It is also a cost savings for CWS when fuel can be purchased in bulk and is available onsite. Furthermore, if a major disaster such as an earthquake or other natural disaster hits, the diesel fuel tank will provide CWS staff with resources to proceed with repairing water lines, which is a critical resource and utility to the Peninsula residents.

The following comments are summarized, and have not been copied verbatim:

- 6) Potential impacts to the safety of surrounding properties**

Staff proposes draft mitigation measures and conditions of approval to ensure the safe installation and operation of the diesel fuel tank, as well as minimizing any impact to the safety of the surrounding residents. These measures are discussed in more detail in Finding No. 3 above and can be reviewed in the attached documents.

7) Concerns regarding diesel odor/fumes

Staff has completed research and spoken with the local representative from SCAQMD. A discussion of the results of this research and dialogue is discussed under Finding No. 3 above.

8) Potential to affect property values

The City's Development Code has no criteria for making decisions based on impacts, positive or negative, to property values.

9) Potential for increased noise

There are several draft mitigation measures incorporated into the MND, MMP, and the attached draft Conditions of Approval intended to ensure that there are minimal to zero levels of increased noise as a result of the proposed diesel fuel tank and operations of the site, as discussed under Finding No. 3 above.

10) Potential for increased traffic and emissions as well as the resultant potential impacts to the health of surrounding residents.

Staff has confirmed that only CWS vehicles and equipment located at the 5837 Crest Road site will be refueled with the proposed diesel fuel tank, and thus there will be no increased traffic and no increased emissions at the site. Refer to Finding Nos. 2 and 3 above for additional discussion of these concerns.

11) How often will tank be inspected?

As stated above, the tank will be inspected on an annual basis by the HHMD inspector, and will also be subject to random inspections from the CAL FIRE-Office of the State Fire Marshal

12) Page 14, #7 Greenhouse Gas Emissions, Comments a) and b): Cal Water's assertion that they need to leave the Peninsula to refuel their diesel vehicles is not a valid statement. There are diesel gas facilities within two miles of the Crest facilities. The reduction in emission would be negligible and is not a valid rationale for granting the diesel tank.

As discussed above, the proposed diesel fuel tank is being installed to provide a cost savings for CWS and to provide a readily available source of diesel fuel to CWS vehicles and equipment. Also, the diesel fuel tank in and of itself does not create additional greenhouse gas emissions, and therefore the project has a less than significant impact in that regard. Additionally, as discussed in Finding No. 3 above, the local representative from SCAQMD has informed Staff that diesel fuel is less volatile than gasoline, and does not vaporize the same way gasoline does, thus eliminating the need for vapor recovery nozzles, etc.

On-Site Facilities and Operations:

The written comments in response to the circulated MND also expressed concerns regarding the

temporary spoils and fill materials bins, including the fugitive dust created by the delivery and pickup of these spoils and materials, the storage containers on the site, soil testing, of fill materials, and remedies for violations of the conditions of approval. The following is a summary of Staff's responses to the comments regarding the onsite facilities and operations. Comments are in bold and are copied verbatim.

- 1) Said operation is detrimental to the public welfare and is injurious to the neighborhood property values by creating noise, silica dust that we are breathing due to wind patterns, and generating dirt and debris that is getting into our homes and pools. Mitigation steps in the past to address these issues have not eliminated the problem, so there is no reason to believe the proposed mitigation steps will solve the issue.**

This operation is a nuisance to the public and is not in character with the residential zoning. The Cal Water Crest facility is located in a residentially zoned area and these light industrial operations are not in accordance with zoning standards and need to stop.

Page 10, #3 Air Quality, Comment a. The "fugitive dust" from the site has contaminated our air quality and is being deposited in the neighboring pools and homes. This "temporary spoils and storage bin" operations must be terminated; it cannot be allowed to continue. Despite claims by Cal Water in the past AQ-2 and AQ-3 have not mitigated the issues and have not always been adhered to. First why should we believe these mitigation measures will work this time and secondly what remedy(s) will be afforded the neighbors when these measures do not work?

As previously discussed, Staff is requiring a variety of mitigation measures and conditions of approval to address concerns raised regarding fugitive dust and noise. Staff believes that if these mitigation measures are diligently followed, this should address the release of fugitive dust onto adjacent residential properties and reduce the impacts of noise created by the onsite operations to a less than significant level. However, if these measures are not followed and there is evidence that dust is not being maintained onsite, there are certain enforcement measures (discussed above in Section No. 3) that the City can utilize which involve fines and/or revocation of the CUP.

- 2) Cal Water currently uses a location other than the Crest Cal Water facility to deal with the spoils from 7 PM to 7AM. They have had plenty of time to terminate and relocate this operation. If they were able to find an off-site location for their nighttime operations, why do they need another 12 to 18 months to find an alternative location to conduct their daytime infrastructure repair operations at the Crest facility?**

It is Staff's understanding that the CWS yard in Torrance has limited space for spoils from the Peninsula, as the Torrance location also serves several other cities, and that it can handle the sporadic delivery of spoils from nighttime emergency repairs, but not the amount of spoils from the standard day-to-day operations. The Applicant has indicated that they will need an approximately 0.5 to 1 acre site for the relocation of the spoils and materials operations, which is taking time to locate. The Applicant is requesting additional time to operate the spoils at this site while they locate a new offsite location, at which time, the daily spoils operation will cease with the exception of the occasional repair job.

- 3) The City staff is acquiescing to the request of Cal Water at the expense of the neighbors, and we demand the city ordinances be enforced and our rights protected. (Chapter 17.60.050.A6.e: The city is to protect the health, safety and general welfare of the neighbors - by not putting an immediate stop to this operation, it is not protecting the public interest.) We expect the City ordinances and zoning restrictions to be adhered to and enforced.**

Since the application was submitted to the City and the public review process began, Staff has diligently been working with the Applicant and the neighbors to address their concerns and to protect the public interest and quality of life. Attached for the Commission's review are draft mitigation measures and conditions of approval intended to protect the public's health, safety and general welfare.

- 4) Even though Cal Water has recently shown good intentions in addressing neighbors' issues regarding landscaping, dealing with the spoils operation another 12 to 18 months is unacceptable. We have no assurances that next December we will not be dealing with the same operation issues we have been having since November 2015.**

The Planning Commission is being asked to consider the Applicant's request to extend the spoils operation 12 to 18 months while CWS seeks an offsite location for the spoils and materials bins and associated pickup and delivery activity to be moved to. The draft Mitigation Measures and Conditions of Approval are intended to address concerns related to the spoils and materials bins. Staff believes that the operational issues would be mitigated to a less than significant level with the incorporation of the proposed Mitigation Measures and Conditions of Approval and the Code's enforcement requirements.

- 5) The spoils bin was installed in 2007 and the spoils dumping operations expanded in 2015. The installation of the bin without city review and approval is not consistent with P.C. Resolution No. 92-60, Exhibit "A" that states "The applicant shall obtain approval from the Director of Environmental Services prior to making any modifications or additions to the site (including lighting, addition of any structures, etc." Once again, the city is not enforcing its own ordinances.**

Staff has obtained information from the applicant that there has historically been spoils dumping at the site, which was previously located at the north end of the property, and was relocated to the current location in 2007. However, regardless of this reported history, this CUP is incorporating the analysis of the spoils bin, and the delivery and removal of the spoils into the MND, and project description of the CUP. As such, the Commission will be able to weigh in on these changes and provide direction to Staff regarding a possible recommendation of approval or denial.

- 6) Page 2, paragraph B.b: There are several storage containers in the parking lot which have never been requested or authorized by the City. Once again, any modifications to the facility must be requested and approved. These containers must be individually addressed as part of the CUP. Also, the traffic control signs should be stored in one of the storage containers or buildings so that they are not visible from neighbors' yards.**

Page 13, #6 Geology and Soils, GEO-1: Cal Water has installed storage sheds in the parking lot without authorization or permit. These must be addressed as part of this CUP update.

The locations and dimensions of the storage sheds have been included in the project description as part of this CUP request. Additionally, Staff will be recommending a condition of approval which requires that the traffic control equipment be screened from adjacent properties.

- 7) Page 15, #8 Hazards and Hazardous Materials, HAZ-3. The required periodic testing of the spoils soil should include asbestos and silica along with the typical contaminants, including but not limited to heavy metals. When will the reports that are provided to the city be made available to the public? Has the Los Angeles Waste Management Division reviewed and approved Cal Water's "temporary spoils" operations? What soil testing has occurred for the material currently located on site? What remedies to the effected neighbors will Cal Water be required to provide if a violation of hazardous material deposit occurs?**

At this time, the City has no requirements for any spoils testing and has not yet completed any testing, but as discussed under Finding No. 3 above, Staff will be recommending a condition which requires the testing of the spoils soil for a list of the typical contaminants prior to each spoils bin pickup by a certified soil testing lab for typical contaminants which may be found in soil. The resulting report for these tests will be forwarded to the City within one week of being completed. Should any contaminants be found beyond the acceptable levels stipulated by the EPA, Cal Water shall be responsible for the appropriate disposal of the contaminated soil. City Staff will recommend another condition of approval which stipulates the timing for distribution of the testing results to the public via email listserv and the City's website. Additionally, the Los Angeles Waste Management Division is not required to review onsite spoils program, and so no approval has been obtained.

- 8) Page 18, #10 Land Use and Planning, comment a: This paragraph needs to address all the proposed usages for this site that are being included with the CUP revision, not just the tank and limitations.**

The Land Use and Planning Section of the MND refers to the water utility use, as well as the use of the property specifically as a maintenance, equipment and material storage yard for CWS. Furthermore, a more detailed analysis about the proposed project and its compliance with the policies of the General Plan and Zoning Ordinance has been included in this report.

- 9) Page 18, #10 Land Use and Planning, comment b: The term "material storage" is unclear. Does this include infrastructure material such as sand, dirt, rock, asphalt, and spoils? If so, a new operation which is not in accordance with the existing CUP, nor consistent with a residentially zoned area, is being allowed. In the past, Cal Water has maintained a limited amount of infrastructure material for nighttime emergency needs. What is being proposed are expanded infrastructure operations which are not in conformance with the current CUP authorization, nor consistent with this site's zoning.**

The term "Material Storage" includes not only the infrastructure material such as sand, road base asphalt, and spoils, but also maintenance and repair materials such as pipe,

fire hydrants, etc.

- 10) Page 18, #10 Land Use and Planning: A major concern regarding the installation of the diesel tank is the potential for increased Cal Water operations that the fuel tank could enable. The mitigation document must address this issue and place limitations regarding usage of the diesel tank so the neighbors do not experience an increase in operations at this facility.**

As previously discussed, the historic operations of the site captured in the original CUP No. 172 included, "...twenty (20) trucks and other assorted vehicles..." while there are only 14 vehicles currently based on the site. To address the concern about expansion of operations at the site, Staff is recommending a condition which will require that other than in an emergency situation, only the CWS vehicles and equipment based out of the 5837 Crest Road site shall be refueled with the proposed diesel fuel tank.

- 11) Page 20, #12 Noise, comments a-d: The timetable proposed in this paragraph is unacceptable. After two years of discussions regarding this issue, the neighbor's concerns are not being adequately addressed. We will not tolerate another year to 18 months of this unauthorized operation, nor will we tolerate the current CUP being revised to allow this operation.**

Page 20, #12 Noise, N-4: We have been discussing the relocation of the spoils dumping / infrastructure retrieval for over two years. It needs to end now; we cannot tolerate these "temporary" operations.

In September 2017, the Applicant informed the City that they will be relocating the spoils and materials activity to a location outside of the City of Rancho Palos Verdes, and most likely off the Peninsula. Although the Applicant has been looking for an appropriate industrially-zoned property since that time, they have not yet found one, and expect it will take some time to locate a property, construct the required facilities, and move the operations. Therefore, the Applicant is requesting a 12 to 18 month timeframe to operate the spoils at the site. The Commission is being asked to consider this request.

- 12) Page 21, #12 Noise, N-4, N-6: Such a study has been conducted and the results indicated that Cal Water's operation was outside the 65dBA limit levels. Why is this being conducted again?**

As discussed in Section No. 3 above, the first acoustical evaluation prepared in July 2017 used the loudest noise from the simulated noise study, which was a jackhammer. However, after discussions with the Applicant, it was clear that this equipment is rarely, if ever used, and so Staff asked the Applicant to provide a revised acoustical evaluation with a more realistic scenario from the Noise Study. After confirming with the noise consultant, Staff determined that the sound contour lines for the revised scenario (backhoe scraping and loading gravel and rock) do not exceed 65dBA at any property line. However, as Staff realizes that this simulated activity may not result in the exact same noise levels as the actual activities, Mitigation Measure N-6 is proposed that requires an additional noise study be completed within 30 days of the Planning Commission's approval of the CUP to assess the noise levels of a typical spoils pickup and a typical fill materials delivery at the closest property line. This will allow Staff to require the installation of noise attenuation features, if the decibel levels are found to exceed 65dBA at the nearest property line.

13) The mitigation should require Cal Water to reduce the noise, especially the level of the “backup” warning sounds on their vehicles. What is the noise level the backup vehicles are allowed to make?

Cal OSHA requires that “(a) Every vehicle with a haulage capacity of 2.5 cubic yards or more used to haul dirt, rock, concrete, or other construction material shall be equipped with a warning device that operates automatically while the vehicle is backing. The warning sound shall be of such magnitude that it will normally be audible from a distance of 200 feet and will sound immediately on backing...” As it is possible that the decibel level for a backup alarm could exceed 65dBA at the adjacent property lines, Staff will be requiring a separate condition which requires that directional and/or broadband backup alarms shall be used on all CWS vehicles and equipment instead of high-amplitude sonic alarms, as well as on all contractor-owned vehicles and equipment that is utilized at the site. This condition shall apply in addition to Mitigation Measure N-5 and will be implemented for the operation of all CWS vehicles and machinery equipment.

Permit Streamlining Act

Pursuant to California Environmental Quality Act Section 15108, with private projects involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the MND must be completed and approved within 180 days from the date when the lead agency accepted the application as complete. The pending application was deemed complete on November 16, 2017, resulting in a decision deadline of May 15, 2018.

CONCLUSION

Based on the analysis above, Staff recommends that the Planning Commission:

- 1) Review and provide direction on the Applicant’s request to allow the installation of a 1,000 gallon above-ground diesel fuel tank to fuel California Water Service vehicles and to memorialize the on-site facilities and operations;
- 2) Review and provide direction on the draft Conditions of Approval; and,
- 3) Continue the public hearing to January 9, 2018.

ALTERNATIVES

In addition to the Staff’s recommendation, the following alternatives are available for Planning Commission’s consideration:

1. Identify any areas of concern with the proposed project, Mitigated Negative Declaration, mitigation measures, and/or conditions of approval, provide direction to Staff and the Applicant, and continue the request to a future meeting; or,
2. Deny Case No. ZON2015-00230 without prejudice, and direct Staff to prepare an appropriate resolution for the Planning Commission’s consideration at the next meeting.

ATTACHMENTS

- Exhibit “A” - Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program
- Exhibit “B”-Draft Conditions of Approval and Mitigation Measures
- Exhibit “C”-GPI Decibel Statement

- Exhibit "D"-South Coast Air Quality Management District (SCAQMD) exemption letter
- Exhibit "E"-Landscape, Fence and Irrigation Plans
- Exhibit "F"-Ambient & Simulated Operational Noise Study prepared by Steve Rogers Acoustics dated June 30, 2017
- Exhibit "G"-Acoustical evaluation prepared by Noise Monitoring Services for Chow Engineering dated July 24, 2017
- Exhibit "H"-Acoustical evaluation prepared by Noise Monitoring Services for Chow Engineering dated November 13, 2017
- Exhibit "I"-ESA Traffic Counts from 2016 General Plan Study
- Exhibit "J"-Building Permit for 2,000 gallon gasoline tank dated June 18, 1997
- Exhibit "K"-Public Correspondence

Exhibit “A”
Initial Study/Mitigated Negative
Declaration and Mitigation
Monitoring Program

City of Rancho Palos Verdes
ENVIRONMENTAL CHECKLIST FORM



1. Project title:

Conditional Use Permit No. 172 Revision "C", Grading Permit, and Environmental Assessment/Mitigated Negative Declaration (Planning Case No. ZON2015-00230)

2. Lead agency name/ address:

City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

3. Contact person and phone number:

Amy Seeraty, Associate Planner
City of Rancho Palos Verdes
amys@rpvca.gov
(310) 544-5231

4. Project location:

5837 Crest Road
City of Rancho Palos Verdes
County of Los Angeles

5. Project sponsor's name and address:

California Water Service (CWS)
5837 Crest Road
Rancho Palos Verdes, CA 90275

6. General Plan designation:

Residential (4-6 du/acre)

7. Coastal Plan designation:

This project is not located in the City's Coastal Zone

8. Zoning:

Single-Family Residential District (RS-4)

9. Description of project:

The Applicant proposes the following revisions to the existing Conditional Use Permit:

- A) To allow the installation of a 1,000 gallon above-ground, solar-powered, diesel fuel tank to fuel CWS vehicles and equipment on-site. The proposed diesel fuel tank will be 11'-1" in length, 5'-8" in width and 12' in height. While the proposed fuel tank itself will only be 5'-3" in height, the attached 6'-9" tall vent on top of the fuel tank results in an overall height of 12'. The proposed fuel tank will be placed on a larger concrete pad measuring

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approximately 13' in length and 8' in depth located north of an existing Cal Water office building, next to existing generators. Protective bollards will be placed around the proposed fuel tank area that matches those that secure the existing generators. The proposed fuel tank will be located in an area that has two dumpsters that will be moved to the easterly parking lot behind trees to screen them from public and private properties.

B) To memorialize the following existing facilities and operations as shown on the attached survey:

- a. **Office Facilities:** Consisting of a warehouse and appurtenant storage buildings for parts and supplies, water quality lab and administrative operations center (originally permitted under CUP No. 172 & CUP No. 172 Revision "A".)
- b. **Maintenance Yard:** Consisting of trash bins, emergency generators with internal diesel fuel supply, parts and materials for maintenance and repairs to the water system, storage containers, temporary dumpsters, the storage of traffic control signs and equipment, and temporary spoils and fill materials bins (including the delivery and pickup of these spoils and materials).
- c. **Reservoir/Pumping Facilities:** A water storage facility with corollary facilities on the Property, including pumps and control valves. Various vents and hatches are also part of the reservoir facility.
- d. **Facilities Supporting Off-Site Operations:** The storage of equipment and supporting materials for offsite water line maintenance and repair,
- e. **Hours of Routine operations:** Daily routine operations are Monday through Friday from 8:00 a.m. until 4:30 p.m. with a total of 14 staff. Pumping operations (Checking of the reservoir pumps by the pump operator staff of one to two people) are Monday through Friday from 2:00 p.m. until 10:00 p.m. and Saturday and Sunday 8:00 a.m. until 4:30 p.m.
- f. **Emergency Services:** May occur at any time of day or night and are staffed according to need and can typically require, but not be limited to, three employees. Cal Water responds to approximately 40 emergency calls per month, which must be dealt with immediately.

C) On-site improvements consisting of the:

- a. Renovation and extension of an existing earthen berm at the east property line at a maximum height of 6';
- b. Installation of a 6' tall fence on top of the berm along its entire length;
- c. Installation of two 4' tall CMU walls (external face painted green) at each of the six existing reservoir vents;
- d. Installation of greenish-brown ("Grouse Tan") metal insulated sound attenuating structures around the water pumps and sound-attenuating blankets on the control valves on the southern end of the site.
- e. Temporary storage bins for the sand, asphalt and road base located in the existing parking lot.

10. Description of project site (as it currently exists):

The project site is approximately 5 acres in size comprised of two parcels. Parcel One, the location of the proposed diesel fuel tank, is 1.38 acres and Parcel Two is 3.61 acres. The

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subject lot is located north of Crest Road and east of Highridge Road and is occupied by the California Water Service Company a utility servicing the Palos Verdes Peninsula. The site is improved with a 6,585-square-foot office/maintenance building, miscellaneous outbuildings and structures and off-street parking facilities on the 1.38-acre parcel (Parcel One), with an underground reservoir located on the adjacent 3.61-acre parcel (Parcel Two). The northerly half of the reservoir site is an open turf area surrounded by trees and shrubs, while the southerly half of the reservoir site is paved and landscaped to provide additional off-street parking. Access to the site from Crest Road is provided by a driveway easement over adjacent commercial property to the south. Vehicular access is also provided from Scotwood Drive at the north end of the property. The site is surrounded by detached, single-family residences to the north, east and southeast; property owned by Southern California Edison (SCE) and Verizon to the south; and attached single-family residences (Seaview Villas) in the City of Rolling Hills Estates to the west. The land use and zoning designations for the site are Residential, 2-4 DU/acre and RS-4, respectively.

11. Surrounding land uses and setting:

	Land Uses	Significant Features
On-site	California Water Service Company facility	The subject property is slightly sloping, currently enclosed with a perimeter fence.
North	Single-family residential	These residential properties are located in the abutting City of Rolling Hills Estates.
South	Single-family residential	Although zoned residential, these properties also have commercial uses, which have been in existence for some time (see above).
East	Single-family residential	These residential properties are located in the City of Rancho Palos Verdes.
West	Attached Single-family residential	These residential properties are located in the abutting City of Rolling Hills Estates.

12. Other public agencies whose approval is required:

- 1) Waste Management Division of the Los Angeles; 2) County Department of Public Works for dispensing fuel and management of motor fuel waste products. 3) Approval from the Los Angeles County Fire Department for the installation of the new tank and pump

Figure 1: Aerial of project location north of Crest Road and east of Highridge Road.

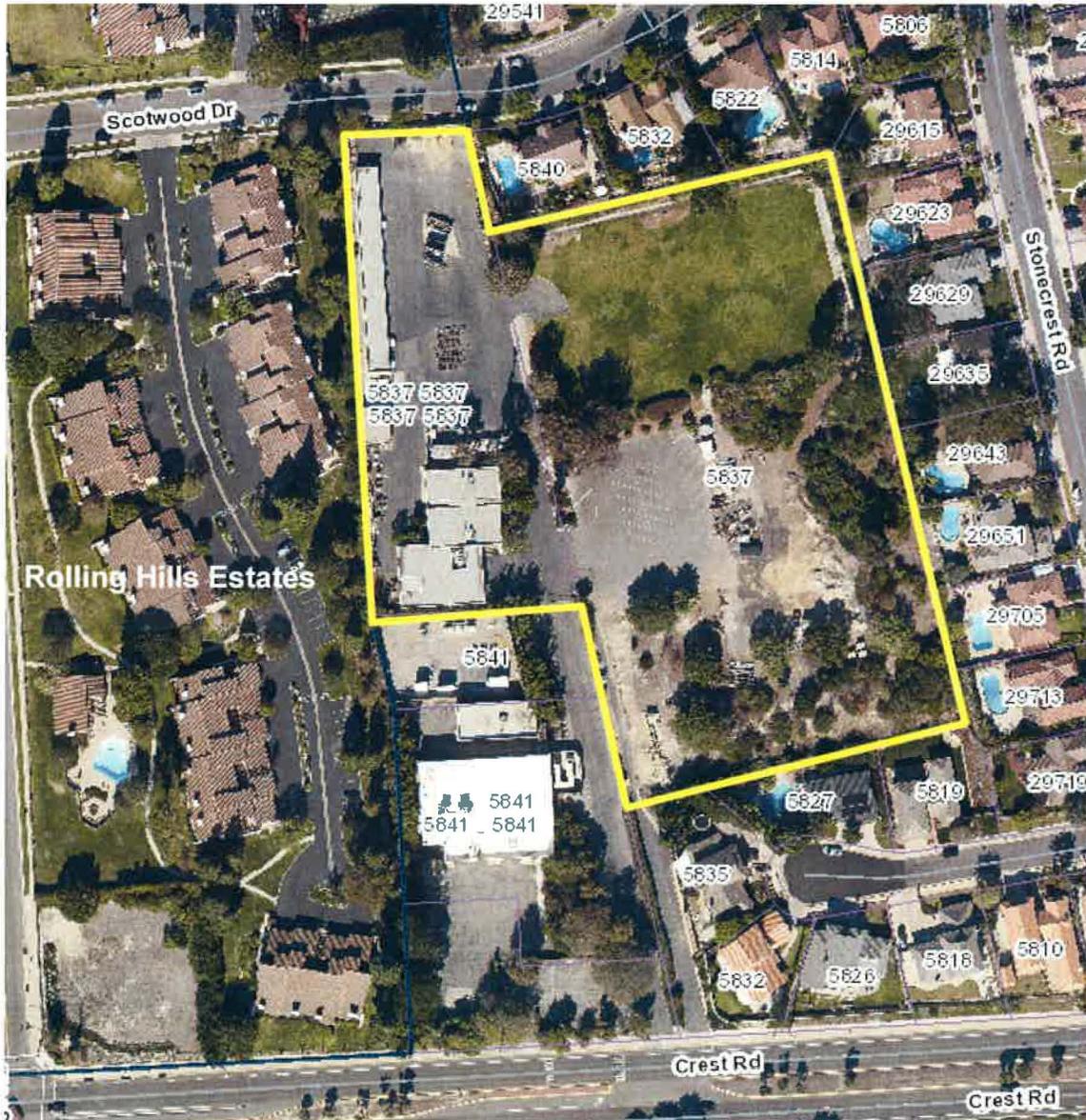


Figure 2: Proposed landscape plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicted by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Energy/Mineral Resources | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Hazards and Hazardous Material | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Agricultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Public Services | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Transportation and Circulation | <input type="checkbox"/> Utilities and Service Systems | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature:  Date: 11-16-17
 Printed Name: Amy Seeraty, Associate Planner For: City of Rancho Palos Verdes

EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the proposal:					
a) Have a substantial effect on a scenic vista?	1				√
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highways?	1				√
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1,12, 13, 14		√		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			√		
<p>Comments:</p> <p>a), b) The term "vista" is defined as a confined view in the City's General Plan, which is usually directed toward a terminal or dominant element or feature. Each vista has, in simplest terms, a viewing station, an object or objects to be seen, and an intermediate ground. Crest Road is identified as a vehicular corridor with views of the Pacific Ocean and Catalina Island in the opposite direction of the subject property oriented (to the south). The subject site is located on the north side of Crest Road and the proposed diesel fuel tank itself is only 5'-3" tall, with the proposed vent piping reaching a maximum of 12' tall as measured from grade. Although the property slopes up approximately one foot from the existing 12' (at north side) office building, the majority of the proposed diesel fuel tank and vent piping will only impair the view of this existing building, thus the proposed project would not impact the defined scenic vista. Additionally, the existing as-built and proposed buildings and structures, as well as operations, on the site which are included in this analysis do not impair any scenic views or vistas, nor do they impair any views taken from adjacent residential properties. Furthermore, there are no known scenic resources on the subject lot that would be impacted by the proposed diesel fuel tank and the as-built structures.</p> <p>c) The site is developed with an as-built commercial/industrial (utility) use consisting of a water reservoir, and an administrative building and carport structure that was permitted in the early 1990s through Conditional Use Permit (CUP) No. 172 and CUP No. 172, Revision "A". Although the site is surrounded by developed properties with single family residences, as the site is five acres in size and the proposed diesel fuel tank is clustered with other development located towards the center of the western portion of the lot the proposed project will not degrade the visual character of the site and its surroundings. Additionally, the tank will be mostly screened from view by existing foliage on the site, as well as existing buildings and fencing and existing site topography. Furthermore, a comprehensive landscaping and fencing plan is also proposed and will act to screen the facilities, operations and maintenance yard on the site which is also the subject of this Environmental Assessment. The incorporation of the following mitigation measures, the proposed project would cause less than significant impacts:</p> <p>AES-1: The proposed landscaping and fencing shall be installed per the Plan approved by the Director of Community Development within 60 days from the date of the Planning Commission's approval of Conditional Use Permit No. 172 Revision "C". Within 30 days from installation, the Director of Community Development</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>shall determine whether additional screening is needed to adequately screen the existing and proposed uses and structures on the site from the neighboring residences.</p> <p>AES-2: All existing and proposed foliage shall be trimmed on an annual basis as determined by the Director of Community Development in order to minimize any significant view impairment as seen from the adjacent residential properties.</p> <p>d) No lighting is proposed for the fuel tank installation or operation, and will therefore not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The site is not proposed to be used during the evening hours for routine maintenance work, however, there may be emergency operations which will require the temporary use of lighting. The following mitigation measure will result in a less than significant impact with the use of temporary lighting for emergency operations:</p> <p>AES-3: Any temporary lighting used for emergencies shall be no taller than 10' in height and shall be pointed down to not cause excessive glare or light trespass onto any adjacent residential property or public street.</p>					
<p>2. AGRICULTURE AND FORESTRY RESOURCES: Would the project:</p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?	2				√
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	2				√
c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 5104(g))?	2				√
d) Result in the loss of forest land or conversion of forest land to non-forest use?	2				√
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	2				√
<p>Comments: The existing land use and zoning designations for the subject site are residential, and the existing utility use is permitted through Conditional Use Permit No. 172. Additionally, the subject site does not include any farmland, forest land, or timberland and is therefore not in conflict with the Williamson Act. Therefore, there would be no impact to agriculture caused by the proposed project.</p>					
<p>3. AIR QUALITY: Would the proposal:</p>					
a) Violate any air quality standard or contribute to an existing or projected	8		√		

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air quality violation?					
b) Expose sensitive receptors to substantial pollutant concentrations?			√		
c) 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 that exceed quantitative thresholds for ozone precursors)?					√
d) Create objectionable odors affecting a substantial number of people?			√		
e) Conflict with or obstruct the implementation of any applicable air quality plan?					√
<p>Comments:</p> <p>a), b) The operations of the site, including but not limited, to the installation of the diesel fuel tank, the temporary spoils and storage bin, and the use of heavy equipment has the potential to contribute to possible air quality violations by the release of fugitive dust from the site. However, with the incorporation of the following mitigation measures, the proposed project would cause less than significant impacts:</p> <p>AQ-1: Any maintenance areas at the site which are not located on existing paved areas shall be treated with an environmentally-friendly sealant or shall be watered down as often as needed in order to prevent the release of dust caused by the movement of heavy equipment such as skip loaders, dump trucks, etc.</p> <p>AQ-2: All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions), and shall have adequate freeboard to avoid spillage around the edges of the cover.</p> <p>AQ-3: All excavated materials (spoils) will be sufficiently watered and/or covered with properly secured tarps to prevent excessive dust. All fill materials shall be kept covered with properly secured tarps when not in use. Water sprays shall be used to minimize the release of fugitive dust when the spoils or fill material is delivered or removed.</p> <p>c), e) The City of Rancho Palos Verdes is located within a five-county region in southern California that is designated as the South Coast Air Basin (SCAB). Air quality management for the SCAB is administered by the South Coast Air Quality Management Plan (AQMP) to address federal and state air quality standards. The adopted AQMP was prepared using planning projections based on locally adopted general plan and growth policies. The air quality of the subject site is expected to be substantially better than in most parts of SCAB region due to the more dominant influence of the ocean and its wind patterns. Additionally, the proposed diesel fuel tank is exempt from AQMP permit requirements, but will still have the proper equipment to prevent escape of any vapors, etc.</p> <p>d) The proposed diesel fuel storage tank has the possibility to create objectionable odors affecting a substantial number of people. The proposed maintenance operations have the potential to create objectionable odors from idling trucks and equipment. However, with the incorporation of the following mitigation measures, the proposed project would cause less than significant impacts:</p> <p>AQ-4: Prior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code.</p>					

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<p>AQ-5: Minimize idling time by requiring that equipment be shut down after 5 minutes when not in use (as required by the State airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site and provide a plan for the enforcement of this requirement.</p> <p>AQ-6: Maintain all construction equipment in proper working condition and perform all preventative maintenance. Required maintenance includes compliance with all manufacturer's recommendations, proper upkeep and replacement of filters and mufflers, and maintenance of all engine and emissions systems in proper operating condition.</p>					
<p>4. BIOLOGICAL RESOURCES: Would the proposal:</p>					
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or US Fish and Wildlife Service?</p>	4				√
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	4				√
<p>c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...), through direct removal, filling, hydrological interruption, or other means?</p>	4				√
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	4				√
<p>e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?</p>	4				√
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	4				√

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<p>Comments: The City of Rancho Palos Verdes participates in the Natural Community Conservation Planning Act (NCCP) which is a state program adopted by the California Department of Fish and Game and the U.S. of Fish and Wildlife Service that helps identify and provide for the area-wide protection of natural wildlife while allowing for compatible and appropriate local uses. There are three types of vegetation communities identified in the Natural Communities Conservation Plan (NCCP) and the General Plan. The subject site is a developed utility site and the portion where the diesel fuel tank is proposed to be located is paved and thus has no vegetation which would be removed as part of this project. Additionally, the other portions of the site where the existing maintenance and operational uses are proposed have lawn area, non-native trees, non-native plants, or bare soil. Furthermore, several of the bare areas are proposed to be landscaped with a variety of plants, including some native vegetation. Therefore, there would be no impacts to habitat, sensitive natural community, wetlands, protected or protected species, as none exist on the subject property.</p>					
<p>5. CULTURAL RESOURCES: Would the proposal:</p>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?	1, 7				√
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines?	1, 7				√
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	1, 7				√
d) Disturbed any human remains, including those interred outside of formal cemeteries?	1, 7				√
<p>Comments: The project site is not located in the proximity of a known pre-historic or historic archaeological site, and no historical, archaeological, or paleontological resources are known to be on the project site. Additionally, the subject site is not located in areas the General Plan identifies as a historical resource or an archaeological site. Therefore, there will be no impacts to cultural resources a result of the proposed project.</p>					
<p>6. GEOLOGY AND SOILS: Would the proposal:</p>					
a) Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	6				√
ii) Strong seismic ground shaking?	6				√
iii) Seismic-related ground failure, including liquefaction?	6				√
iv) Landslides?	6				√
b) Result in substantial soil erosion or the loss of topsoil?					√
c) Be located on a geological unit or soil					√

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that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?					√
e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?					√
<p>Comments:</p> <p>a), b), c) The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. According to the State of California Department of Conservation website, the City of Rancho Palos Verdes is not one of the cities identified as being affected by Alquist-Priolo Earthquake Fault Zones as of May 1, 1999. Additionally, the Seismic Zone Map released in March 25, 1999 (Redondo Beach Quadrangle) does not identify the subject site within any earthquake induced landslide and/or liquefaction zones. Furthermore, the proposed diesel fuel tank will require building permits and thus will meet safety standards for earthquake, landslide and liquefaction. As such, there would be no impact caused by the proposed diesel fuel tank. Additionally, the water system maintenance and operational activities involve temporary storage container structures, which do not require building permits.</p> <p>d) The proposed diesel fuel tank will be located on an existing paved area and will be improved with a concrete slab with curb that will be reviewed and permitted by the Building & Safety Division, as well as the Los Angeles County Fire Department. As such, there would be no impact caused by the proposed diesel fuel tank. The water system facilities, maintenance and operational uses and ancillary structures shall comply with all Building Codes, and so there would be no substantial risk to life or property.</p> <p>GEO-1: Building permits shall be obtained for all water system facilities, maintenance and operational uses, including any ancillary structures, if required.</p> <p>e) The proposed project will not contribute any additional wastewater to the existing sewer system, as the existing office buildings were originally permitted under CUP No. 172 and CUP No. 172 Revision "A", and no additional bathroom facilities are proposed, thus there would be no impact caused by the proposed project.</p>					
<p>7. GREENHOUSE GAS EMISSIONS: Would the project:</p>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				√	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?					√
<p>Comments:</p> <p>a), b) The approval of the proposed Conditional Use Permit Revision "C" would allow for a 1,000 gallon above-ground</p>					

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<p>diesel fuel tank and allow the water system maintenance operations onsite. Currently, there are no generally-accepted significance thresholds for assessing greenhouse gas (GHG) emissions. However, California's major initiatives for reducing climate change or greenhouse gas (GHG) emissions are outlined in Assembly Bill 32 (signed into law in 2006), a 2005 Executive Order and a 2004 Air Resources Board (ARB) regulation to reduce passenger-car GHG emissions. These efforts aim at reducing GHG emissions to 1990 levels by 2020 (a reduction of approximately 30 percent) and then an 80-percent reduction below 1990 levels by 2050. Related to this requirement, the proposed project (diesel fuel tank and allowing existing maintenance activities to remain) should result in a reduction of emissions, as the diesel-powered vehicles and equipment already in service would no longer need to travel off the Peninsula to refuel at another Cal Water facility or gas station, thus reducing travel time and consequently emissions. In addition, the deliveries of the diesel fuel are proposed to occur approximately every 2-3 months, which would follow the same schedule as the delivery of gasoline for the existing 2,000 gallon above-ground gasoline tank. The property owner will also be using the same vendor for both gasoline and diesel. Because the delivery of the two fuels would follow existing schedule by the same vendor, there would be minimal need for additional delivery trips, and therefore result in a less than significant impact.</p> <p>Additionally, the use of the site as a maintenance facility will minimize the required distance traveled by Cal Water's vehicles, as these vehicles are only used for maintenance on the Peninsula. For these reasons, the GHG emissions associated with the proposed project would be less than significant and the proposed project would not conflict with an applicable plan, policy or regulation related to greenhouse gases.</p>					
<p>8. HAZARDS AND HAZARDOUS MATERIALS: Would the project:</p>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?			√		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			√		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			√		
d) 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 the environment?	1,2, 8				√
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	1,2, 8				√
f) For a project within the vicinity of a private airstrip, would the project	1,2, 8				√

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result in a safety hazard for people residing or working in the project area?					
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	1, 2				√
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	1,2,11			√	
<p>Comments:</p> <p>a), b), c) The proposed diesel fuel storage tank will store and dispense diesel fuel, which is considered a hazardous material to be used by the CWS's truck fleet and equipment. However, the proposed tank and dispensing equipment will incorporate features to contain the diesel fuel to the immediate site. In addition to being placed on a concrete pad with a curb, the proposed diesel fuel storage tank is manufactured to be a 1,000 gallon "Convault" aboveground storage tank. The tank will comply with Underwriters Laboratories (UL) Standard 142 for steel fuel storage tanks and UL Standard 2085 for aboveground storage tanks which are insulated and/or have secondary containment for flammable and combustible liquids to prevent spills which could create a significant hazard to the public or the environment. More specifically, the proposed tank will have four barriers to prevent fuel leakage: the first barrier is the steel tank itself, the second is a layer of thick Styrofoam (foam) insulation for fire protection and the third layer is an impervious barrier of 30 millimeter high-density polyethylene membrane (HDPE) which will contain any potential leakage from the steel tank itself. These first three layers are then, as a fourth barrier, encased in a six-inch thick layer of concrete which complies with the UL 2085 requirements for blast, fire, and ballistic impact protection. These barriers will prevent fuel leakage and consequently, prevent a hazard to the public and/or the environment. Also, the Petroleum Chemical Unit of the Health Hazardous Materials Division of the Los Angeles County Fire Department (Health Hazardous Materials Division) will review the plans for the proposed fuel storage tanks and will conduct field inspections of said tank prior to its use. There are no hazardous materials associated with the use of the facility for water system maintenance and operations other than the existing above-ground 2,000 gallon gasoline storage tank. However, as it may be possible that the spoils brought to the property may contain contaminants, to provide additional measures of certainty, the City will require periodic testing of the spoils soil for typical contaminants, including but not limited to heavy metals, etc. Thus, with the incorporation of the following mitigation measures, the proposed project would result in less than significant impacts:</p> <p>HAZ-1: Prior to issuance of any permits from the Building & Safety Division the Applicant shall satisfy the criteria from the following agencies by obtaining appropriate approvals: 1) Waste Management Division of the Los Angeles; 2) County Department of Public Works for dispensing fuel and management of motor fuel waste products. 3) Approval from the Los Angeles County Fire Department for the installation of the new tank and pump.</p> <p>HAZ-2: Prior to issuance of any permits from the Building & Safety Division, this Applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids", by incorporating design features that create a barrier to prevent fuel leaks.</p> <p>HAZ-3: Until the spoils storage is permanently moved offsite, the spoils stored at the site shall be tested prior to each spoils bin pickup (emptying) by a certified soil testing lab for typical contaminants which may be found in soil. The resulting report for these tests shall be forwarded to the City within one week of being completed. Should any</p>					

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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>contaminants be found beyond the acceptable levels stipulated by the EPA, Cal Water shall be responsible for the appropriate disposal of the contaminated soil.</p> <p>HAZ-4: Diesel fuel and oil will be used, stored and disposed in accordance with standard protocols for handling of hazardous materials. All personnel involved in use of hazardous materials will be trained in emergency response and spill control. Written evidence of this training shall be provided to City Staff within 15 days of the filling of the diesel fuel tank.</p> <p>d) The site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, there would be no impacts caused by the proposed project.</p> <p>e), f) There are no airports located within the City of Rancho Palos Verdes or in close proximity of the subject site. Therefore, there would be no impacts caused by the proposed project.</p> <p>g) The proposed fuel tank, including the facilities and operations, is located on a developed commercially-used site and will not block any evacuation routes. Therefore, there would be no impacts caused by the proposed project to any adopted emergency response plan or emergency evacuation plan.</p> <p>h) The proposed project is bounded by a public street to the north, developed commercial sites to the south, and developed residential properties to the southeast, east and west. Although the project site is located with a region of Very High Fire Hazard per CAL Fire, the proposed fuel tank and pump will be reviewed and permitted by the Los Angeles County Fire Department and there are also no wildlands in close proximity to the subject site. Thus, per the aforementioned reasons, there would be a less than significant impact caused by the proposed project.</p>					
9. HYDROLOGY AND WATER QUALITY: Would the proposal:					
a) Violate any water quality standard or wastewater discharge requirements?	8		√		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?	8				√
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off site?					√
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?					√
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide			√		

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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial additional sources of polluted runoff?					
f) Otherwise substantially degrade water quality?			√		
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					√
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?					√
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	10				√
j) Inundation by seiche, tsunami, or mudflow?	10				√

Comments:

a, f) The proposed diesel fuel storage tank is manufactured to be a 1,000 gallon "Convault" aboveground storage tank. The tank will comply with Underwriters Laboratories (UL) Standard 142 for steel fuel storage tanks and UL Standard 2085 for aboveground storage tanks which are insulated and/or have secondary containment for flammable and combustible liquids to prevent spills that could adversely impact water quality. More specifically, the proposed tank will have four barriers to prevent fuel leakage: the first barrier is the steel tank itself, the second is a layer of thick Styrofoam (foam) insulation for fire protection and the third layer is an impervious barrier of 30 millimeter high-density polyethylene membrane (HDPE) which will contain any potential leakage from the steel tank itself. These first three layers are then, as a fourth barrier, encased in a six-inch thick layer of concrete which complies with the UL 2085 requirements for blast, fire, and ballistic impact protection. These barriers will prevent fuel leakage and consequently, contamination of any nearby water supply. The use of the facility for water system maintenance and operations will not substantially degrade water quality, as any temporary storage locations for spoils and/or fill materials shall comply with Best Management practices (BMPs) per the mitigation measures cited below.

The proposed diesel fuel storage tank will also be located on a curbed concrete pad on which the tank will be bolted to comply with seismic safety requirements. The tank will also be surrounded by protective bollards that match those that secure the existing onsite generators. Prior to development, the City's Building & Safety Division will review drainage plans to ensure that the project complies with or obtains necessary National Pollutant Discharge Elimination System (NPDES) permits for stormwater discharges. The project will also be required to apply BMPs for run-off control during and after construction activities to prevent pollutants from entering the City's storm drains thus protecting the water quality.

Based on the above, the following mitigation measures are intended to ensure the proposed diesel fuel tank and permanent and temporary operations of the site would cause less than significant impacts to hydrology and water quality:

HWQ-1: Prior to any permit issuance by the City's Building and Safety Division, the Applicant shall submit for review and approval a drainage plan that complies with the National Pollutant Discharge Elimination System permits for stormwater discharges.

HWQ-2: Prior to any permit issuance by the City's Building and Safety Division, the Applicant shall implement Best

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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Management Practices (BMPs) for run-off control during and after construction activities to prevent pollutants from entering the City's storm drains.					
HWQ-3: Prior to issuance of any permits from the Building & Safety Division, the Applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids", by incorporating design features that create a barrier to prevent fuel leaks.					
b) The water needs of the City of Rancho Palos Verdes are served by the CWS, which operates within the regulations and standards of the Public Utilities Commission. However, no additional water use is proposed as a part of the proposed diesel fuel tank, nor by the use the facility for water system maintenance, therefore, there would be no impacts caused by the proposed project.					
c, d, e) There are no streams or rivers on or in close proximity of the subject site. Currently, rainfall and runoff from existing commercially developed property flows into the existing drainage system. Additionally, the proposed diesel fuel tank is proposed to be located over an existing paved area, thus the proposed project would result in no additional run-off. Furthermore, no additional paved area is proposed as part of permitting the existing water system maintenance activities, beyond that which has existed since prior to City incorporation. Therefore, there would be no impacts caused by the proposed project.					
g,h) The properties within the City of Rancho Palos Verdes are exempted from Flood Hazard Maps due to their topographic nature. This action was initiated and accomplished by the County of Los Angeles prior to 1984 and this project will not affect the exemption. Therefore, the proposed project would have no impact.					
i, j) There are no dams and levees in the City of Rancho Palos Verdes. Given that there are no lakes, there is no potential exposure to seiche. Additionally, the subject site is not located within tsunami inundation areas, according to the State of California's tsunami inundation map (March 1, 2009). Furthermore, the subject site is flat and not in an area that would be subject to mudflow. Therefore, the proposed project would have no impact.					
10. LAND USE AND PLANNING. Would the proposal:					
a) Physically divide an established community?					√
b) Conflict with any applicable land use plan, policy, or regulation including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance?	1, 2, 3, 8			√	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1, 4				√
Comments:					
a) The 1,000 gallon diesel fuel tank is proposed to be located towards the center of an existing developed property, and thus will not physically divide an established community. Additionally, the water utility use has existing on the site since the early 1960s, prior to the construction of the surrounding residential neighborhood. Therefore, the proposed project would have no impact.					
b) The subject site is not located within the City's Coastal Zone or within special plan districts. The commercial office structure and the equipment storage shed structure were permitted through Conditional Use Permit No. 172 in 1992 and the CUP was amended in 1993 and 1997. The proposed project is to allow for the use of the site as a maintenance, and equipment and material storage yard for Cal Water, as well as for a diesel fuel tank, both of which are located on a commercially developed property in a residential zoning district. The Conditions of Approval set forth					

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<p>in Conditional Use Permit No. 172 and Revisions "A" and "B" will continue to be in effect, in addition to the new conditions of approval proposed for Revision "C". With the following mitigation measures in place, the proposed diesel fuel tank and operations would cause less than significant impacts:</p>					
<p>LUP-1: Conditions of approval from Conditional Use Permit No. 172 and Revisions "A" and "B" shall remain in full force and effect. In cases where contradictions exists between conditions, the stricter condition shall govern.</p>					
<p>c) There are no sensitive species identified in the Habitat Conservation Plan and/or Natural Community Conservation Plan that were found on the subject site. As such, the proposed project would cause no impact.</p>					
<p>11. MINERAL RESOURCES. Would the proposal:</p>					
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?					√
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan, or other land use plan?	8				√
<p>Comments: There are no known mineral resources found on the subject site, identified in the local General Plan, Specific Plan, or other land use plan. Additionally, the subject site is already developed with a commercial use and the areas where the proposed maintenance use or diesel fuel tank use will occur are either paved or have no below-ground grading (earth movement) proposed. Therefore, there is no impact caused by the proposed project.</p>					
<p>12. NOISE. Would the project result in:</p>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?	1		√		
b) Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	1,8		√		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1,8		√		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1,8		√		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	1,2				√
f) For a project within the vicinity of a private airstrip, would the project	1,2				√

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Issues and Supporting Information Sources	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expose people residing or working in the project area to excessive noise levels?					
<p>Comments:</p> <p>a – d) The subject site currently serves as the maintenance yard for the California Water Services Company and is developed with several structures. As such, there is some degree of existing noise related to the operations. In order to minimize potential noise impacts caused by operations at the site, the Applicant will be relocating the materials bins to a temporary location, in the center of the maintenance yard, from their previous location at the north end of the property. This will be the location for the materials bins until December 12, 2018, unless extended by the Planning Commission for one additional six-month period. The Applicant has also completed a noise study assessing the existing ambient noise levels, as measured at the north and east property lines (which abut residential properties), and to project the anticipated noise which was studied based on simulations of future spoils and materials operations within the temporary bin location in the maintenance yard. The spoils and materials simulation provided indicates that the noise produced by the loudest possible equipment (backhoe scraping & loading gravel & rock), will not exceed 65 dBA at any property line. To ensure that the noise levels during actual spoils pick and materials delivery events do not exceed 65dBA at all property lines, and align with the noise studies dated June 30, 2017 and November 13, 2017, Staff will require a mitigation measure which requires that a follow-up noise study be conducted during an actual spoils pickup and during an actual materials drop-off. Additionally, although OSHA (Occupational Safety and Health Administration) requires that construction vehicles use backup alarms, a mitigation measure has been added to minimize the potential noise impacts caused by these alarms.</p> <p>Regarding the proposed diesel fuel tank, it is proposed to be located over 100' from the nearest residential buildings (residences in the City of Rolling Hills Estates). The Municipal Code limits construction hours in the City from 7:00 a.m. to 6:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays. No construction shall be permitted on Sunday or legal holidays, as defined in the Municipal Code. Also, the noise specifications for the pump serving the diesel fuel tank have been obtained from the manufacturer and submitted by the Applicant indicating that the pump would not exceed 24 decibels at the unit, while the City's Municipal Code requires that noise levels from mechanical equipment do not exceed sixty-five dBA as measured from the closest property line. The hours of operation of the fuel tank and pump will be between 8:00 a.m. and 4:30 p.m. Monday through Friday. There will be some impacts from the delivery of the fuel, however, the deliveries are temporary in nature because they will only occur approximately every 2-3 months. Additionally, the temporary nature of construction noise, with the following mitigation measures, the short-term and long-term noise impacts would be less than significant for both the proposed diesel fuel tank and the maintenance operations onsite:</p> <p>N-1: Permitted hours and days for active construction activity are 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Municipal Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7:00 a.m. Monday through Friday and before 9:00 a.m. on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.</p> <p>N-2: Noise generated by the daily operations, including the proposed fuel tank and pump and any other associated equipment, shall not exceed 65 dBA as measured from the closest property line.</p> <p>N-3: Deliveries involving commercial vehicles weighing in excess of 6,000 pounds shall be allowed only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.</p> <p>N-4: There shall be no use of the spoils or storage bins between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and the use of these bins shall not be permitted on weekends or federal holidays.</p>					

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<p>N-5: Unless safety provisions require otherwise, the construction contractor shall adjust all audible back-up alarms to the lowest volume appropriate for safety purposes (i.e. still maintaining adequate signal-to-noise ratio for alarm effectiveness). The contractor shall consider signal persons, strobe lights, or alternative safety equipment and/or processes as allowed for reducing reliance on high-amplitude sonic alarms.</p> <p>N-6: A noise study shall be completed within 30 days of the Planning Commission's approval of the CUP to assess the noise levels of a typical spoils pickup and a typical fill materials delivery at the closest property line. If it determined that the noise levels exceed 65dBA at any property line, the Applicant shall be required to install noise attenuation features, such as, but not limited to, portable noise barriers to reduce these decibel levels to less than 65dBA at the adjacent property lines.</p> <p>e, f) The City of Rancho Palos Verdes does not contain, border or is in close proximity of any airports to cause any impacts to cause exposure to noise levels resulting from an airport or a private air strip. Therefore, there would be no impact caused by the proposed project.</p>					
<p>13. POPULATION AND HOUSING. Would the project:</p>					
a) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or major infrastructure)?					√
b) Displace existing housing, especially affordable housing?					√
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					√
<p>Comments:</p> <p>a) As the proposed diesel fuel tank is only proposed to be utilized by the California Water Services Company, and not by the general public, the proposed project would not induce substantial growth in an area either directly or indirectly. Also, the proposed maintenance activity will be conducted by existing on-site staff. Therefore, there would be no impact caused by the proposed project.</p> <p>b-c) The subject site is a developed commercially-used lot. Therefore, there is no displacement of people or housing as a result and thus there would be no impact caused by the proposed project.</p>					
<p>14. PUBLIC SERVICES.</p>					
<p>a) Would the project result in substantial adverse physical impacts associated with the provisions of 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 following public services:</p>					
i) Fire protection?					√
ii) Police protection?					√
iii) Schools?					√

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iv) Parks?					√
v) Other public facilities?					√
<p>Comments: The subject site is a developed commercially-used lot and already has one above-ground fuel tank, a 2,000-gallon tank for gasoline to fuel the California Water Service Company vehicles. The proposed diesel fuel tank would not require an expansion of existing services or facilities. Additionally, the use of the site for water system maintenance and repair will not affect response times for any public services, and will help to maintain adequate water access for fire protection. Furthermore, the proposed tank and pump will be reviewed by the Los Angeles County Fire Department to ensure it can be utilized safely. For these reasons there would be no impact caused by the proposed project.</p>					
15. RECREATION.					
a) Would the project increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?					√
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					√
<p>Comments: The proposed diesel fuel tank and continuation of the maintenance yard use would not increase the use of neighborhood and regional parks or other recreational facilities, or include or require the expansion of recreational facilities. For these reasons there would be no impact caused by the proposed project.</p>					
16. TRANSPORTATION/TRAFFIC. Would the project:					
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					√
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?					√
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial					√

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safety risks?					
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?					√
e) Result in inadequate emergency access?					√
f) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					√
<p>Comments:</p> <p>a, f) The property has been used by a water utility for over 50 years, prior to City incorporation, and therefore any traffic produced by the existing facility was included in the traffic analysis for the City's General Plan (page 119). Furthermore, according to the Applicant, the number of employees at the site has actually been reduced since the use was initiated in the early 1960s, as several administrative functions have been moved off site including customer service and meter reading. Furthermore, the original Conditional Use Permit No. 172 stated "...additional parking spaces for the company's approximately twenty (20) trucks and other assorted vehicles exist north of the office structure..", and that the proposed 4,000ft² storage shed was required to comply with more stringent storage laws. The original CUP also stated that the new storage shed would serve to park several pieces of valuable mechanical equipment (backhoe, forklift, etc.) in an enclosed area for both for safety and preservation reasons. Because the majority of the 13 vehicles currently based on the subject property were captured in the original CUP, and because this existing fleet of vehicles already has access via Crest Road and Scotwood Drive, there should negligible changes to the ingress and egress trips, save for the spoils pickup and material delivery once a month. Thus, there would be no impacts to the circulation systems in relation to mass transit to conflict with any adopted policies, plans, or programs supporting alternative transportation. Therefore, there would be no impact caused by the proposed project.</p> <p>b) Deliveries of the fuel for the proposed diesel fuel tank will result in some additional trips, however, the impact of these will be negligible, as the delivery of the diesel fuel will only occur about once every 2-3 months, or approximately on a quarterly basis. In addition, the proposed fuel tank should reduce the number of trips required as the diesel-fueled vehicles and equipment currently utilized by California Water Service Company will not need to leave the site in order to refuel.</p> <p>c) The City of Rancho Palos Verdes does not border or is in immediate close proximity of any airports to cause any impacts to the air traffic due to the proposed project. Therefore, there would be no impact caused by the proposed project.</p> <p>d, e) No new design features, e.g, new driveway curb cuts are proposed as part of the project. Also, the proposed diesel fuel tank will not result in any impacts to existing emergency access as it is located towards the center of a developed commercial site, is clustered with other existing development and is not located in a roadway. Additionally, the proposed continued use of the site as a maintenance yard for the water system will not increase hazards as any as-built structures will be properly located on the site, i.e. outside of the existing driveways, so as to reduce the risk of collisions with any onsite vehicles and/or equipment. For these reasons there would be no impact caused by the proposed project.</p>					
17. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					√
b) Require or result in the construction					√

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of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					√
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					√
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					√
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					√
g) Comply with federal, state, and local statutes and regulations related to solid waste?					√
<p>Comments: The proposed diesel fuel tank and the use of the site as a water system maintenance and repair yard would not contribute any wastewater to the existing wastewater treatment facilities. However, the spoils which are proposed to temporarily continue at the site, will be taken on a monthly basis to a local landfill, which has the appropriate capacity. Thus, there would be no impact caused by the proposed project.</p>					
<p>18. MANDATORY FINDINGS OF SIGNIFICANCE.</p>					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 impacts that are individually limited, but			√		

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cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			√		
<p>Comments:</p> <p>a) The subject site does not contain and is not located within close proximity to areas with protected habitat or species. Therefore, there would be no impact caused by the proposed project.</p> <p>b) The proposed project has the potential to contribute to air quality, greenhouse gas emissions, water quality, noise hazards and hazardous material and land use and planning. However, none of these are significant with the mitigation measures which are proposed. Therefore, the proposed project would not result in a mandatory finding of significance due to cumulative impact considerations.</p> <p>c) There would be no substantial adverse direct or indirect effects on human beings with the mitigation measures described herein. That is, the impacts will be reduced to a less than significant level.</p>					

<p>19. EARLIER ANALYSES.</p>
<p>Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:</p>
<p>a) Earlier analysis used. Identify earlier analyses and state where they are available for review.</p>
<p>Comments: None</p>
<p>b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.</p>
<p>Comments: None</p>
<p>c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.</p>
<p>Comments: None</p>

<p>20. SOURCE REFERENCES</p>	
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California as amended through August 2001
2	City of Rancho Palos Verdes Zoning Map
3	City of Rancho Palos Verdes, <u>Coastal Specific Plan</u> and associated Environmental Impact Report, Rancho Palos Verdes, California: December 1978
4	City of Rancho Palos Verdes <u>Natural Communities Conservation Plan</u>
5	South Coast Air Quality Management District. <u>CEQA AIR Quality Handbook</u> . Diamond Bar, California: November 1993.

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6	The Seismic Zone Map (3/25/99), Department of Conservation of the State of California, Alquist-Priolo Earthquake Fault Zone (5/1/99)
7	City of Rancho Palos Verdes Archeology Map
8	City of Rancho Palos Verdes Municipal Code
9	U.S. Geological Survey Map
10	Tsunami Inundation Map for Emergency Planning (Torrance & San Pedro Quadrangle: March 1, 2009)
11	Very High Fire Hazard Severity Zone Map (CAL FIRE)
12	P.C. RESOLUTION NO. 92-60 for Conditional Use Permit No. 172
13	PC RESOLUTION NO. 93-021 for Conditional Use Permit No. 172 Revision "A"
14	P .C. RESOLUTION NO. 97-8 for Conditional Use Permit No. 172 Revision "B"

Exhibit "B"

Mitigation Monitoring Program

Project: Conditional Use Permit Revision, Grading Permit and Environmental Assessment (ZON2015-00230)

Location: 5837 Crest Road
Rancho Palos Verdes, CA 90275

Applicant/Landowner: California Water Service

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I. INTRODUCTION

PURPOSE

This Mitigation Monitoring Program (MMP) is to allow the following project at 5837 Crest Road, located north of Crest Road, in the City of Rancho Palos Verdes:

The installation of a 1,000 gallon above-ground diesel fuel tank to fuel California Water Service trucks and equipment and to memorialize the existing facilities and operations.

The MMP responds to Section 21081.6 of the Public Resources Code, which requires a lead or responsible agency that approves or carries out a project where a Mitigated Negative Declaration has identified significant environmental effects, to adopt a "reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects." The City of Rancho Palos Verdes is acting as lead agency for the project.

An Initial Study/Mitigated Negative Declaration was prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document recommended mitigation measures to mitigate or avoid impacts identified. Consistent with Section 21080 (2)(c) of the Public Resources Code, a mitigation reporting or monitoring program is required to ensure that the adopted mitigation measures under the jurisdiction of the City are implemented. The City will adopt this MMP when adopting the Mitigated Negative Declaration.

ENVIRONMENTAL PROCEDURES

This MMP has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.) and the State Guidelines for Implementation of CEQA (CEQA Guidelines), as amended (California Administrative Code Section 15000 et seq.). This MMP complies with the rules, regulations, and procedures adopted by the City of Rancho Palos Verdes for implementation of CEQA.

MITIGATION MONITORING PROGRAM REQUIREMENTS

Section 21081.6 of the Public Resources Code states: "When making the findings required by subdivision (a) of Section 21081 or when adopting a negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21081, the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of an agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program."

II. MANAGEMENT OF THE MITIGATION MONITORING PROGRAM

ROLES AND RESPONSIBILITIES

The MMP for the project will be in place through all phases of the project including final design, pre-grading, construction, and operation. The City will have the primary enforcement role for the mitigation measures.

MITIGATION MONITORING PROGRAM PROCEDURES

The mitigation monitoring procedures for this MMP consists of, filing requirements, and compliance verification. The Mitigation Monitoring Checklist and procedures for its use are outlined below.

Mitigation Monitoring Program Checklist

The MMP Checklist provides a comprehensive list of the required mitigation measures. In addition, the Mitigation Monitoring Checklist includes: the implementing action when the mitigation measure will occur; the method of verification of compliance; the timing of verification; the department or agency responsible for implementing the mitigation measures; and compliance verification. Section III provides the MMP Checklist.

Mitigation Monitoring Program Files

Files shall be established to document and retain the records of this MMP. The files shall be established, organized, and retained by the City of Rancho Palos Verdes Department of Community Development

Compliance Verification

The MMP Checklist shall be signed when compliance of the mitigation measure is met according to the City of Rancho Palos Verdes Director of Community Development. The compliance verification section of the MMP Checklist shall be signed, for mitigation measures requiring ongoing monitoring, and when the monitoring of a mitigation measure is completed.

MITIGATION MONITORING OPERATIONS

The following steps shall be followed for implementation, monitoring, and verification of each mitigation measure:

1. The City of Rancho Palos Verdes, Director of Community Development shall designate a party responsible for monitoring of the mitigation measures.
2. The City of Rancho Palos Verdes, Director of Community Development shall provide to the party responsible for the monitoring of a given mitigation measure, a copy of the MMP Checklist indicating the mitigation measures for which the person is responsible and other pertinent information.
3. The party responsible for monitoring shall then verify compliance and sign the Compliance Verification column of the MMP Checklist for the appropriate mitigation measures.

Mitigation measures shall be implemented as specified by the MMP Checklist. During any project phase, unanticipated circumstances may arise requiring the refinement or addition of mitigation measures. The City of Rancho Palos Verdes, Director of Community Development with advice from Staff or another City department, is responsible for recommending changes to the mitigation measures, if needed. If mitigation measures are refined, the Director of Community Development would document the change and shall notify the appropriate design, construction, or operations personnel about refined requirements.

III. MITIGATION MONITORING PROGRAM CHECKLIST

INTRODUCTION

This section provides the MMP Checklist for the project as approved by the Planning Commission of the City of Rancho Palos Verdes on December 12, 2017. Mitigation measures are listed in the order in which they appear in the Initial Study.

- * **Types** of measures are *project design, construction, operational, or cumulative*.
- * **Time of Implementation** indicates **when** the measure is to be implemented.
- * **Responsible Entity** indicates **who** is responsible for implementation.
- * **Compliance Verification** provides space for future reference and notation that compliance has been monitored, verified, and is consistent with these mitigation measures.

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
1. AESTHETICS				
<p>AES-1: The proposed landscaping and fencing shall be installed per the Plan approved by the Director of Community Development within 60 days from the date of the Planning Commission's approval of Conditional Use Permit No. 172 Revision "C". Within 30 days from installation, the Director of Community Development shall determine whether additional screening is needed to adequately screen the existing and proposed uses and structures on the site from the neighboring residences.</p>	Construction and After	During and after construction	Property Owner / applicant	Community Development Department
<p>AES-2: All existing and proposed foliage shall be trimmed on an annual basis as determined by the Director of Community Development in order to minimize any significant view impairment as seen from the adjacent residential properties.</p>	Plan Check, Construction and After	Ongoing	Property Owner / applicant	Community Development Department
<p>AES-3: Any temporary lighting used for emergencies shall be no taller than 10' in height and shall be pointed down to not cause excessive glare or light trespass onto any adjacent residential property or public street.</p>	Plan Check, Construction and After	Ongoing	Property Owner / applicant	Community Development Department
1. AIR QUALITY				
<p>AQ-1: Any maintenance areas at the site which are not located on existing paved areas shall be treated with an environmentally-friendly sealant or shall be watered down as often as needed in order to prevent the release of dust caused by the movement of heavy equipment such as skip loaders, dump trucks, etc.</p>	Construction and After	Ongoing	Property Owner / applicant	Community Development Department

Mitigation Monitoring Program

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
AQ-2: All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions), and shall have adequate freeboard to avoid spillage around the edges of the cover.	Construction and After	Prior to, during and after construction	Property Owner / applicant	Community Development Department
AQ-3: All excavated materials (spoils) will be sufficiently watered and/or covered with properly secured tarps to prevent excessive dust. All fill materials shall be kept covered with properly secured tarps when not in use. Water sprays shall be used to minimize the release of fugitive dust when the spoils or fill material is delivered or removed.	Construction and After	Ongoing	Property Owner / applicant	Community Development Department
AQ-4: Prior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code.	Construction and After	During and after construction	Property Owner / applicant	Community Development Department
AQ-5: Minimize idling time by requiring that equipment be shut down after 5 minutes when not in use (as required by the State airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site and provide a plan for the enforcement of this requirement.	Construction and After	Ongoing	Property Owner / applicant	Community Development Department
AQ-6: Maintain all construction equipment in proper working condition and perform all preventative maintenance. Required maintenance includes compliance with all manufacturer's recommendations, proper upkeep and replacement of filters and mufflers, and maintenance of all engine and emissions systems in proper operating condition.	Construction and After	Ongoing	Property Owner / applicant	Community Development Department

Mitigation Monitoring Program

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
2. GEOLOGY AND SOILS				
GEO-1: Building permits shall be obtained for all water system facilities, maintenance and operational uses, including any ancillary structures, if required.	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department
3. HAZARDS AND HAZARDOUS MATERIALS				
HAZ-1: Prior to issuance of any permits from the Building & Safety Division the applicant shall satisfy the criteria from the following agencies by obtaining appropriate approvals: 1) Waste Management Division of the Los Angeles; 2) County Department of Public Works for dispensing fuel and management of motor fuel waste products. 3) Approval from the Los Angeles County Fire Department for the installation of the new tank and pump.	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department
HAZ-2: Prior to issuance of any permits from the Building & Safety Division, this applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids", by incorporating design features that create a barrier to prevent fuel leaks.	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department
HAZ-3: Until the spoils storage is permanently moved offsite, the spoils stored at the site shall be tested prior to each spoils bin pickup (emptying) by a certified soil testing lab for typical contaminants which may be found in soil. The resulting report for these tests shall be forwarded to the City within one week of being completed. Should any	Construction and After	Ongoing	Property Owner / applicant	Community Development Department

Mitigation Monitoring Program

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
contaminants be found beyond the acceptable levels stipulated by the EPA, Cal Water shall be responsible for the appropriate disposal of the contaminated soil.				
HAZ-4: Diesel fuel and oil will be used, stored and disposed in accordance with standard protocols for handling of hazardous materials. All personnel involved in use of hazardous materials will be trained in emergency response and spill control. Written evidence of this training shall be provided to City Staff within 15 days of the filling of the diesel fuel tank.	Construction and After	During and after construction	Property Owner / applicant	Community Development Department
4. HYDROLOGY AND WATER QUALITY				
HWQ-1: Prior to any permit issuance by the City's Building and Safety Division, the applicant shall submit for review and approval a drainage plan that complies with the National Pollutant Discharge Elimination System permits for stormwater discharges.	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department
HWQ-2: Prior to any permit issuance by the City's Building and Safety Division, the project shall apply Best Management Practices (BMPs) for run-off control during construction activities to prevent pollutants from entering the City's storm drains.	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department
HWQ-3: Prior to issuance of any permits from the Building & Safety Division, this applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and	Plan Check	Prior to Building & Safety permit issuance	Property Owner / applicant	Community Development Department

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
Combustible Liquids”, by incorporating design features that create a barrier to prevent fuel leaks.				
5. LAND USE AND PLANNING				
LUP-1: Conditions of approval from Conditional Use Permit No. 172 and Revisions “A” and “B” shall remain in full force and effect. In cases where contradictions exist between conditions, the stricter condition shall govern.	Plan Check, Construction and After	Ongoing	Property Owner / applicant	Community Development Department
6. NOISE				
N-1: Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.	Construction	Prior to and during construction	Property Owner / applicant	Community Development Department
N-2: Noise generated by the daily operations, including the proposed fuel tank and pump and any other associated equipment, shall not exceed 65 dBA as measured from the closest property line.	Construction and After	Ongoing	Property Owner / applicant	Community Development Department

Mitigation Monitoring Program

MITIGATION MEASURES	TYPE	TIME OF IMPLEMENTATION	RESPONSIBLE ENTITY	COMPLIANCE VERIFICATION
N-3: Deliveries involving commercial vehicles weighing in excess of 6,000 pounds shall be allowed only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.	Construction and After	Prior to, during and after construction	Property Owner / applicant	Community Development Department
N-4: There shall be no use of the spoils or storage bins between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and the use of these bins shall not be permitted on weekends or federal holidays.	Construction and After	Prior to, during and after construction	Property Owner / applicant	Community Development Department
N-5: Unless safety provisions require otherwise, the construction contractor shall adjust all audible back-up alarms to the lowest volume appropriate for safety purposes (i.e. still maintaining adequate signal-to-noise ratio for alarm effectiveness). The contractor shall consider signal persons, strobe lights, or alternative safety equipment and/or processes as allowed for reducing reliance on high-amplitude sonic alarms.	Construction and After	Prior to, during and after construction	Property Owner / applicant	Community Development Department
N-6: A noise study shall be completed within 30 days of the Planning Commission's approval of the CUP to assess the noise levels of a typical spoils pickup and a typical fill materials delivery at the closest property line. If it determined that the noise levels exceed 65dBA at any property line, the Applicant shall be required to install noise attenuation features, such as, but not limited to, portable noise barriers to reduce these decibel levels to less than 65dBA at the adjacent property lines.	Construction and After	After construction	Property Owner / applicant	Community Development Department

Exhibit “B”
Draft Conditions of Approval and
Mitigation Measures

Exhibit "A"
Conditions of Approval
Conditional Use Permit No. 172 Revision "C"
and Minor Grading Permit
(ZON2015-00230)
5837 Crest Road

General Conditions:

1. Prior to the submittal of plans into Building and Safety plan check, the Applicant and the property owner shall submit to the City a statement, in writing, that they have read, understand, and agree to all conditions of approval contained in this Resolution. Failure to provide said written statement within ninety (90) days following the date of this approval shall render this approval null and void.
2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.
3. The Planning Commission shall conduct an "annual review" one year after the approval of this Conditional Use Permit Revision No. "C", to review the Conditions of Approval contained herein at a duly noticed public hearing. As part of said review, the Planning Commission shall assess the Applicant's compliance with the conditions of approval and the adequacy of the conditions imposed. At that time, the Planning Commission may add, delete or modify any conditions of approval as evidence presented at the hearing demonstrates are necessary and appropriate to address impacts resulting from operation of the project. The Planning Commission shall also determine at this hearing if the spoils dumping and pickup and material delivery and pickup activities may continue for one additional 6-month period, or shall be ceased. Notice of said review hearing shall be published and provided to owners of property within a 500' radius of the site, to persons requesting notice, to all affected homeowners associations, and to the property owner in accordance the RPVMC. As part of the annual review, the Planning Commission shall consider, among other things, air quality, lighting, landscaping, and noise. The Planning Commission may require such subsequent additional reviews, as the Planning Commission deems appropriate. This provision shall not be construed as a limitation on the City's ability to enforce any provision of the RPVMC regarding this project.
4. The Applicant shall pay for all costs, including Staff and City Attorney costs, associated with annual reviews.
5. Prior to scheduling the "annual review" meeting with the Planning Commission, Staff shall

schedule a meeting between the neighbors and the Application, to review and provide input on the current operations and the effectiveness of the Conditions of Approval to be considered by the Planning Commission.

6. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
7. Pursuant to Section 17.78.040, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the Conditions of Approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.
8. The project development on the site shall conform to the specific standards contained in these Conditions of Approval or, if not addressed herein, shall conform to the City's Municipal Code.
9. The project development on the site shall conform to the Commission-approved plans and to the specific standards contained in these Conditions of Approval or, if not addressed herein, shall conform to the RS-4 residential development standards.
10. Failure to comply with and adhere to all of these Conditions of Approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code.
11. Failure to maintain the site per these Conditions of Approval may deem this Conditional Use Permit null and void as determined by the Director of Community Development pursuant to Section 17.60.080 of the City's Municipal Code.
12. The life of the Conditional Use Permit shall run with the current California Water Services use of the property.
13. If the Applicant has not submitted an application for a grading and/or building permit for the approved project or not commenced the approved project as described in Section 17.86.070 of the City's Municipal Code within one year of the final effective date of this Resolution, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director.
14. In the event that any of these Conditions of Approval are in conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
15. Unless otherwise designated in these Conditions of Approval, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.

16. This approval is only for the items described within these Conditions of Approval and identified on the stamped APPROVED plans and is not an approval of any existing illegal or legal non-conforming structures on the property, unless the approval of such illegal or legal non-conforming structure is specifically identified within these conditions or on the stamped APPROVED plans.
17. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
18. All construction sites shall be maintained in a secure, safe, neat and orderly manner, to the satisfaction of the City's Building Official. All construction waste and debris resulting from a construction, alteration or repair project shall be removed on a weekly basis by the contractor or property owner. Existing or temporary portable bathrooms shall be provided during construction. Portable bathrooms shall be placed in a location that will minimize disturbance to the surrounding property owners, to the satisfaction of the City's Building Official.
19. Prior to conducting any work in the public right of way, such as for curb cuts, dumpsters, temporary improvements and/or permanent improvements, the Applicant shall obtain an encroachment permit from the Director of Public Works.
20. Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
21. All grading, landscaping and construction activities shall exercise effective dust control techniques, either through screening and/or watering.
22. This Conditional Use Permit including the Conditions of Approval shall supersede the Conditions of Approval of P.C. Resolution Nos. 92-60 (CUP No. 172), 93-21 (Revision A), and 97-8 (Revision B), and are stated in this Conditional Use Permit.
23. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans stamped APPROVED by the City with the effective date of this Resolution.

Administrative Building and Storage Shed (Conditional Use Permit No. 172 Revision A)

24. Maximum height of the office/storage addition shall not exceed 10'-3" (or an elevation of

1200.25' as measured from the northeast corner of the addition).

25. Maximum height of the storage shed shall not exceed 16'-0" (or an elevation of 1202.6' as measured from the southwest corner of the structure).
26. The storage shed shall be located at least five feet (5'-0") from the westerly property line.
27. The applicant shall maintain the landscaping in the area between the storage shed and the existing chain link fence. The intent of this condition is to screen only those areas that may not be screened by the existing vegetation on the transitional slope.
28. The existing fence along the west property line adjacent to the storage structure shall be maintained or replaced in kind if it must be removed during construction.
29. The west wall of the shed shall be constructed of decorative/split face block material. Any changes to this material shall be reviewed and approved by the Director of Community Development.

2,000 Gallon Gasoline Storage Tank (Conditional Use Permit No. 172 Revision B)

30. The previous approval was for the placement of a 2,000-gallon above-ground gasoline storage tank to be located on the site of California Water Service at 5837 Crest Road. The maximum height of the tank is twelve feet (12'0") although the required vent pipes may exceed this height limit if required for health and safety purposes. The minimum setback from the side property line is five feet (5'0"). Any change shall require approval of a further revision to Conditional Use Permit No. 172 by the Planning Commission and shall require a new and separate environmental review.
31. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans submitted to the City on August 27, 1996.
32. The refueling of vehicles and the refilling of the tank shall be permitted only during regular business hours (8:00 a.m. to 4:30 p.m. Monday through Friday), except in case of emergency. The tank shall only be used for the refueling of California Water Service Company's fleet vehicles and equipment, and not for vehicles or equipment belonging to or operated by members of the general public.
33. The applicant shall be required to obtain the following permits and/or approvals:
 - a) Approval from the Waste Management Division of the Los Angeles County Department of Public Works for dispensing fuel and management of motor fuel waste products.
 - b) Approval from the Petroleum Chemical Unit of the Los Angeles County Fire Department for the installation of the new tank and pump.
 - c) Approval from the South Coast Air Quality Management District for the pump nozzle vapor recovery system and any soil contamination. Additional permits and/or requirements may be imposed by other agencies or City departments.
34. Notwithstanding the plans submitted to the City on August 27, 1996:
 - a) The containment basin beneath the tank shall be enlarged and/or deepened as necessary to provide a storage capacity equal to one hundred twenty-five percent (125%)

of the capacity of the tank, or 2,500 gallons (334 cubic feet).

Project Specific Conditions:

35. This approval shall allow for the following improvements and uses:

- a. **Diesel Fuel Tank:** Installation of a 1,000 gallon above-ground, solar-powered, diesel fuel tank measuring 11'-1" in length, 5'-8" in width and 12' in height with a 6'-9" tall vent on top of the fuel tank resulting in an overall height that shall not exceed 12'. The diesel fuel tank shall only be allowed to fuel CWS vehicles and equipment on-site, except in emergency situations, the diesel fuel tank may be used by offsite CWS vehicles and/or other entities.

The proposed fuel tank shall be placed on a concrete pad measuring approximately 13' in length and 8' in depth located north of the Cal Water office building, next to existing generators, as depicted on the site plan reviewed by the Planning Commission at its December 12, 2017 meeting. Protective bollards measuring 4' in height shall be placed around the proposed fuel tank area and shall match the color and material of the bollards surrounding the existing generators.

The proposed fuel tank will be located in an area that has two dumpsters that will be moved to the south-west corner of the generator area.

- b. **Diesel Fuel Tank Annual Inspection:** The 1,000 gallon diesel fuel tank and solar-powered pump shall be inspected on an annual basis by the Los Angeles County Fire Department Health Hazardous Materials Division. The Applicant shall provide the Director of Community Development with the inspection report no later than 30 days after the inspection occurred.

The 1,000 gallon diesel fuel tank and solar-powered pump shall be inspected regularly, as required by the CAL FIRE-Office of the State Fire Marshal (OSFM) and shall comply with the reporting and fee requirements of the Aboveground Petroleum Storage Act (APSA).

- c. **Spill Prevention Control and Countermeasure Plan:** Prior to any permit issuance, a Spill Prevention Control and Countermeasure Plan shall be prepared and reviewed by the Director of Community Development for both the existing 2,000 gallon gasoline tank and the 1,000 gallon diesel fuel tank.
- d. **Diesel Fuel Tank:** Prior to permit issuance, the Applicant shall demonstrate to the satisfaction of the Director of Community Development that the diesel fuel tank includes following safety measures:
 - i. Fill limiter valves which will shut off at 95% capacity,
 - ii. Emergency safety equipment including an emergency shut-off switch and a properly rated fire extinguisher that will be located near the tank system,
 - iii. Static warning decal and fueling instructions posted,
 - iv. Training of all employees in the proper and safe operation of the tank.

- e. **Existing Structures:** A 6,585ft² water quality lab and administrative operations center, a 700 ft² storage building, a 190ft² open rack structure for parts and supplies, and a 3,200ft² carport.
- f. **Maintenance Yard:** The site shall be allowed to be used as a maintenance yard to support the operations for Cal Water only. The maintenance yard shall be limited to the area shown on the site plan reviewed by the Planning Commission on December 12, 2017, and shall consist of the following improvements:
 - i. Trash bins;
 - ii. Emergency generators with internal diesel fuel supply;
 - iii. Storage of parts and materials for maintenance and repairs to the water system within the storage building, the open rack structure, the five storage containers onsite, and within the previous location of the fill material bins;
 - iv. Three storage containers measuring 20' long x 8.5' wide x 8' tall, and two storage containers measuring 10' long x 8.5' wide x 8' tall, all with circular rooftop vents, shall be used for storage of parts and materials;
 - v. Dumpsters for trash and recycling; and,
 - vi. Storage of traffic control signs and equipment within an enclosure structure, or if stored within an open area, shall be screened from view from neighboring properties.
 - vii. An above-ground 2,000 gallon gasoline storage tank originally permitted under CUP No. 172 & CUP No. 172 Revisions "A" and "B".

Any future revisions to the layout of the Maintenance Yard shall be reviewed by the Planning Commission as a Conditional Use Permit revision at a duly noticed public hearing.

- g. **Temporary Storage of Spoils Material:** Spoils consisting of soil and fill materials (i.e. asphalt, road base, and sand) shall be allowed to be temporarily stored on site in three bins, two measuring 20' long x 20' wide (for sand and base) and one measuring 20' long and 10' wide for asphalt. The bins shall be located in the existing parking lot, south of the reservoir, as shown on the site plan reviewed by the Planning Commission on December 12, 2017. The delivery and pickup of spoils and fill material shall be allowed to occur at this site for a period not to exceed 12 months from the date of this approval, or December 12, 2018. The Planning Commission may grant an extension of up to 6 months at a duly noticed public hearing based on a hardship demonstrated by the Applicant that the spoils operation could not be located to an off-site location by this deadline.

CWS shall submit written progress reports to the City every 90 days outlining its efforts and accomplishments related to acquisition and construction of the new materials and spoils storage facility.

- h. **Reservoir/Pumping Facilities:** The operation of a water storage facility with corollary facilities consisting of pumps, control valves, vents, and hatches. The reservoir surface shall be landscaped and maintained by the Applicant to the satisfaction of the Director of Community Development per Condition No. 35.i.

- i. **Landscape Improvements:** No later than 60 days from the date of this approval, or February 10, 2018, the Applicant shall install the following per the Landscape Plan reviewed by the Planning Commission on December 12, 2017:
 - i. Placement of fill to connect the existing two earthen berms along the lower eastern property line (total length of 142').
 - ii. Re-compact the earthen berm, cover with 6" of topsoil so the berm can support plant growth, cover with jute netting and hydroseed with Stover Hillside Grass Mix.
 - iii. Install a 6'-8" tall, green vinyl fence on top of the entire length of the two connected earthen berms.
 - iv. Install 74 new plants along the entire periphery of the reservoir, and on the north, east and south sides of the maintenance yard including: Strawberry Tree, Ray Hartman California Lilac, Red Trumpet Vine, Hopseed Bush, Silk Tassel Bush, Pink Melaleuca, Yellow Bells, Fern Pine, and African boxwood.
 - v. Hydroseed the lawn area above the reservoir with Buffalo Grass.
 - vi. Install new irrigation lines for the new plants.
- j. **Fencing Improvements:** No later than 60 days from the date of this approval, or February 10, 2018, the Applicant shall install the following fencing to provide screening between the site and the neighboring properties to the north and south
 - i. Installation of a 6' tall fence with wires attached to the east side of the fence, to allow foliage to climb up and cover the fence, on top of the berm along its entire length;
 - ii. Installation of two 5'-5" long, 4' tall CMU walls (external face painted green) at right angles at each of the six existing reservoir vents;

Hours of Operations

- 36. Daily facility operations shall occur Monday through Friday between 8:00 a.m. and 4:30 p.m.
- 37. The refueling of vehicles and the refilling of the tank shall be permitted only during regular business hours (8:00 a.m. to 4:30 p.m., Monday through Friday, with no deliveries or refueling on Sundays or federal Holidays.), except in case of emergency. The tank shall only be used for the refueling of California Water Service Company's fleet vehicles and equipment, and not for vehicles or equipment belonging to or operated by members of the general public.
- 38. Maintenance of the reservoir, including inspecting the reservoir pumps, shall occur Monday through Friday between 2:00 p.m. and 10:00 p.m., and Saturday and Sunday between 8:00 a.m. and 4:30 p.m.
- 39. In the event of an emergency, the site shall be utilized at any hour or day to respond to the specific emergency, and shall be staffed according to need. An emergency is considered a threat to life, property or public health and safety.

Noise

40. Other than in emergency situations, utilization of the fuel tank and pump shall only occur between 8:00 a.m. and 4:30 p.m., Monday through Friday, not including any weekend days and/or federal holidays.
41. Other than in emergency situations, spoils and fill material (sand, road base, asphalt) drop-off and pickup shall only occur within the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, with no Sunday and/or Federal Holidays.
42. There shall be no idling of vehicles or delivery trucks allowed during the refueling of the tanks. Engines shall be turned off during refueling.
43. No modifications shall be made to the fuel tank such that the noise levels created by utilization of the tank and pump exceed the 65 dBA as measured from the closest property line.
44. Within 90 days of approval of this CUP by the Planning Commission, or by March 12, 2018, the Applicant shall install metal insulated sound attenuating structures around the water pumps and sound-attenuating blankets on the control valves on the southern end of the site and shall use a metal material that is greenish-brown ("Grouse Tan") color as deemed acceptable by the Director of Community Development.
45. Directional and/or broadband backup alarms shall be used on all CWS vehicles and equipment instead of high-amplitude sonic alarms, as well as on all contractor-owned vehicles and equipment that is utilized at the site.
46. If noise attenuation features are required to be installed per mitigation measure N-6, a follow up noise analysis shall be completed within 30 days from the date of installation to determine their effectiveness and thus whether additional measures need to be put in place. If required, these additional measures shall be installed within 30 days from the submittal to the City of the follow-up noise analysis.

Grading Permit

47. This permit allows for 20yd³ of imported material to cover the reservoir area and fill the gap between the existing two earthen berms.
48. **PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS**, haul routes to transport soil shall be approved by the Public Works Department.
49. All movement of spoils and/or imported soil shall cease when winds gusts (as instantaneous gusts) exceed 25 mph.

Spoils and Soil Testing

50. Until the spoils storage is permanently moved offsite, the spoils stored at the site shall be tested prior to each spoils bin pickup (emptying) by a certified soil testing lab utilizing the following tests:
 - a. Metals method 6020 (which tests for over 20 types of metals)
 - b. Mercury method 7471A (a technique which tests for mercury in solid or semisolid

- form.)
- c. Volatiles method 8260B (which tests for over 100 types of volatile compounds)
 - d. Fish Bioassay (measures aquatic toxicity)
 - e. Asbestos

The resulting report for the tests required in this condition shall be forwarded to the City within one week of being completed and shall be made available to the public on the City's website and sent to interested parties via listserv within 48 hours of the City's receipt of the report.

- 51. Should any contaminants be found beyond the acceptable levels stipulated by the EPA, Cal Water shall be responsible for the appropriate disposal of the contaminated soil within one week of the forwarding of the resultant report to the City.
- 52. All storage bins containing dust-producing materials will be tarped when not loading or unloading.
- 53. When in use, the spoils and materials area be continuously watered, or watered as often as needed to reduce the release of dust.
- 54. When the temporary storage of spoils materials is relocated to an offsite location, this approval shall allow a small amount of spoils to be kept on site in a closed container to enable Cal Water to perform small, routine maintenance. As needed, the dumpster shall be picked up by a waste company who shall remove the entire dumpster. When a crew member is not emptying a container of excavation materials, the dumpster lid shall be kept closed to prevent the escape of any dust. No construction machinery (such as a front loader) shall be used to dump materials into the dumpster.
- 55. Within 30 days of approval by the Planning Commission, or by January 12, 2018, signage requiring that the spoils and materials area be continuously watered, or watered as often as needed to reduce the release of fugitive dust when disturbed, shall be posted in a visible location at both the spoils bin and the temporary materials bins. Sand, road base and asphalt shall be shipped directly to job sites where practicable.

Views

- 56. All existing and proposed foliage shall be trimmed on an annual basis as determined by the Director of Community Development pursuant to Section 17.02 of the RPVMC in order to minimize any significant view impairment as seen from the adjacent residential properties.

Lighting

- 57. Any temporary lighting used for emergencies shall be no taller than 10' in height and shall be pointed down to not cause excessive glare or light trespass onto any adjacent residential property or public street.

Landscape Maintenance

- 58. Prior to the installation of any landscaping approved in these Conditions of Approval, a Landscape Maintenance Plan shall be submitted and approved by the Director of

Community Development. At a minimum, the Landscape Plan shall be consistent with the following requirements:

- That landscape maintenance activities, including lawn mowing, are prohibited between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday, and on Sundays and Federal holidays.
- That the use of weed and debris blowers and parking lot sweeping shall be prohibited before 8:00 a.m. or after 5:00 p.m., Monday through Friday, or before 9:00 a.m. or after 4:00 p.m. on Saturday or at any time on Sundays and Federal holidays.
- General identification of the irrigation hours.
- General tree pruning and trimming schedule.

The implementation of the Landscape Maintenance Plan shall be formally reviewed by the Director of Community Development three (3) months after the installation of the landscaping, and shall be subsequently reviewed by the Planning Commission at the "annual review" required in Condition No. XX. At either review, the Director and/or the Planning Commission may determine that the Plan needs to be revised to address confirmed noise impacts.

If the City receives any justified noise complaints that are caused by the maintenance of the landscape and lawn areas, as verified by the Director of Community Development, upon receipt of notice from the City, the Applicant shall respond to said verified complaint by notifying the City of the implementing corrective measures within 24 hours from the time of said notice.

Notice of the Director's decision resulting from the 3-month review of Landscape Maintenance Plan shall be provided to all interested parties and may be appealed to the Planning Commission by any interested party. Any violation of this condition may result in the revocation of the Conditional Use Permit.

Mitigation Measures

59. AES-1: The proposed landscaping and fencing shall be installed per the Plan approved by the Director of Community Development within 60 days from the date of the Planning Commission's approval of Conditional Use Permit No. 172 Revision "C". Within 30 days from installation, the Director of Community Development shall determine whether additional screening is needed to adequately screen the existing and proposed uses and structures on the site from the neighboring residences.
60. AES-2: All existing and proposed foliage shall be trimmed on an annual basis as determined by the Director of Community Development in order to minimize any significant view impairment as seen from the adjacent residential properties.
61. AES-3: Any temporary lighting used for emergencies shall be no taller than 10' in height and shall be pointed down to not cause excessive glare or light trespass onto any adjacent residential property or public street.

62. AQ-1: Any maintenance areas at the site which are not located on existing paved areas shall be treated with an environmentally-friendly sealant or shall be watered down as often as needed in order to prevent the release of dust caused by the movement of heavy equipment such as skip loaders, dump trucks, etc.
63. AQ-2: All trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions), and shall have adequate freeboard to avoid spillage around the edges of the cover.
64. AQ-4: Prior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code.
65. AQ-5: Minimize idling time by requiring that equipment be shut down after 5 minutes when not in use (as required by the State airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site and provide a plan for the enforcement of this requirement.
66. AQ-6: Maintain all construction equipment in proper working condition and perform all preventative maintenance. Required maintenance includes compliance with all manufacturer's recommendations, proper upkeep and replacement of filters and mufflers, and maintenance of all engine and emissions systems in proper operating condition.
67. GEO-1: Building permits shall be obtained for all water system facilities, maintenance and operational uses, including any ancillary structures, if required.
68. HAZ-1: Prior to issuance of any permits from the Building & Safety Division the applicant shall satisfy the criteria from the following agencies by obtaining appropriate approvals: 1) Waste Management Division of the Los Angeles; 2) County Department of Public Works for dispensing fuel and management of motor fuel waste products. 3) Approval from the Los Angeles County Fire Department for the installation of the new tank and pump.
69. HAZ-2: Prior to issuance of any permits from the Building & Safety Division, this applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids", by incorporating design features that create a barrier to prevent fuel leaks.
70. **HAZ-3: Until the spoils storage is permanently moved offsite, the spoils stored at the site shall be tested prior to each spoils bin pickup (emptying) by a certified soil testing lab for typical contaminants which may be found in soil. The spoils stored at the site shall be tested just prior to Cal Water's off-site disposal of the spoils and the results obtained before the material in the spoils bin is disposed of off-site. Testing shall include typical contaminants.** The resulting report for these tests shall be forwarded to the City within one week of ~~being completed~~ **completion**. Should any contaminants be found beyond the acceptable levels stipulated set by the EPA **United States Environmental Protection Agency**, Cal Water shall be responsible for the appropriate disposal of the contaminated soil **in a manner which complies with applicable state and federal law. This mitigation measure shall no longer be applicable after Cal**

Water relocates the spoils bins to a new site.

71. HAZ-4: Diesel fuel and oil will be used, stored and disposed in accordance with standard protocols for handling of hazardous materials. All personnel involved in use of hazardous materials will be trained in emergency response and spill control. Written evidence of this training shall be provided to City Staff within 15 days of the filling of the diesel fuel tank **from the date the diesel fuel tank is put into service on the site.**
72. HWQ-1: Prior to any permit issuance by the City's Building and Safety Division, the applicant shall submit for review and approval a drainage plan that complies with the National Pollutant Discharge Elimination System permits for stormwater discharges.
73. HWQ-2: Prior to any permit issuance by the City's Building and Safety Division, the project shall apply Best Management Practices (BMPs) for run-off control during construction activities to prevent pollutants from entering the City's storm drains.
74. HWQ-3: Prior to issuance of any permits from the Building & Safety Division, this applicant shall demonstrate that the proposed 1,000 gallon diesel fuel storage tank complies with Underwriters Laboratories (UL) Standard 142 for "Steel Aboveground Tanks for Flammable and Combustible Liquids" and UL Standard 2085 for "Protected Aboveground Tanks for Flammable and Combustible Liquids", by incorporating design features that create a barrier to prevent fuel leaks.
75. LUP-1: Conditions of approval from Conditional Use Permit No. 172 and Revisions "A" and "B" shall remain in full force and effect. In cases where contradictions exist between conditions, the stricter condition shall govern.
76. N-1: Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Monday through Friday, 9:00AM to 5:00PM on Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining street rights-of-way before 7AM Monday through Friday and before 9AM on Saturday, in accordance with the permitted hours of construction stated in this condition. When feasible to do so, the construction contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. These areas shall be located to maximize the distance between staging activities and neighboring properties, subject to approval by the building official.
77. N-2: Noise generated by the daily operations, including the proposed fuel tank and pump and any other associated equipment, shall not exceed 65 dBA as measured from the closest property line.
78. N-3: Deliveries involving commercial vehicles weighing in excess of 6,000 pounds shall be allowed only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
79. N-4: There shall be no use of the spoils or storage bins between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and the use of these bins shall not be permitted on weekends or federal holidays.
80. N-5: Unless safety provisions require otherwise, the construction contractor shall adjust

all audible back-up alarms to the lowest volume appropriate for safety purposes (i.e. still maintaining adequate signal-to-noise ratio for alarm effectiveness). The contractor shall consider signal persons, strobe lights, or alternative safety equipment and/or processes as allowed for reducing reliance on high-amplitude sonic alarms.

81. N-6: A noise study shall be completed within 30 days of the Planning Commission's approval of the CUP to assess the noise levels of a typical spoils pickup and a typical fill materials delivery at the closest property line. If it determined that the noise levels exceed 65dBA at any property line, the Applicant shall be required to install noise attenuation features, such as, but not limited to, portable noise barriers to reduce these decibel levels to less than 65dBA at the adjacent property lines.

DRAFT

**Exhibit “C”
GPI Decibel Statement**

Great Plains Industries, Inc.

5252 East 36th St. North
Wichita, KS 67220-3205
316-686-7361 / GPI.net

Attn:

Orange Coast Petroleum Equipment, Inc

1015 North Parker Street

Orange, CA. 92867

Per your request to obtain the decibel rating of our GPRO 20 GPM 12 volt pump part number 501000-xx. We tested the pump in our lab and found the below results.

24 decibels was the highest reading from the pump during this testing.

Thank you for your interest in this product.

Sincerely,

Patrick Corcoran

Regional Account Manager

Great Plains Industries, Inc.

Exhibit “D”
South Coast Air Quality
Management District (SCAQMD)
exemption letter



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Clearance Letter

September 25, 2015

CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES

BUILDING AND SAFETY DEPARTMENT

SUBJECT: Building Permitting under California State Government Code 65850.2

This is to confirm that the facility listed below has met or is meeting the requirements of Section 42303 of the Health and Safety Code and the South Coast Air Quality Management District (AQMD), as of the above date, by fulfilling one of the following:

	Applicant has permit(s) from the SCAQMD
	Applicant has filed for permit(s) with the SCAQMD
X	Applicant is exempt from permit requirements
	Applicant has complied with filing requirements of R222

**This clearance letter should not be construed as a Permit to Construct/Operate.*

FACILITY NAME AND LOCATION:

CALIFORNIA WATER SERVICE CORP,
5837 W. Crest Road
Rancho Palos Verdes, CA 90275

EQUIPMENT: 1000 gal Diesel Tank
Exempt per SCAQMD Rule 219(m)(4)

Sincerely,

Marvin Y. Ignacio
Air Quality Engineer II
Small Business Assistance Office
(909) 396-2207

Exhibit “E”
Landscape, Fence and Irrigation
Plans



LEGEND

	AIR CONDITIONING UNIT
	BACK-FLOW VALVE
	CENTER LINE
	ELECTRIC METER
	FIRE HYDRANT
	FLAG POST
	FOUND MONUMENT
	SOUND POST
	GROUND ELECTRIC
	HANDICAP
	IRRIGATION CONTROL VALVE
	LADDER
	PROPERTY LINE
	STAIRS SHOWING DOWNWARD DIRECTION
	TELECOM MANHOLE
	TREE
	TREE PINE
	TREE STUMP
	WATER METER
	DRAIN INLET
	ELECTRIC METER
	EDGE OF PAVEMENT
	ELECTRIC VAULT
	FLOW LINE
	FINISH SURFACE
	INVERT
	M-H-T
	TELECOM MANHOLE
	ELECTRIC PANEL
	NATURAL GROUND
	TIE OF SLOPE
	TOP OF BEAM
	TOP OF CURB
	TOP OF SLOPE
	TOP OF STRUCTURE
	TOP OF WALL
	TRANSFORMER
	WATER VAULT
	WATER PUMP
	WATER VALVE
	EDGE OF PAVEMENT
	CHAIN LINK FENCE
	PROPERTY LINE
	INTERIOR LOT LINES
	RETAINING/BRICK WALL
	WOOD FENCE
	WROUGHT IRON FENCE

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCH MARK GY8550, ELEVATION 1137.326 FEET (NAVD 88).
 RMB# TAG IN CT RET 300MM S/D BOR @ NELY COR 23M NLY C/L CREST RD & 11.6M ELY/O C/L HIGHRISE ROAD

BASIS OF BEARINGS

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA 5 ZONE.

GENERAL NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTION OF EXISTING SITE AND ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES FROM DAMAGE.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT THE UTILITIES SHOWN AND ALL OTHER UTILITY LINES OR STRUCTURES NOT SHOWN ON THESE PLANS.
4. EROSION CONTROL MEASURES SHALL BE PLACED AS SPECIFIED ON THESE PLANS AND AS DETERMINED BY CITY ORDINANCE.
5. CONSTRUCTION DUST CONTROL MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH CITY'S DUST CONTROL ORDINANCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE TO PREVENT DUST, SILT, MUD, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.
7. ADJACENT STREETS, PAVED PATHS, AND PARKING AREAS SHALL BE SWEEPED AT AS NECESSARY TO REMOVE DUST, SILT, MUD, AND DIRT FROM CONSTRUCTION.
8. GRADING: COMPACTION SHALL BE A MINIMUM OF 90%.

SITE PLAN
SCALE 1:30

CHOW ENGINEERING, INC.
 7770 PARDEE LANE, SUITE 100
 OAKLAND, CA 94621
 Phone: (510) 636-8600 Fax: (510) 636-8544
 Web: www.choweng.com E-Mail: info@choweng.com

DRAWING TITLE: SITE PLAN/GRADING PLAN
FACILITY IMPROVEMENTS
FIELD OPERATIONS YARD
OWNER: California Water Service
 Palos Verdes District FIELD OPS YARD
 5837 CREST ROAD
 Rancho Palos Verdes, California

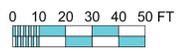


DATE	12-5-17
SCALE	AS NOTED
SHEET SIZE	D
DRAWN	DW
CHECKED	LK
JOB NO.	17R-106
DRAWING NO.	C-1
SHEET NO.	2 of 7
REVISION NO.	00

CAL VADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92880
 Phone: 951-280-9960 Fax: 951-280-9746
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 17967

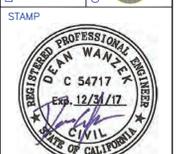


Botanical Name	Common Name	Size	Mature Height	Mature Width	Install Height	Install Width	No
<i>Arbutus unedo</i>	Strawberry Tree	36" box	15'0"	15'0"	10'0"	10'0"	9
<i>Ceanothus 'Ray Hartman'</i>	Ray Hartman California Lilac	15 gal	15'0"	15'0"	3'0"	3'0"	18
<i>Distictis buccinatoria</i>	Red Trumpet Vine	15 gal espaller	7'0"	8'0"	6'0"	6'0"	22
<i>Dodonaea viscosa</i>	Hopseed Bush	24" box	10'0"	8'0"	4'0"	4'0"	6
<i>Garrya elliptica 'Eve'</i>	Silk Tassel Bush	15 gal	10'0"	10'0"	3'0"	4'0"	6
<i>Melaleuca nesophila</i>	Pink Melaleuca	36" box	15'0"	20'0"	8'0"	12'0"	9
<i>Myrsine africana</i>	African boxwood	15 gal	15'0"	12'0"	9'0"	9'0"	34
<i>Podocarpus gracilior</i>	Fern Pine	36" box	40'0"	12'0"	12'0"	8'0"	10
<i>Tecoma stans</i>	Yellow Bells	24" box	12'0"	12'0"	8'0"	5'0"	13



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 7770 PARDEE LANE, SUITE 100
 OAKLAND, CA 94621
 Phone: (510) 636-8500 Fax: (510) 636-9544
 Web: www.choweng.com E-Mail: info@choweng.com

DRAWING TITLE:
**LANDSCAPE PLAN
 FACILITY IMPROVEMENTS
 FIELD OPERATIONS YARD**
 OWNER:
**California Water Service
 Palos Verdes District FIELD OPS YARD
 5837 CREST ROAD
 Rancho Palos Verdes, California**



DATE 12-5-17
 SCALE AS NOTED
 SHEET SIZE D
 DRAWN JD
 CHECKED DW
 JOB NO. 17R-106
 DRAWING NO.
L-1
 SHEET NO. 4 of 7
 REVISION NO. 00

Ceanothus 'Ray Hartman' – Ray Hartman California Lilac



Ceanothus 'Ray Hartman' is a fast-growing, evergreen shrub or small tree that reaches 10 to 20 feet tall with an equal width. This popular cultivar has large, rounded, dark green leaves and medium blue flowers in 3 to 5 inch-long spikes that appear in late winter through early spring. Plant in full sun to light shade in any soil, as this cultivar is surprisingly tolerant of heavy clay as well as light, sandy soil. It is thoroughly drought-tolerant but accepts periodic summer irrigation. Ceanothus do not do well with spray irrigation and suffer from root disease. They accept irrigation but not frequent irrigation (2+ times a week) and, if irrigated at all, should have occasional deep drenches. Thrives in cool coastal gardens but also tolerates inland heat, California native.

- Full Sun/ Light Shade
- Drought Tolerant
- Fast growth
- Blue flowers Late Winter/Spring
- Height 15-20 feet
- Width 15-20 feet

Dodonaea viscosa 'Purpurea' – Purple leafed Hopseed Bush



Rapid growing, evergreen shrub reaches 12 to 16 feet tall and about as wide - more upright when young - spreading out with age. Narrow bronze green 4 inch long leaves turn purple with cooler weather. Tolerates some shade but color is better if grown in full sun. Tiny green flowers in clusters appear in mid-summer followed by brown maple-like seed capsules in late summer. It needs a well-draining soil. It is drought tolerant once established but looks best with occasional deep water. This species has an incredibly wide cosmopolitan distribution - it is considered native throughout the southwest US and northern Mexico but varieties and subspecies are found throughout the tropics and sub-tropics including Hawaii, New Zealand and all of Australian states and territories, where it grows in a wide range of habitats.

- Evergreen
- Full Sun/ Light Shade
- Drought Tolerant
- Fast growth
- Inconspicuous flowers
- Height 12-16 feet
- Width 12-16 feet

Myrsine africana – African Boxwood



A tough evergreen shrub that forms a dense rounded mound. Great for low hedges, topiary, foundation plantings, narrow beds and containers. Upright dark red stems are densely covered with small glossy dark green aromatic leaves. Easily kept to 3-4 feet with pinching and pruning.

- Evergreen
- Full Sun/ Partial Shade
- Medium water needs
- Slow growth
- Insignificant
- Height 3-5 feet
- Width 2-6 feet

Tecoma stans - Yellow Bells



This Mexico/Southern US native is large densely branched shrub that can be trained as a small tree. The bright green leaves offer a nice contrast to the more common gray or dark green. Big clusters of bright yellow flowers appear from summer into the fall, followed by long bean-like fruits. It tolerates a wide range of soil conditions and is drought tolerant but accepts irrigation which will encourage faster growth, as will soil amendment and a biologically active soil.

- Shrub
- Evergreen
- Full Sun
- Drought Tolerant
- Sea coast tolerant
- Fast growth
- Yellow flowers Summer/Fall
- Height 15-20 feet
- Width 8-12 feet

Melaleuca nesophila – Pink Melaleuca



A large, fast growing shrub from Australia, this can be kept as a shrub or pruned to a low wide tree. The pink/mauve powder puff flowers appear in Spring and stay through to Summer. The bark is thick, spongy and peeling and the branches curve and twist. It tolerates poor soil and neglect and is drought tolerant but irrigation which will encourage faster growth, as will soil amendment and a biologically active soil.

- Shrub
- Evergreen
- Full Sun
- Drought Tolerant
- Sea coast tolerant
- Fast growth
- Pink flowers Spring/Summer
- Height 20-25 feet
- Width 20-25 feet

Garrya elliptica – Silk Tassel Bush



A densely growing evergreen large shrub or small tree with opposite 1 1/2 to 2 inch long elliptically shaped leathery leaves with slightly wavy margins and are dark green on the upper surface and gray with woolly hairs underneath. This species is dioecious (male and female flowers on different plants) and the cultivar 'Silv' is a selected male flowering form - in the fall appear the male flowers buds that open in late winter as stunning display of 8 to 30 inch long creamy white tassels that often take on a purplish hue. This shrub has a moderate growth rate, typically reaching about 12 feet tall by as wide but in ideal conditions with additional water, can get considerably larger. Best in full sun but it is likely to need some shade and give only occasional to very little summer water. California Native.

- Evergreen
- Full Sun
- Drought Tolerant
- Medium/Fast growth
- White flowers Late Fall/Winter
- Height 12-20 feet
- Width 12-15 feet

Distictus buccinatoria – Red Trumpet Vine



Red Trumpet Vine is a fast growing evergreen vine reaching 30 feet tall. It has green somewhat-leathery 4 inch long leaves with tendrils that form disks so it can climb fences and structures. The showy orange red trumpet flowers with yellowish throats are abundant throughout the warm months. Plant in full sun to part shade and water occasionally in the summer.

- Evergreen
- Full Sun/ Light Shade
- Fairly Drought Tolerant
- Fast growth
- Orange Red flowers in Spring to Summer
- To 30 feet
- N/A

Arbutus unedo – Strawberry Tree



A very versatile shrub or small tree that can grow at the beach or in the desert and in any soil or climate type. In time it can grow to 30 feet high with equal spread. The white flowers and edible red strawberry-like fruits appear in the fall through the winter. Trunk and branches shed their bark exposing the red-colored new bark. Plant in sun or shade. Drought tolerant, but will take regular watering. California native.

- Full Sun/ Shade
- Drought Tolerant
- Fast growth
- White flowers in Fall/Winter
- Height 20-30 feet
- Width 20-30 feet

Notes:

A. Details, as shown, are diagrammatic and are intended as guidelines, to be adjusted in the field, as appropriate.

B. Preparation. In reservoir area remove top layer of soil with a sod cutter and discard. Add a generous quantity of organic humus rich material and mycorrhizae inoculants to all planting areas and work into the top 6-8" soil.

C. Add organic material and mycorrhizae inoculants to existing planted areas especially the Podocarpus hedge and the shrubs between the offices and the reservoir.

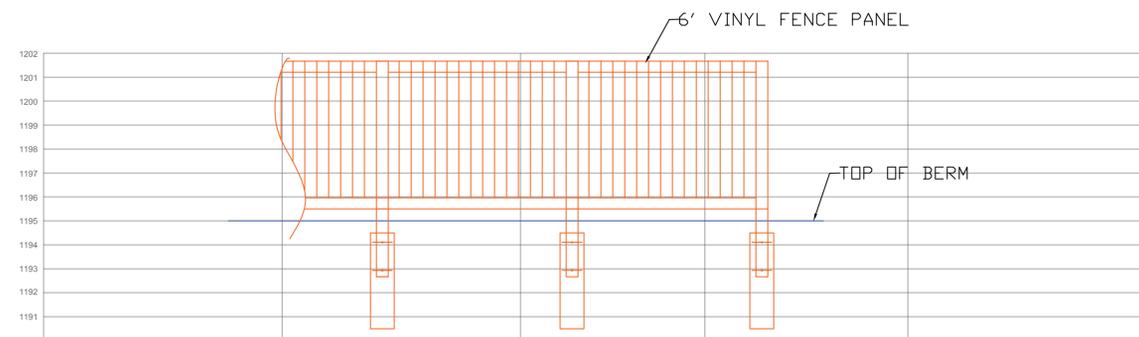
D. Plants should be planted such that an irrigation basin is formed around the rootball.

D. Irrigation. For new shrubs and existing Podocarpus hedge 1/2 inch dripline irrigation is recommended. For the reservoir and berms matched precipitation rotators (low volume spray) is recommended. All new plantings require irrigation until established.

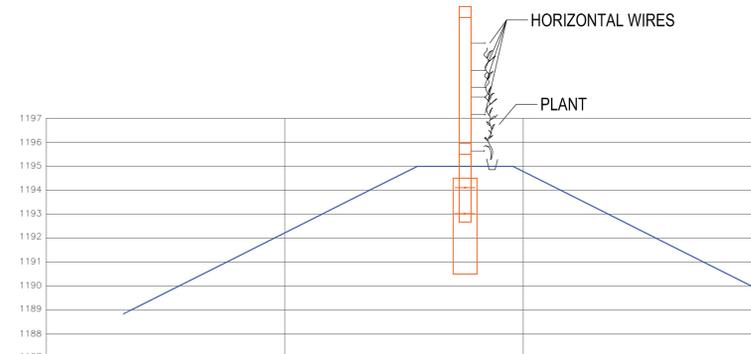
E. All shrubs should be mulched with organic material to a depth of at least 3" after installation.

MAINTENANCE GUIDELINES:

- Newly planted shrubs, grass and irrigation should be inspected weekly for 90 days after installation. Irrigation schedules may be adjusted if required.
- After 90 days until 1 year after installation inspection should take place monthly.
- Dead plants to be replaced upon the inspection schedule.
- Grass on Reservoir
 - Grass should be mown to a height of no less than 2 inches.
 - Grass should be mown every 2 weeks in growing season, as required in dormant season.
 - Fertilize with organic matter such as alfalfa meal in spring or use a mulching mower.
 - Do not use non-organic pesticides.
 - Mulch on planting areas should be inspected every 6 months and topped up to provide 2-4 inches of organic matter over the soil surface.
- Any pruning of shrubs or trees to reduce size or remove diseased or dead wood should take place in winter whenever possible.
- Hedges to be sheared at monthly as required



DETAIL OF FENCE ON BERM



SECTION B-B



CHOW ENGINEERING, INC.
7770 PARDEE LANE, SUITE 100
OAKLAND, CA 94621
Phone: (510) 636-8500 Fax: (510) 636-8544
Web: www.choweng.com E-Mail: info@choweng.com

DRAWING TITLE:
**LANDSCAPE PLAN
FACILITY IMPROVEMENTS
FIELD OPERATIONS YARD**
OWNER: California Water Service
Palos Verdes District FIELD OPS YARD
5837 CREST ROAD
Rancho Palos Verdes, California



DATE 12-5-17
SCALE AS NOTED
SHEET SIZE D
DRAWN JD
CHECKED DW
JOB NO. 17R-106
DRAWING NO.
L-2
SHEET NO. 5 of 7
REVISION NO. 00

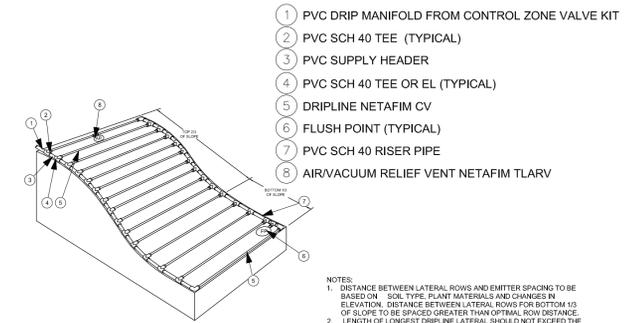
Zone ID	Symbol	Type	Manufacturer	Series	Model	Size	Design Flow
Berm		Control	Hunter Industries(R)	CV	CV-101G-AS-ADJ	1	22.981
Reservoir Zone 1		Control	Hunter Industries(R)	CV	CV-201G-AS-ADJ	2	51.64
Reservoir Zone 2		Control	Hunter Industries(R)	CV	CV-201G-AS-ADJ	2	61.2
Reservoir Zone 3		Control	Hunter Industries(R)	CV	CV-201G-AS-ADJ	2	71.59
		Isolation / Shut Off	Generic	600	Ball Valve	3	0
		Isolation / Shut Off	Generic	600	Ball Valve	3	60
Existin Hedge South		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	9.525
Existing Podocarpus Hed		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	CZ-101-25	1	3.54
Existing South Hedge Pa		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	CZ-101-40	1	1.92
New podocarpus hedge		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	2.4
Shrubs between Reservoir		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	CZ-101-40	1	3.15
Shrubs E Site		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	4.25
Shrubs NE Site		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	3.9
Shrubs NE Site		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	4.05
Shrubs Reservoir East		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	2.7
Shrubs S Site		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	2.25
Shrubs SE Site		Zone Kit	Hunter Industries(R)	Drip Control Zone Kits	ACZ-075-25	0.75	3.6

Quantity	Outlet Type	Manufacturer	Series	Model	Pattern	Arc	Radius
4	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	90°	28'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3500-90	Radial	90°	35'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	110°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-360	Radial	120°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-360	Radial	120°	23'3.5/8"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	130°	23'0"
2	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	150°	23'0"
2	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	160°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-360	Radial	170°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	179°	23'0"
4	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	180°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	180°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3500-180	Radial	180°	35'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	180°	28'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	187°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-90	Radial	190°	23'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-210	Radial	215°	28'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-210	Radial	266°	28'0"
1	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-360	Radial	360°	28'0"
38	Spray	Hunter Industries(R)	MP Rotator(R)	MP3000-360	Radial	360°	28'0"

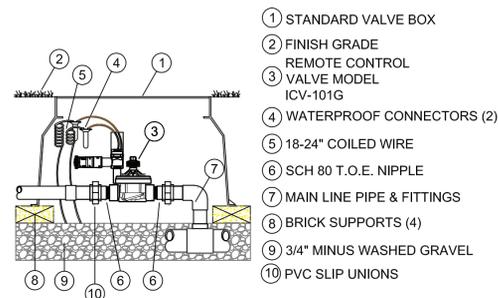
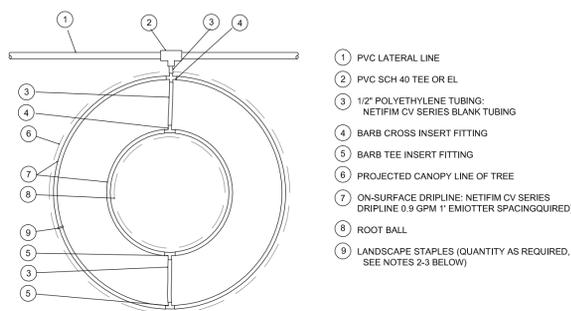
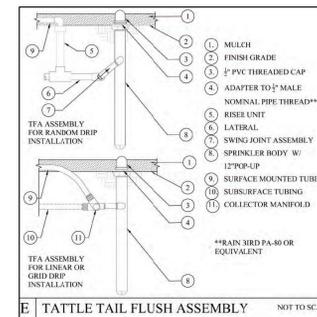
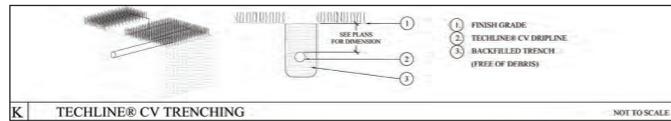
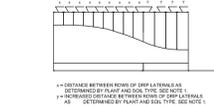
TREE TRUNK WIDTH SIZE	RECOMMENDED WATER VOLUME	WATERING FREQUENCY BASED ON SPECIES		
		MONTHS	APRIL TO OCTOBER	NOVEMBER TO MARCH
NEWLY PLANTED (LESS THAN 1")	10 TO 20 GALLONS	MINIMAL	WEEKLY	BI-WEEKLY
AVERAGE STREET TREE (1" - 7")	100 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
SMALL (8" TO 12")	80 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
MEDIUM (12" TO 21")	160 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
LARGE (22" TO 31")	200 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH
VERY LARGE (32" AND OVER)**	310 GALLONS	MINIMAL	ONCE OR TWICE A MONTH	NONE
		MODERATE	TWICE TO THREE TIMES A MONTH	ONCE A MONTH
		HIGH	WEEKLY	ONCE TO TWICE A MONTH

* WIDTH OF TREE TRUNK AT FOUR FEET FROM GROUND LEVEL

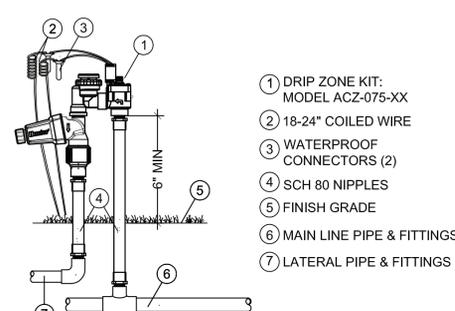
Emitter Spacing	12"						18"			24"		
	Emitter Flow (gph)		0.6		0.9		Emitter Flow (gph)		0.6		0.9	
Emitter Flow (gph)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	0.6	0.9
Inlet Pressure psi	20	320	235	185	135	455	330	260	195	330	245	315
	25	405	295	235	175	575	420	330	250	420	315	415
	35	515	375	295	225	730	535	420	320	535	405	475
	45	590	435	340	260	840	615	485	370	620	470	575



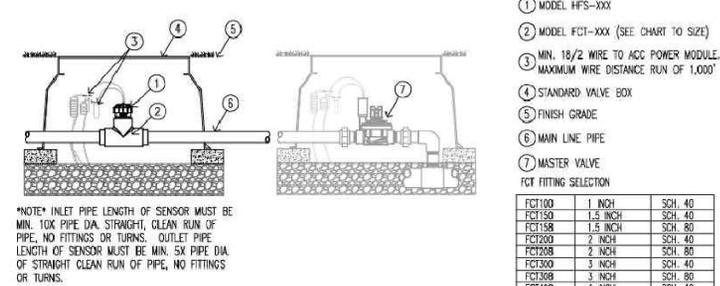
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.



XX ICV 1" GLOBE VALVE
SCALE: 1.5" = 1'-0" Hunter® IRRIGATION DETAIL



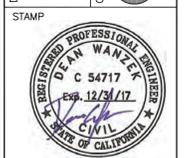
XX ACZ-075 VALVE
SCALE: 1.5" = 1'-0" Hunter® IRRIGATION DETAIL



XX HFS FLOW SENSOR
SCALE: 1.5" = 1'-0" Hunter® IRRIGATION DETAIL

CHOW ENGINEERING, INC.
7770 PARDEE LANE, SUITE 100
OAKLAND, CA 94621
Phone: (510) 636-8500 Fax: (510) 636-8544
Web: www.choweng.com E-Mail: info@choweng.com

IRRIATION DETAILS
FACILITY IMPROVEMENTS
FIELD OPERATIONS YARD
California Water Service
Palos Verdes District FIELD OPS YARD
5837 CREST ROAD
Rancho Palos Verdes, California



DATE 12-5-17
SCALE AS NOTED
SHEET SIZE D
DRAWN DW
CHECKED LK
JOB NO. 17R-106
DRAWING NO.

1-2
SHEET NO. 7 of 7
REVISION NO. 00

Exhibit “F”
Ambient & Simulated Operational
Noise Study prepared by Steve
Rogers Acoustics dated June 30,
2017



Steve Rogers Acoustics

**Cal Water Service - Rancho Palos Verdes, CA
Proposed New Soil, Base & Sand Bins**

Ambient & Simulated Operational Noise Study

June 30, 2017

Prepared for:

Chow Engineering, Inc.
7770 Pardee Lane, Suite 100
Oakland, CA 94621

By:

Steve Rogers Acoustics, LLC

Steve Rogers
Principal



Background & Purpose

It is proposed to construct a new set of spoil, base and sand bins at the center of the Cal Water Services facility located at 5837 Crest Rd in Rancho Palos Verdes - in an area that is currently a parking lot.

Given the history of complaints from the neighboring homes on Scottwood and Stonecrest Drives about the noise of bin operations (especially those occurring late at night), Cal Water wants to fully evaluate the potential noise impact of the proposed new bins, as a first step towards designing mitigation measures - most likely in the form of a sound barrier wall around the bin area. With that goal in mind, Steve Rogers Acoustics (SRA) has completed a noise study at the project site to:

- Establish existing ambient noise levels at the north and east property lines.
- Determine the level of noise produced by simulations of future bin operations.

Acoustical Terminology

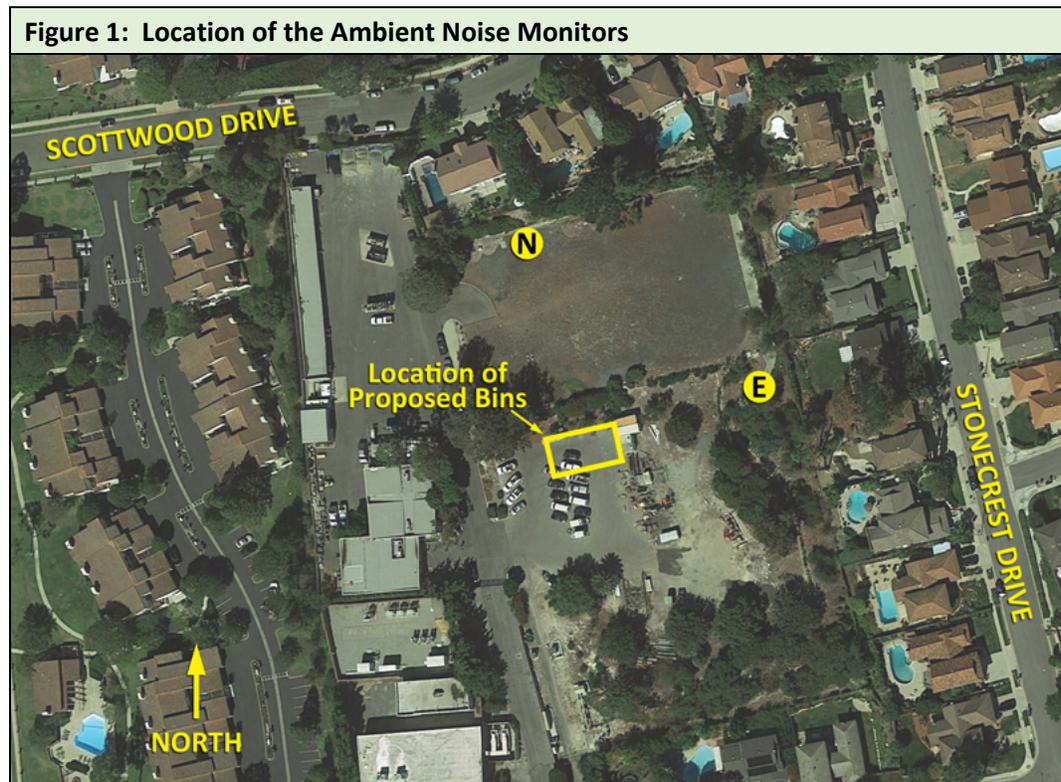
The acoustical terminology and descriptors used in this report are explained in Table 1:

Table 1: Acoustical Descriptors	
dB	Human perception of loudness is logarithmic rather than linear. For this reason, sound level is usually measured on a logarithmic decibel (dB) scale. A change of 10 dB equates to a perceived as a doubling (or halving) of loudness, while a change of 3 dB is generally considered to be just perceptible.
dBA	A-weighting is the application of a frequency-weighted scale designed to reflect the response of the human auditory system, in which low frequencies are attenuated, while mid and high frequencies are emphasized. A-weighted sound levels are expressed as dBA.
Leq	The Equivalent Noise Level (Leq) is an energy-average of noise levels over a stated period of time. Leq is the basic unit of environmental noise assessment in the United States.
CNEL	Community Noise Equivalent Level (CNEL) is an average of the hourly A-weighted Leq values measured over the course of a 24-hour period, with adjustments applied during the evening (7PM - 10PM) and nighttime hours (10PM - 7AM) to reflect increased sensitivity to noise during those periods. Use of CNEL as a descriptor of ambient noise levels is consistent with the Noise Element of the Rancho Palos Verdes General Plan.
Lmax	The maximum noise level (Lmax) is the highest noise level measured during a stated period of time. It is usual in environmental studies to apply a slow "time weighting" (response time) to the maximum noise level measurement.
LN	Statistical descriptors may be used to describe time-varying noise conditions. For example, the L50 would be the noise level (over a stated measurement period) that is exceeded for 50% of the time. Another way to describe the L50 would be the noise level that is exceeded for a cumulative period of 30 minutes in any hour. Similarly, the L25 is the noise level exceeded 25% of the time - or 15 minutes in any hour - and so on. The noise regulations in the Los Angeles County Code are based on statistical analysis.
Hz	Hertz (Hz) is a measurement of frequency and is used to describe the pitch or character of sound or noise. Low Hz values indicate low frequency sounds such as "rumble"; high Hz values indicate high frequency sounds such as "screech" or "hiss".



Ambient Noise Level Survey

To establish existing ambient noise levels at the homes on Scottwood and Stonecrest Drives, noise monitors were installed close to the property lines on the north and east sides of the site, as shown in Figure 1. The measurement microphone in each case was approximately 8-feet above the ground.



The monitors were programmed to measure and log ambient noise levels continuously for a period of 24-hours, starting at 10PM on Monday, June 26, 2017 and ending at 10PM on Tuesday, June 27, 2017. Each monitoring system was calibrated immediately prior to the start of the measurements. Weather conditions were favorable throughout the monitoring period, with no precipitation and only light winds.

Results of the ambient noise monitoring are provided as hourly noise level time histories in Appendix A.

Key results from the ambient noise survey are summarized in Table 2:

Table 2: Summary of Key Ambient Noise Level Metrics			
Monitor Location	Minimum Equivalent Noise Level (Leq, dBA)		Community Noise Equivalent Level (CNEL)
	Daytime (7AM - 10PM)	Nighttime (10PM - 7AM)	
N	40.0	36.6	47.7
E	39.7	36.9	48.4



Since the noise monitoring occurred on typical weekdays - at a time when the Cal Water facility was operating normally - we expect that the measured noise levels will therefore include contributions from typical day-to-day activities on the site, as well as environmental sources such as street traffic and aircraft flyovers.

While the southern property line was not included in the noise monitoring, we would expect that noise level in that location will be similar to location "E".

Noise of Simulated Operations

For the purposes of the noise study, Cal Water Service staff performed simulations of various operations in the location proposed for the new bins on Tuesday, June 27, 2017. These simulations involved the exact same equipment that is used in normal bin operation and included scraping, loading and dumping of spoil (including large rocks) and gravel as well as a mobile compressor (PTO) and pneumatic jackhammer.

During the simulations, noise levels were measured close to the bin area and simultaneously at location "E". Detailed results of these measurements are provided as Equivalent and Maximum noise level spectra in Appendix B and are summarized in Table 2, which groups the various noise sources into worst-case day and nighttime operations (per Cal Water staff).

Table 3: Summary of Simulated Bin Operation Noise Levels					
Simulated Operation		Noise Levels (dBA) at 40-feet		Noise Levels (dBA) at Location "E"	
		Leq	Lmax (SLOW)	Leq	Lmax (SLOW)
DAY	Backhoe Scraping & Loading Gravel & Rock	79.2	89.6	53.8	62.3
	12-wheeler Truck Dumping Gravel & Rock	76.7	86.1	53.3	64.7
	Compressor (PTO)	74.8	79.1	51.5	53.6
	Jackhammer Breaking Large Rocks	85.7	90.1	61.6	64.0
NIGHT	Backhoe Scraping & Loading Gravel	77.2	89.2	53.6	63.3
	12-wheeler Truck Dumping Gravel & Rock	76.7	86.1	53.3	64.7

It should be noted that the existing steel containers located immediately to the east of the proposed new bin area obscured the line-of-sight between the simulated operations and the measurement microphone at location "E" and therefore acted as partial noise barriers.

Some simulations were affected more than others by this sound barrier effect, depending on the nature of the noise and the exact location the operation occurred relative to the containers. We calculate that noise levels measured at location "E" would have been 7 - 8 dBA higher in the absence of the containers.

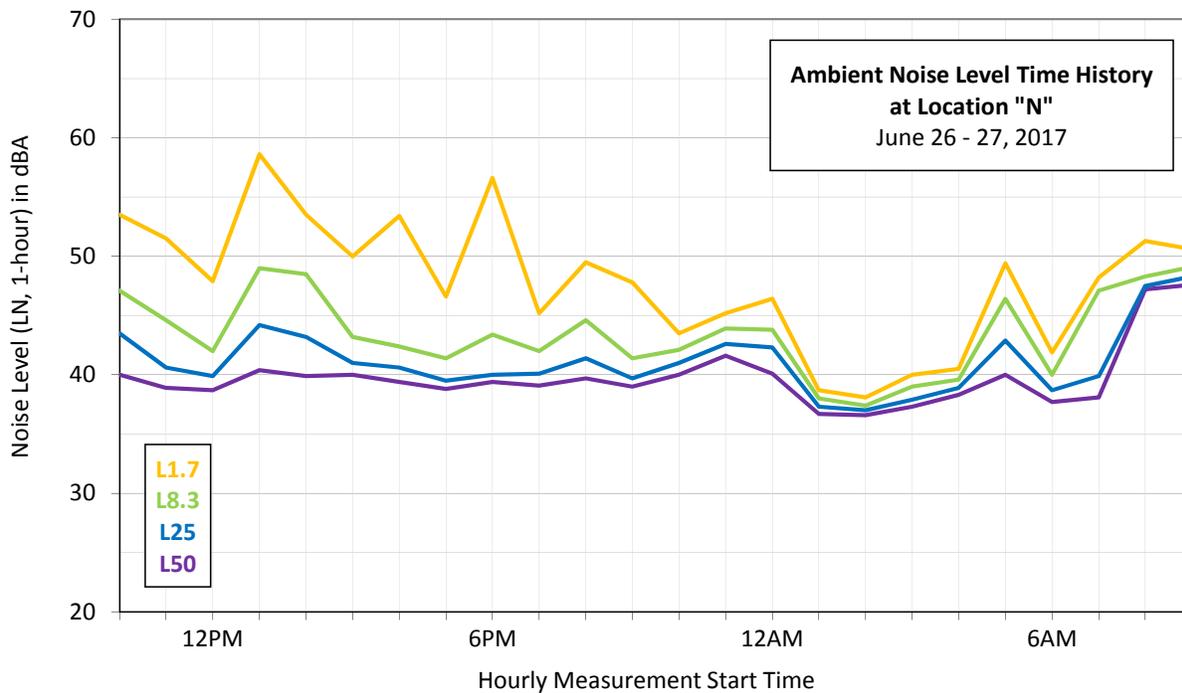
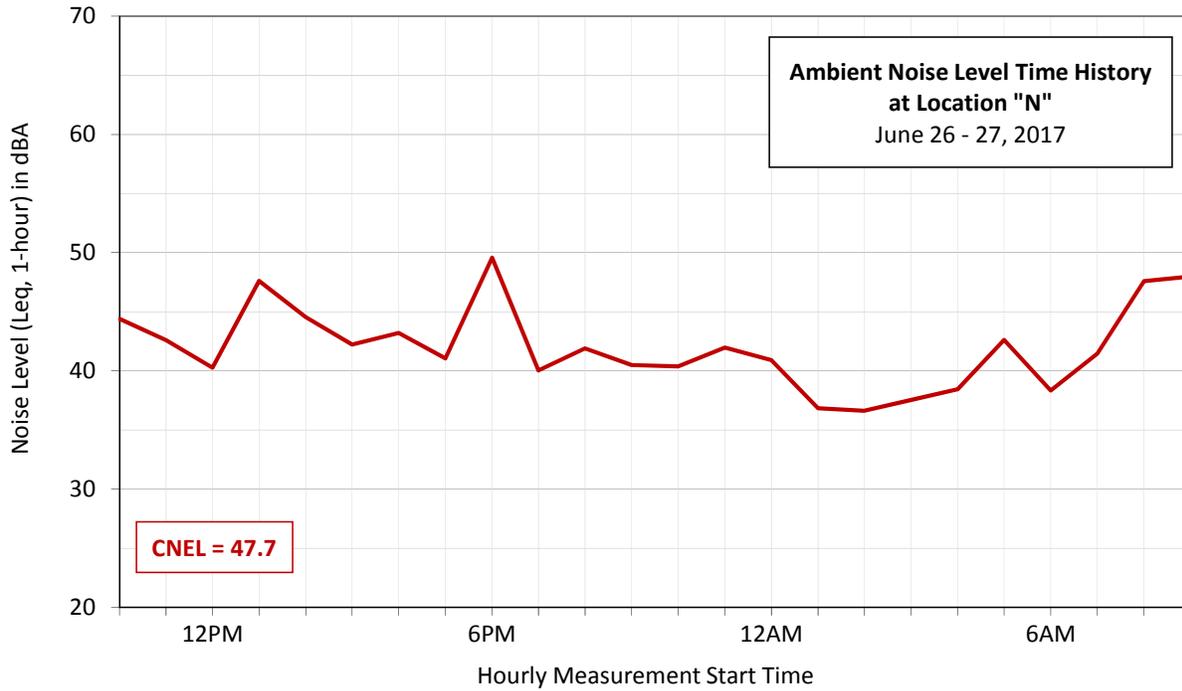


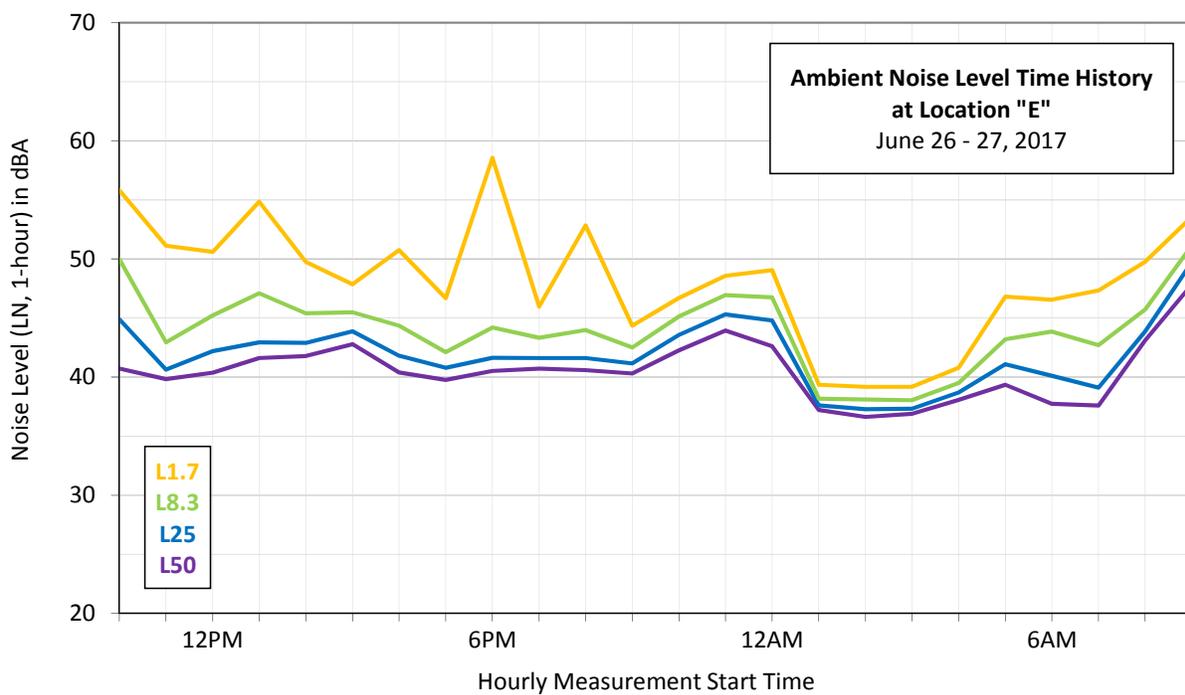
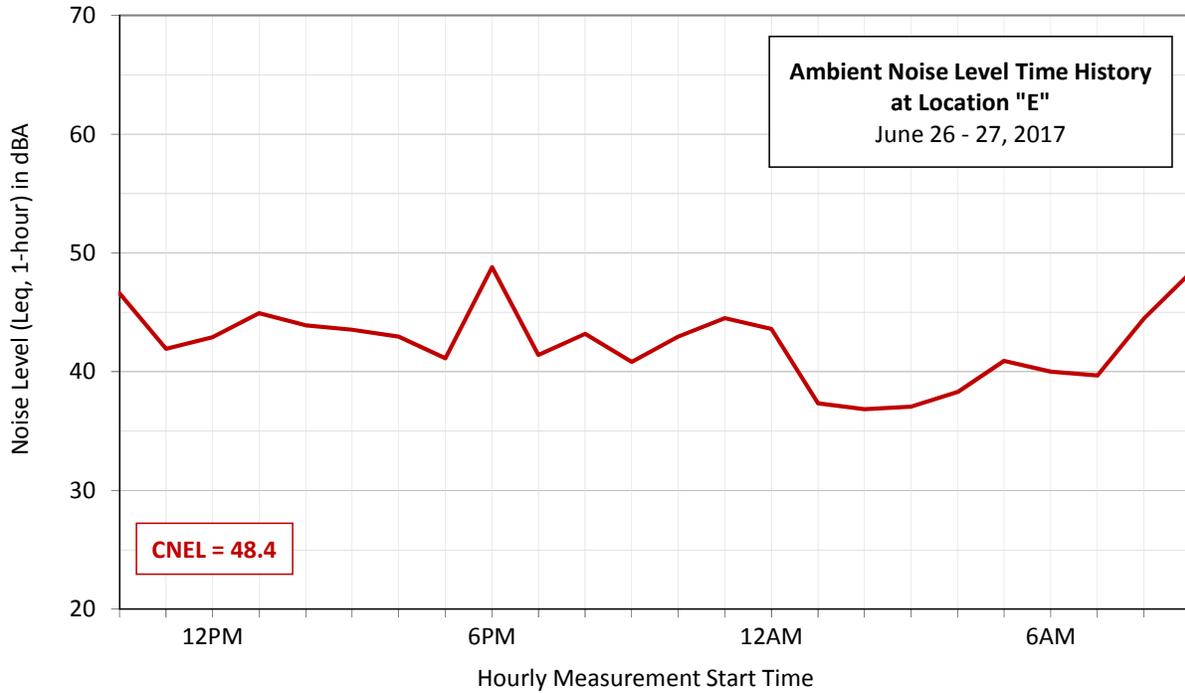
Conclusions & Discussion

- a) The simulated operations at the proposed location of the new spoil, base and sand bins were found to produce Equivalent (Leq) noise levels at the eastern property line in the range of 59.5 - 69.6 dBA (once the shielding effect of the existing steel containers is taken into account). These values exceed existing ambient noise levels by between 21.9 and 29.9 dBA.
- b) Short-term maximum noise levels (Lmax, SLOW) measured at the eastern property line during the simulations - which represent the loudest few seconds of each simulated operation - were found to be in the range of 61.6 - 72.7 dBA (again, once the shielding effect of the existing steel containers is taken into account).



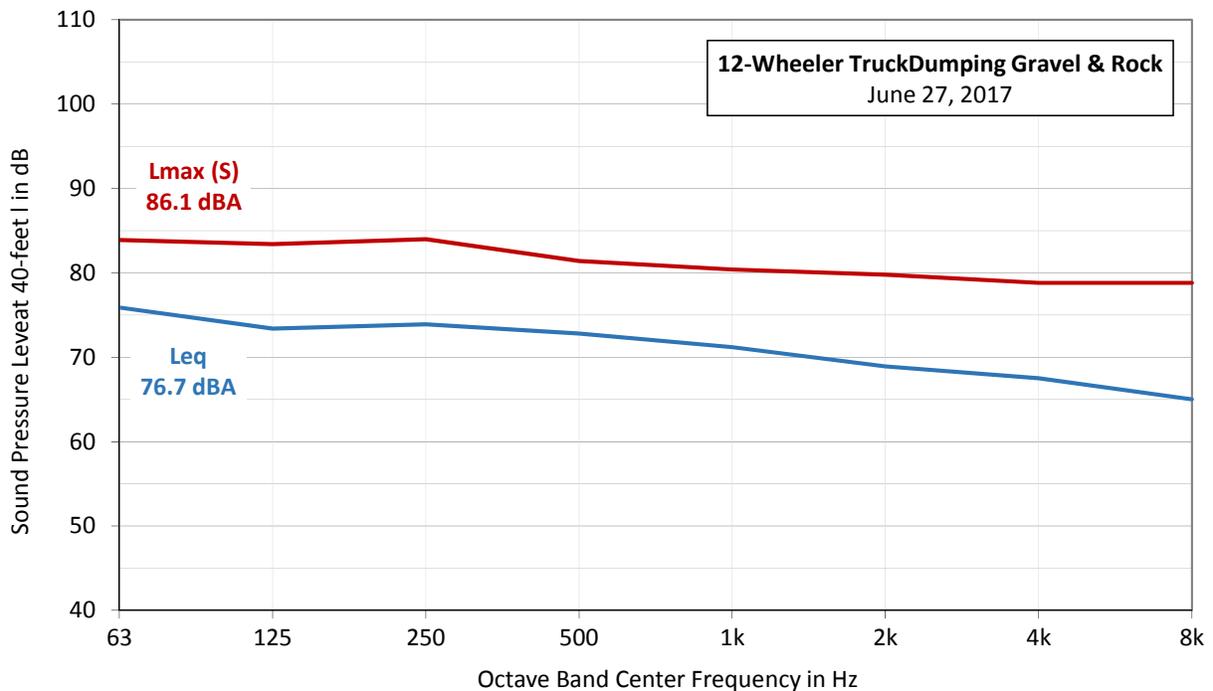
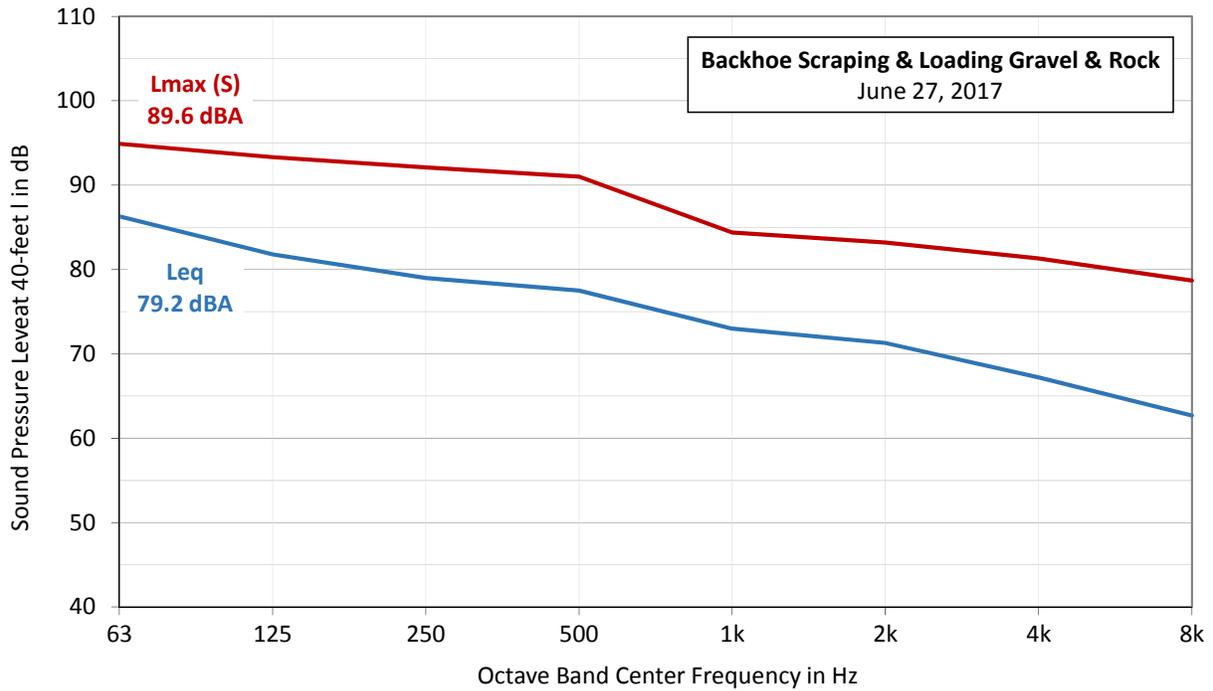
Appendix A: Ambient Noise Level Time Histories

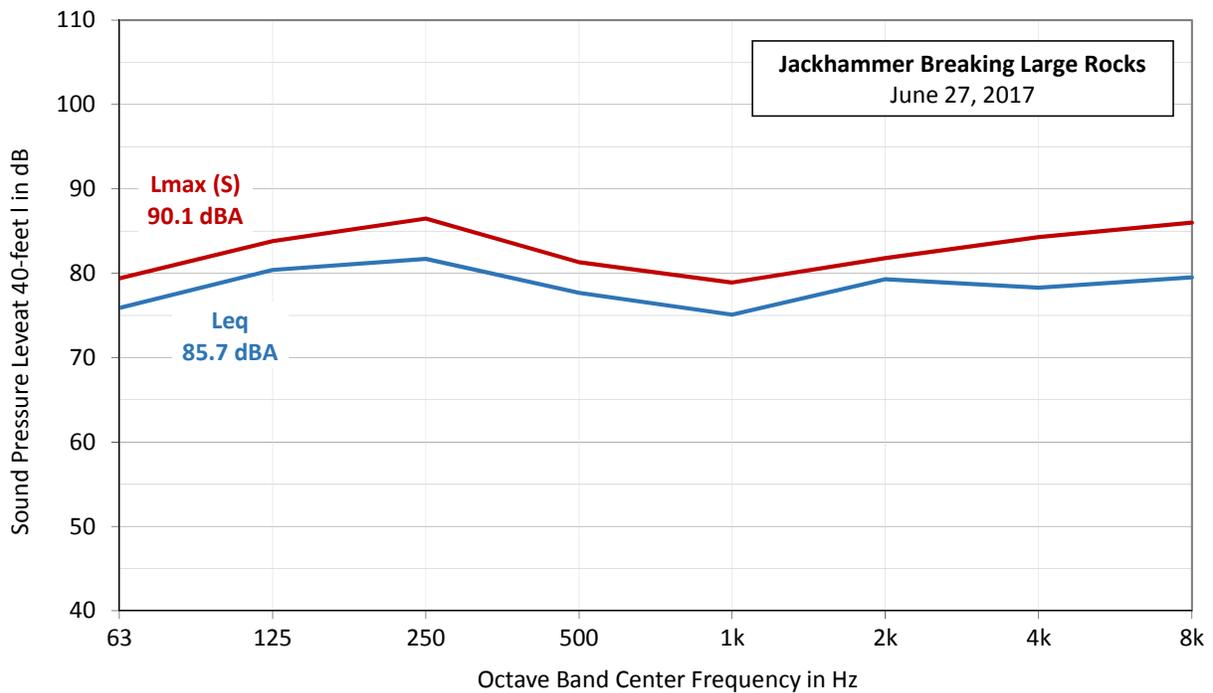
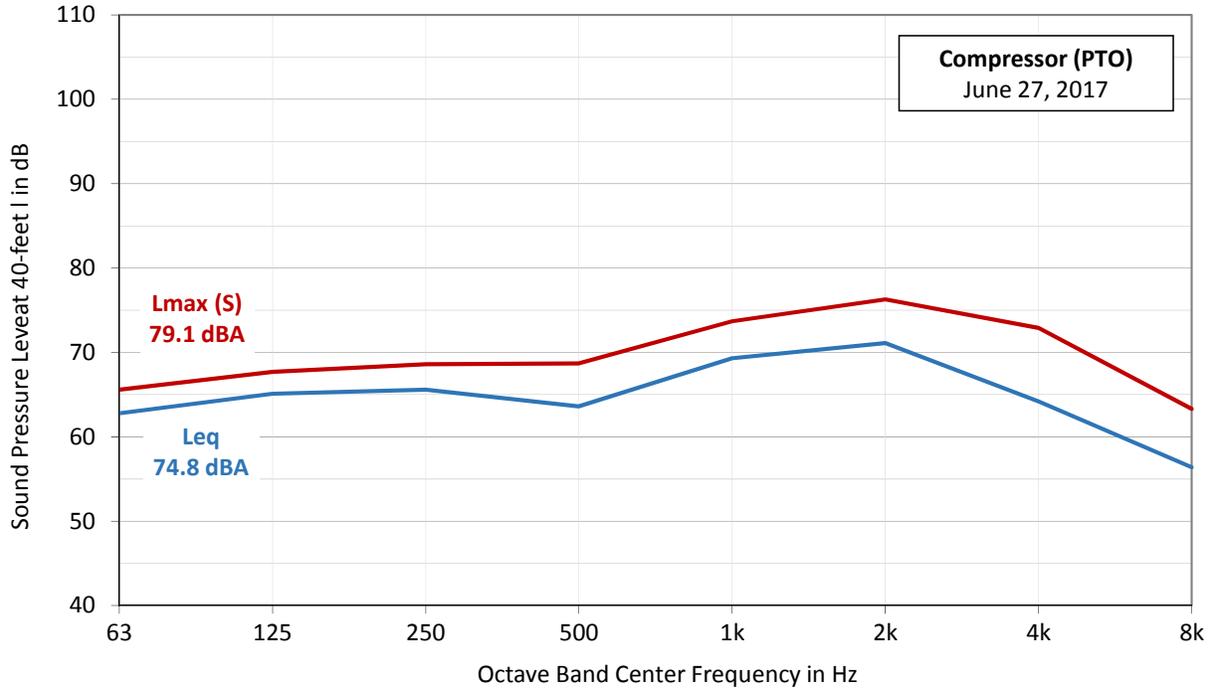






Appendix B: Simulated Bin Operation Noise Levels





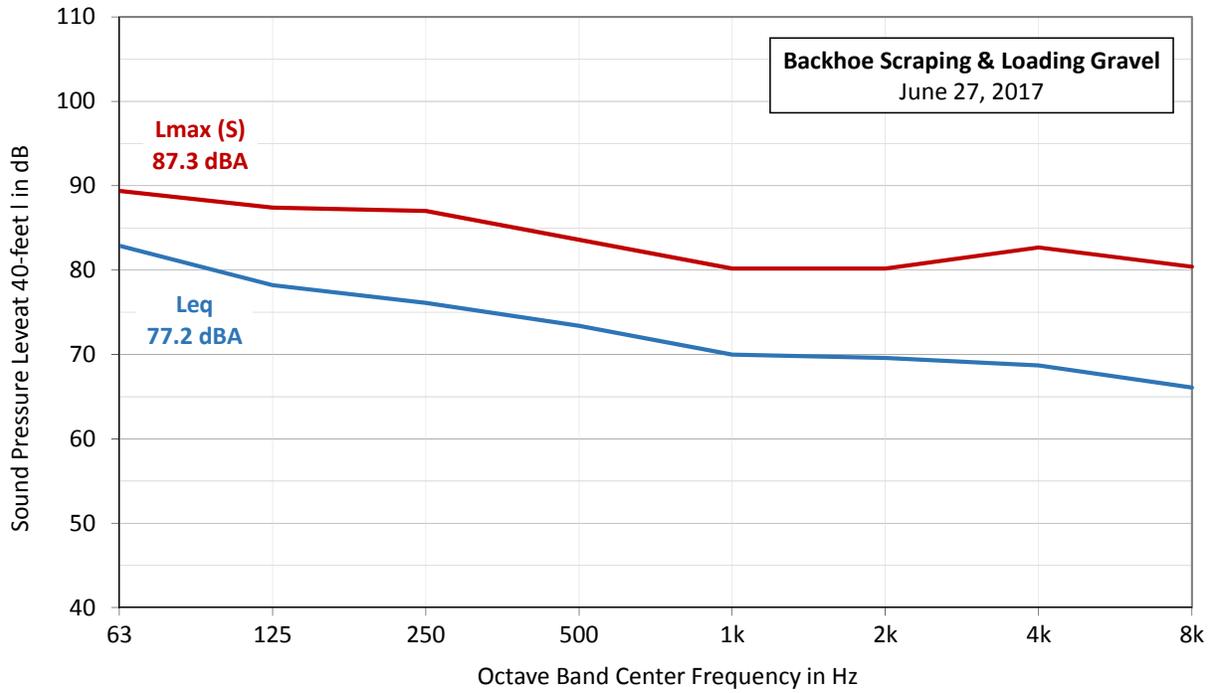


Exhibit "G"
Acoustical evaluation prepared by
Noise Monitoring Services for
Chow Engineering dated July 24,
2017

Acoustical Evaluation

for the

**California Water Service Company Facility
at 5837 Crest Road in Rancho Palos Verdes**

July 24, 2017

Prepared for:

Chow Engineering, Inc.
7770 Pardee Lane, Suite 100
Oakland, CA 94621

Prepared by:

Thomas Corbishley, Principal Consultant
Noise Monitoring Services
P.O. Box 14582
Torrance, CA 90503

(323) 546-9902
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Introduction

This report provides the results of a noise modeling analysis performed for activities associated with the proposed spoil, base and sand bins at the California Water Service Company facility located at 5837 Crest Road in Rancho Palos Verdes. This analysis has been performed using sound level data provided in the Ambient & Simulated Operational Noise Study report prepared by Steve Rogers Acoustics, dated June 30, 2017. The analysis was performed to determine the height of wall required around the operational area of the site to achieve noise levels in the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at receptors east of the site. Figure 1 identifies the location of the project site and proposed acoustical walls.



Figure 1. Project Site and Acoustical Wall Locations

Predicted Operational Noise Levels

The Steve Rogers Acoustics report provides noise levels and frequency spectra for various activities that will occur at the site. The activities measured were scraping and loading using a backhoe, a 12-wheeler dumping rock, use of a portable compressor and use of a jackhammer. The loudest piece of equipment was a jackhammer, which produced an average level of 85.7 dBA at a distance of 40 feet from the equipment. Since the various operations will not run simultaneously, our model includes just this loudest piece of equipment and the compressor.

The equipment was modeled with the equipment operating close to the center of the operating area. A sound wall was modeled that extends 70 feet along the north side and 150 feet along the east side of the operating area, as shown in Figure 1. The wall was modeled as having the absorptive properties of 4-inch thick Silentium acoustical panels. It was determined that the wall heights required to achieve noise levels in the the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at the east location are 6 feet, 10 feet and 12 feet respectively. An additional scenario was modeled by request with a wall height of 12 feet. In addition, a 10-foot high wall was modeled on the southern property line.

The predicted noise levels at the east noise assessment location shown in Figure 1 are provided in Table 1. The noise levels are provided at first floor and second floor elevations (5 ft and 15 ft above ground level respectively). Noise contour maps of the results are provided in Figures 2 through 11.

Table 1. Noise Modeling Results at East Noise Assessment Location

Scenario No.	Modeled Mitigation	Predicted Noise Level at East Location (dBA)	
		First Floor Elevation	Second Floor Elevation
1	None	70.5	70.9
2	6 ft wall on north and east sides of operating space 10 ft wall at south property line	64.9	68.7
3	10 ft wall on north and east sides of operating space 10 ft wall at south property line	60.7	64.4
4	12 ft wall on north and east sides of operating space 10 ft wall at south property line	58.6	61.9
5	16 ft wall on north and east sides of operating space 10 ft wall at south property line	55.8	58.2

The noise modeling was performed using SoundPlan version 7.3. This software models the noise levels taking into account the noise level and frequency content of the individual sources, and the barrier and reflective properties of the buildings, barriers and terrain.

Acoustical Product Review

We have reviewed the sound absorption and sound transmission laboratory test data of the Silentium 4-inch thick Silent Screen panels proposed for use in construction of the wall. This product has a Noise Reduction Coefficient (NRC) of 1.10, meaning the surface of the product is highly acoustically absorptive. The data shows good broadband absorption, with high absorption coefficients from the lowest to highest frequency bands measured. The product has a Sound Transmission Class (STC) rating of 39, which is a typical rating for this type of product. When designing an acoustical barrier, it is important that a product is chosen that ensures the sound traveling through the wall is insignificant compared to the sound traveling over the wall. The transmission loss data ranges from 18 to 50 dB in the frequency range 100 Hz to 5 kHz. Based on this data and the equipment noise spectra measured by Steve Rogers Acoustics, it is our opinion that the transmission loss values in each 1/3rd octave band are high enough to ensure the sound traveling through the wall is significantly lower than sound that will travel over the wall. Therefore, the acoustical properties of the Silentium panels are considered suitable for use on this project.

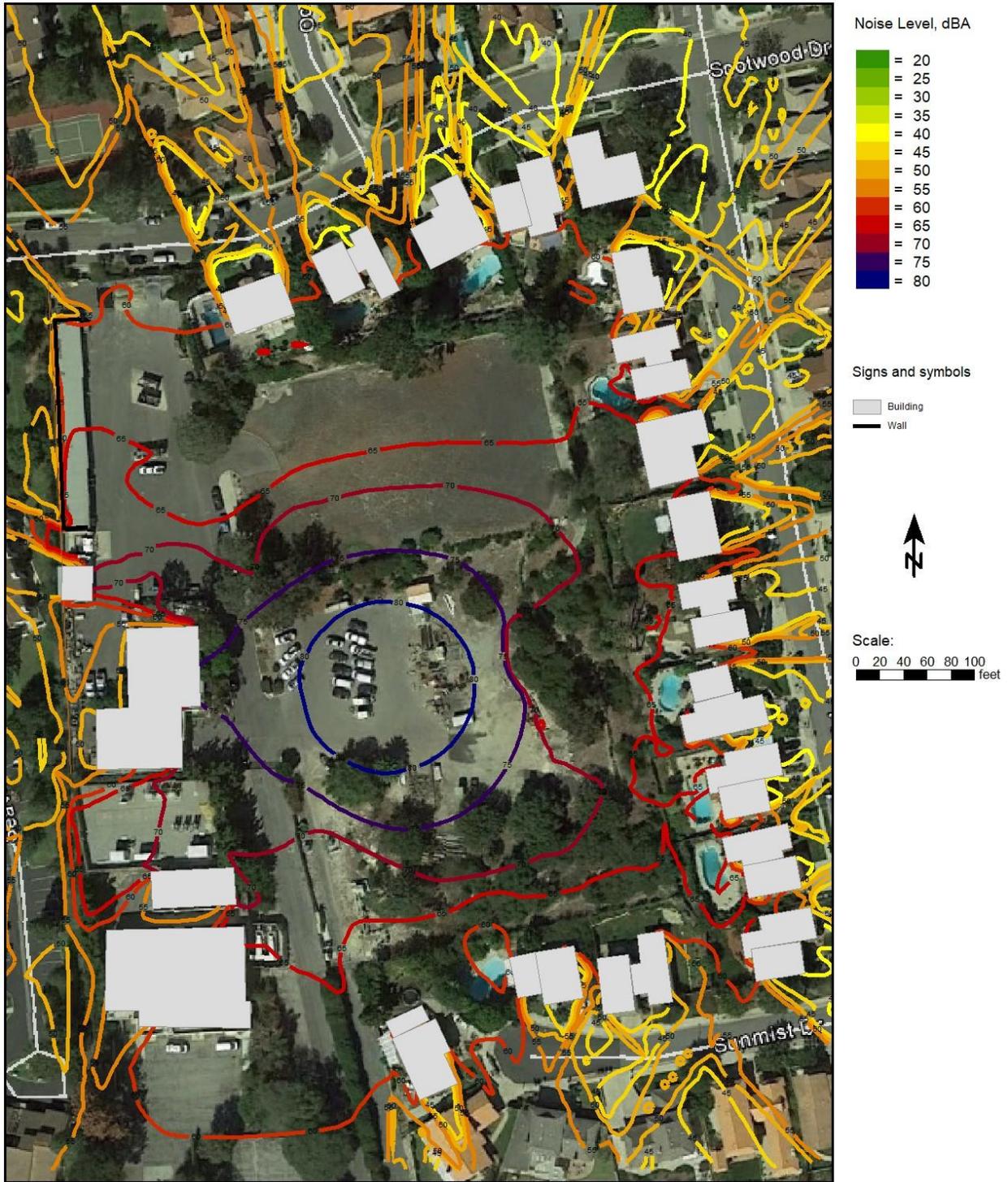


Figure 2. Scenario 1: Unmitigated Noise Contour Map at First Floor Elevation

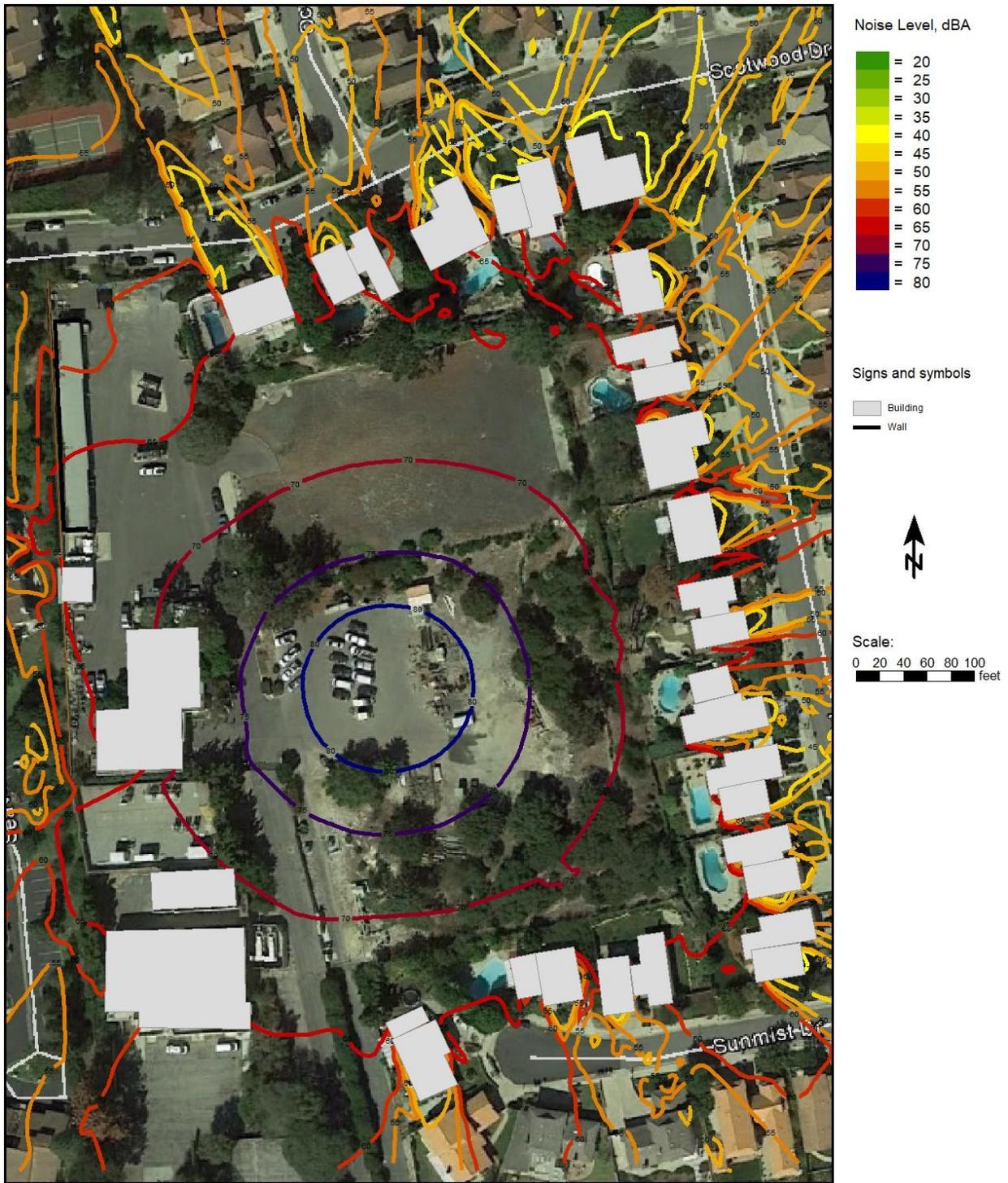


Figure 3. Scenario 1: Unmitigated Noise Contour Map at Second Floor Elevation

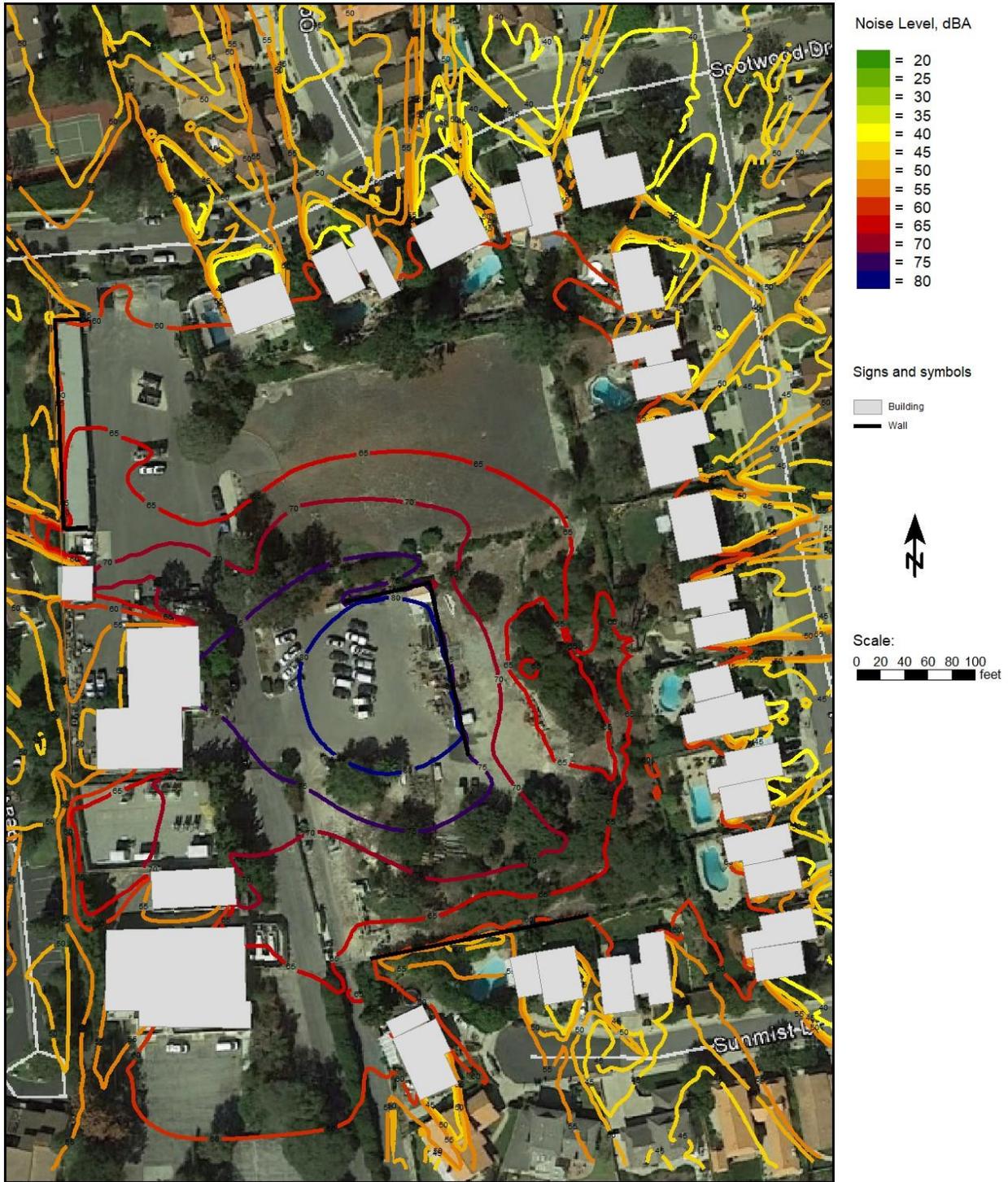


Figure 4. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at First Floor Elevation

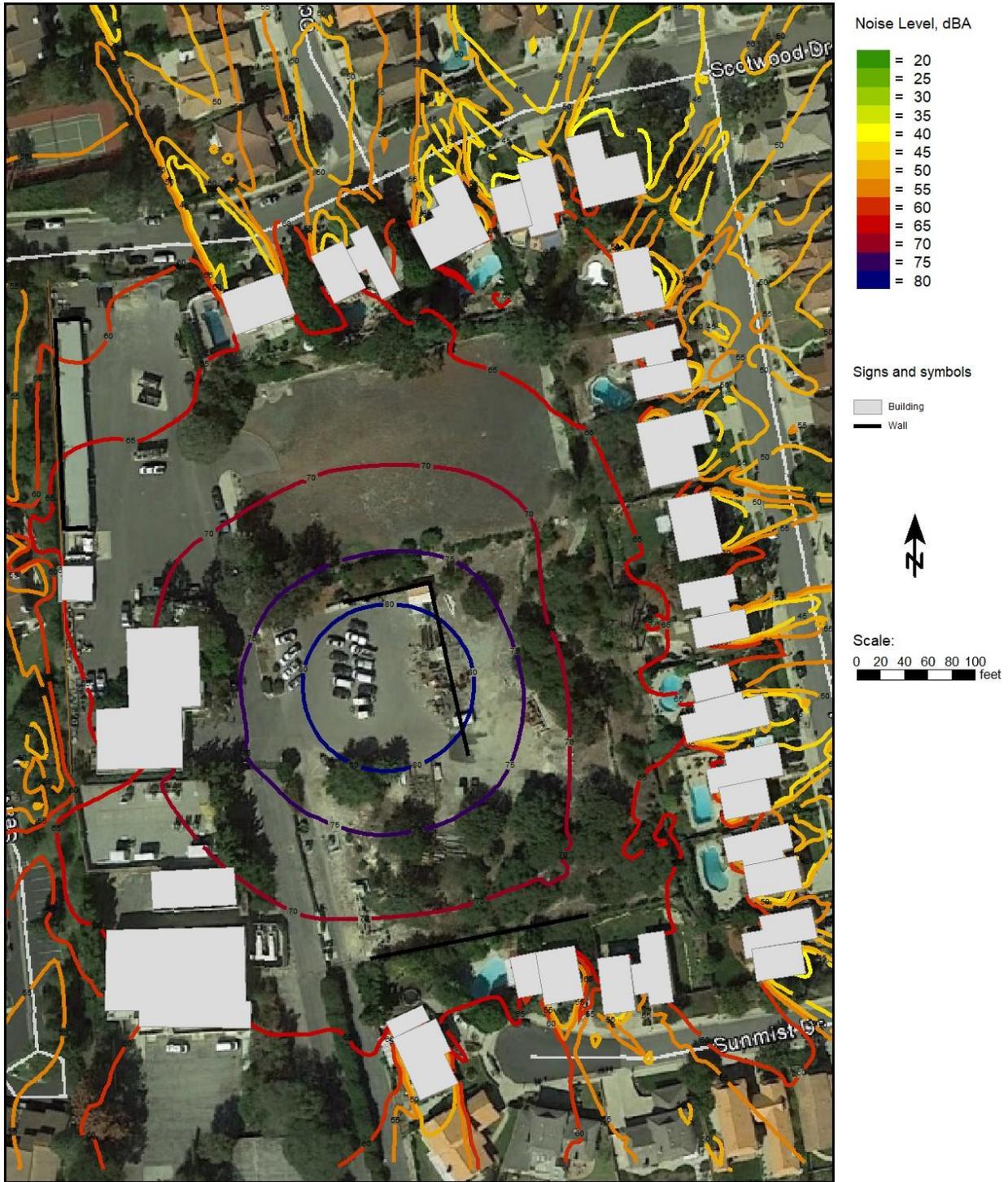


Figure 5. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at Second Floor Elevation

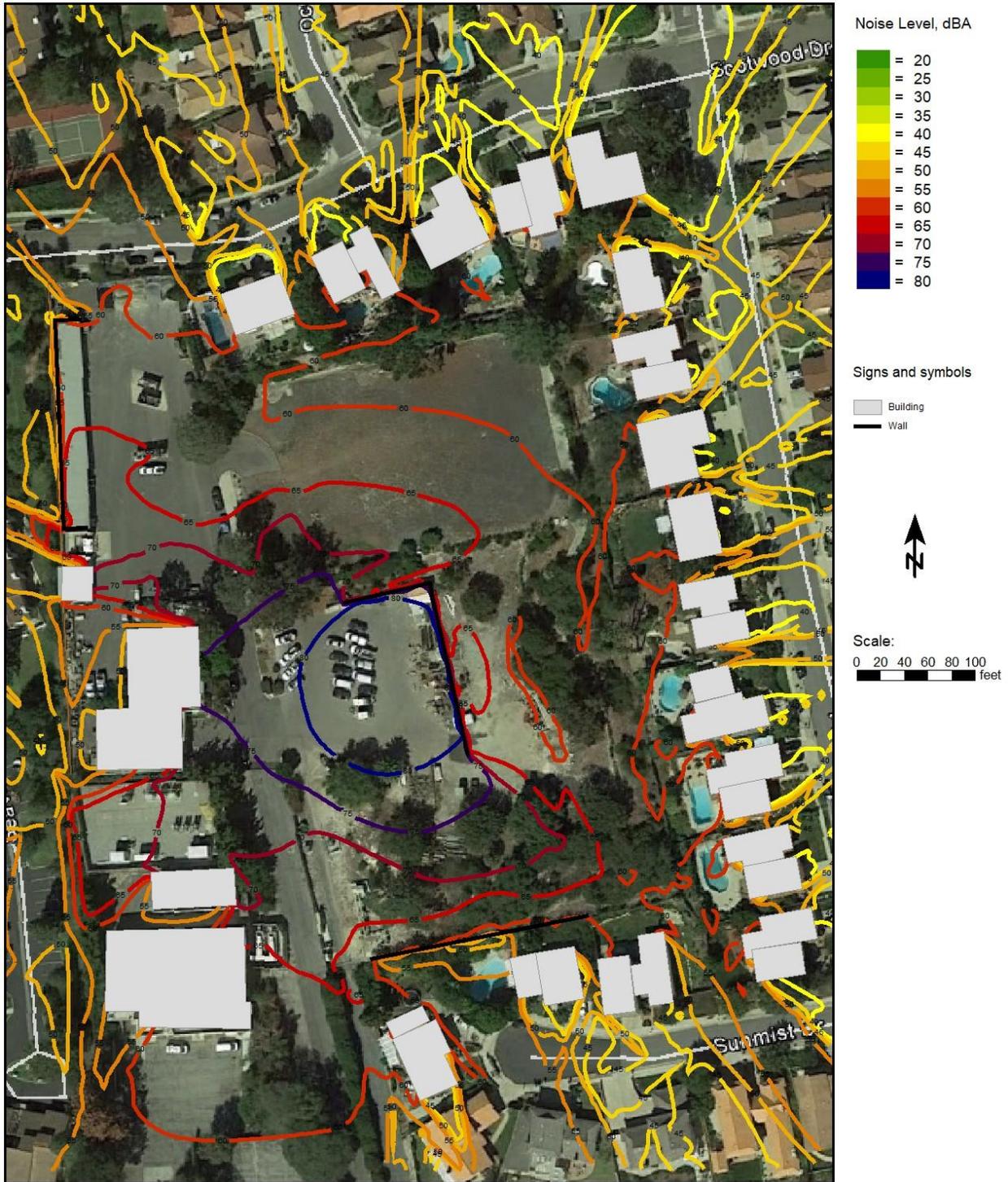


Figure 6. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at First Floor Elevation

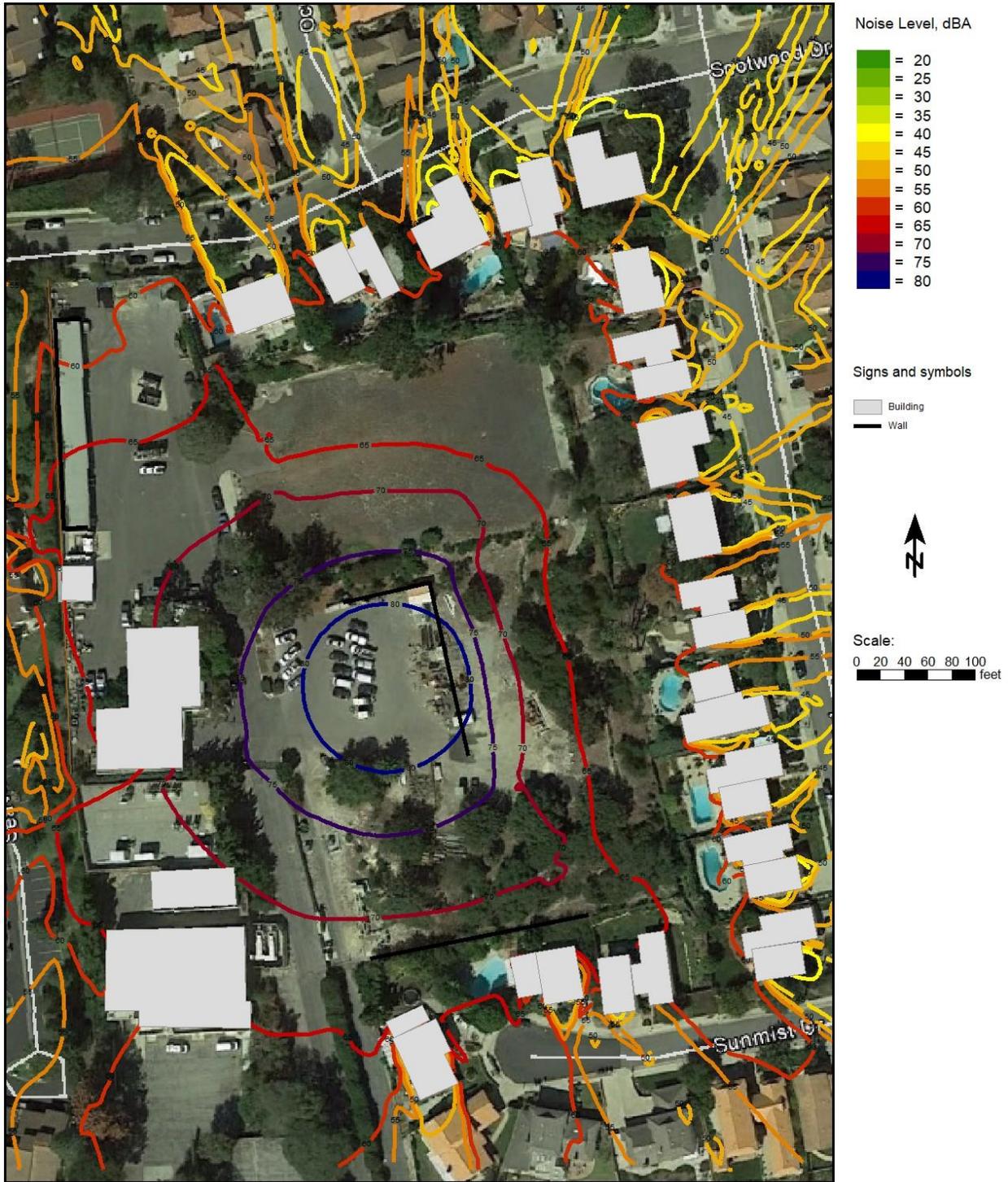


Figure 7. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at Second Floor Elevation

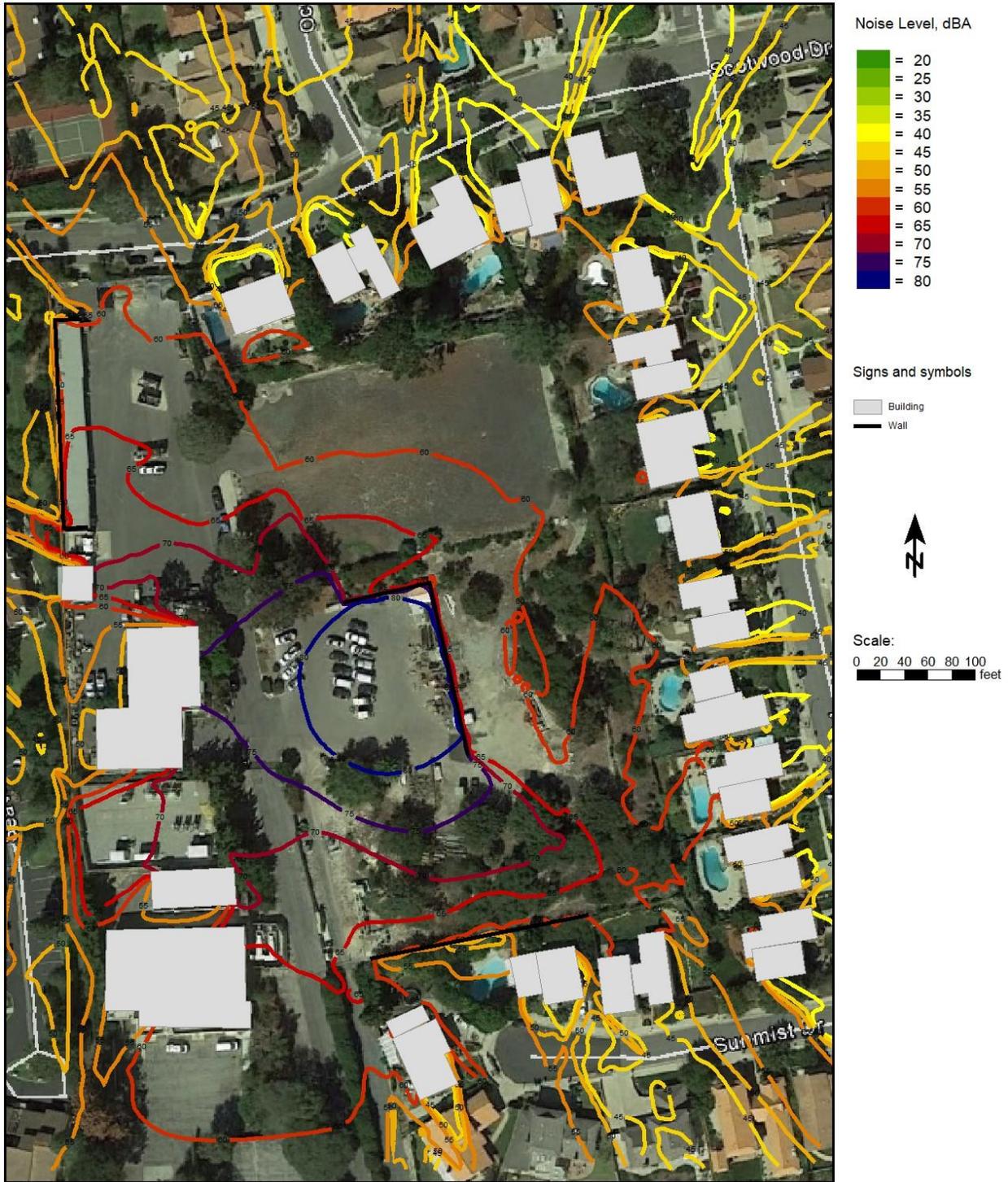


Figure 8. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at First Floor Elevation

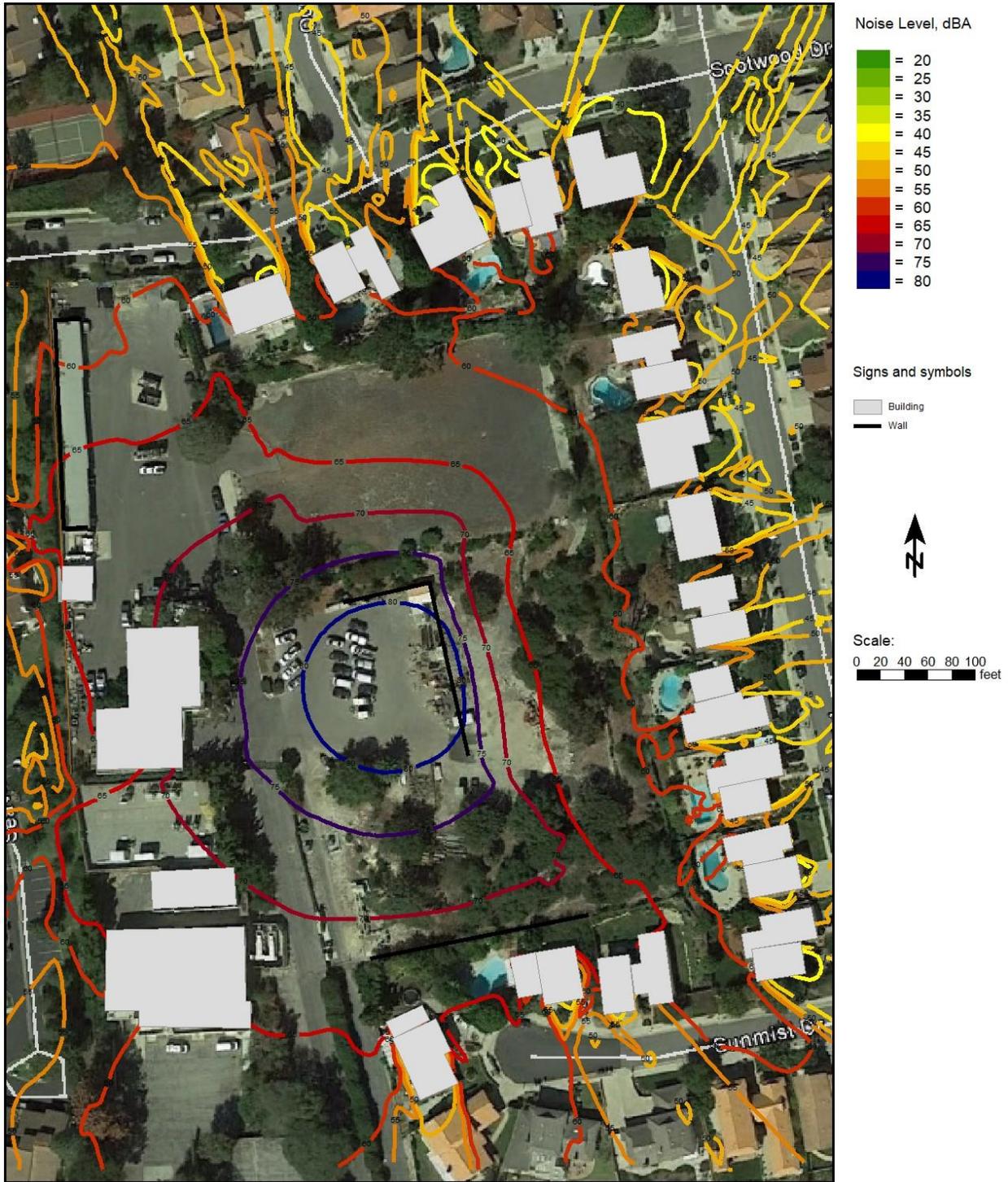


Figure 9. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at Second Floor Elevation

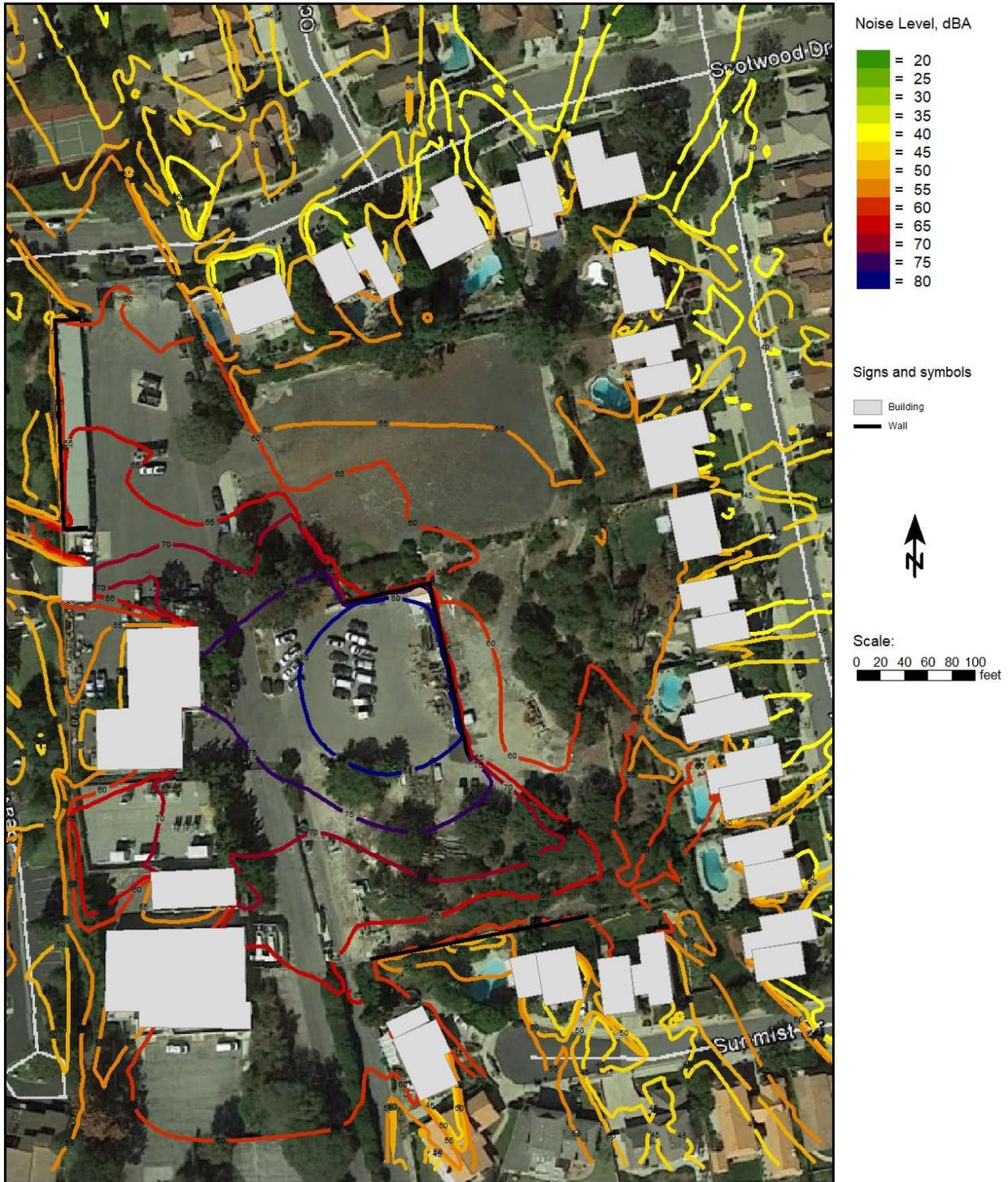


Figure 10. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at First Floor Elevation

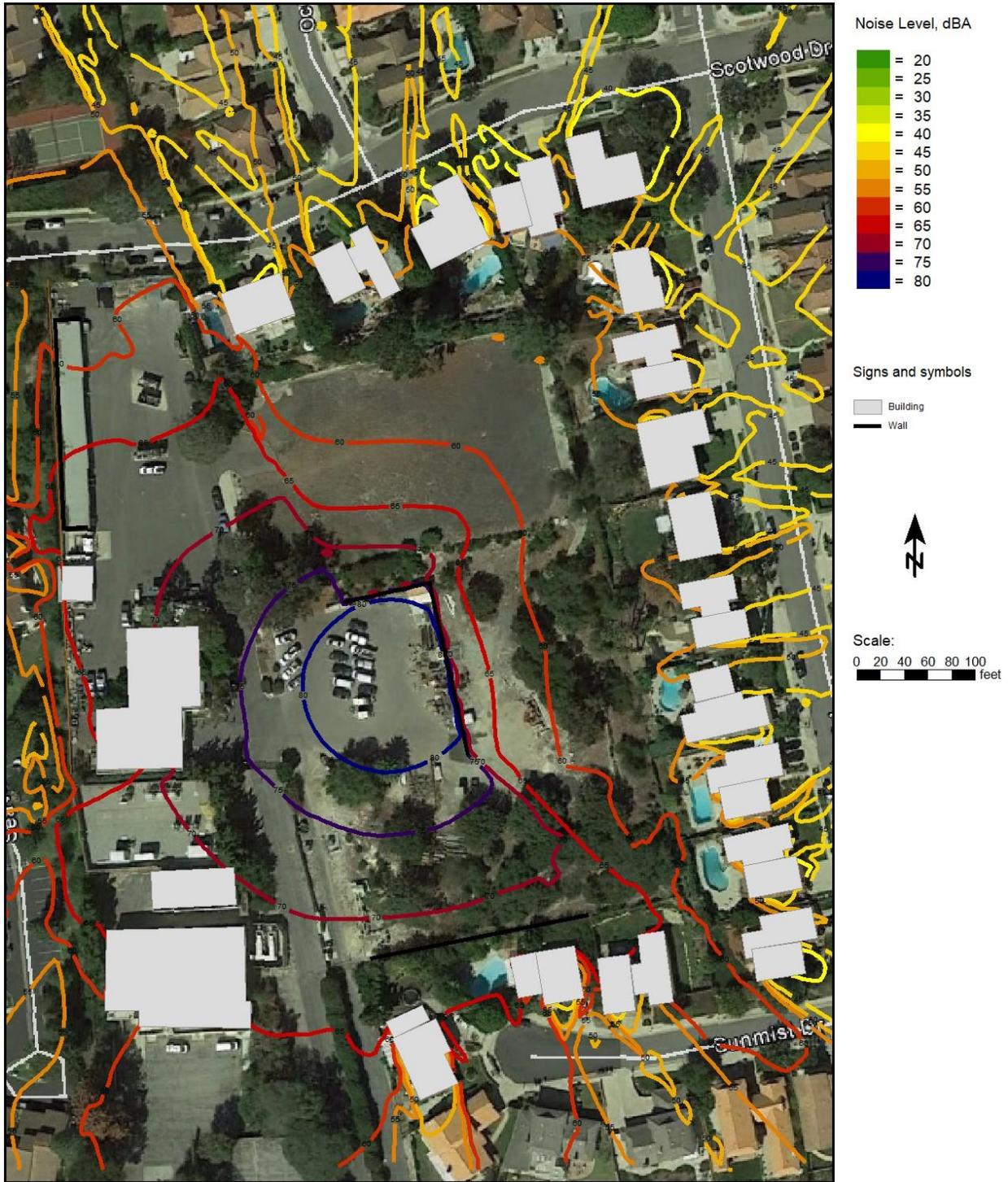


Figure 11. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at Second Floor Elevation

APPENDIX I

Glossary of Terms

Glossary of Terms

The following is a list of definitions of terms commonly used in the field of acoustics. Some, or all, of these terms may have been used in the preceding report:

Ambient Noise: The all-encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources both near and far.

Average Sound Level: See Equivalent-Continuous Sound Level.

A-Weighted Sound Level, dB(A): The sound level obtained by use of A-weighting. Weighting systems were developed to measure sound in a way that more closely mimics the ear's natural sensitivity. The A-weighting system is incorporated into the sound level meter to alter its sensitivity relative to frequency so that the instrument is less sensitive to noise at frequencies where the human ear is less sensitive and more sensitive at frequencies where the human ear is more sensitive. (Refer to Figure I-1 for typical noise source levels.)

Community Noise Equivalent Level (CNEL): A 24-hour A-weighted average sound level which takes into account the fact that a given level of noise may be more or less tolerable depending on when it occurs. The CNEL measure of noise exposure weights average hourly noise levels by 5 dB for the evening hours (between 7:00 p.m. and 10:00 p.m.), and 10 dB between 10:00 p.m. and 7:00 a.m., then combines the results with the daytime levels to produce the final CNEL value. It is measured in decibels, dB. (Refer to Figure I-2 for typical noise exposure levels.)

CNEL: See Community Noise Equivalent Level.

Day-Night Average Sound Level (Ldn): A measure of noise exposure level that is similar to CNEL except that there is no weighting applied to the evening hours of 7:00 p.m. to 10:00 p.m. It is measured in decibels, dB. (Refer to Figure I-2 for typical noise exposure levels.)

Daytime Average Sound Level (Leq12): The time-averaged A-weighted sound level measured between the hours of 7:00 am to 7:00 pm. It is measured in decibels, dB.

Decay Rate: The time taken for the sound pressure level at a given frequency to decrease in a room. It is measured in decibels per second, dB/s.

Decibel (dB): The basic unit of measure for sound level.

Direct Sound: Sound that reaches a given location in a direct line from the source without any reflections.

Divergence: The spreading of sound waves from a source in a free field, resulting in a reduction in sound pressure level with increasing distance from the source.

Energy Basis: This refers to the procedure of summing or averaging sound pressure levels on the basis of their squared pressures. This method involves the conversion of decibels to pressures, then performing the necessary arithmetic calculations, and finally changing the pressures back to decibels.

Equivalent-Continuous Sound Level (Leq): The average sound level measured over a specified time period. It is a single-number measure of time-varying noise over a specified time period. It is the level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound. For example, a person who experiences an Leq of 60 dB(A) for a period of 10 minutes standing next to a busy street is exposed to the same amount of sound energy as if he had experienced a constant noise level of 60 dB(A) for 10 minutes rather than the time varying traffic noise level. It is measured in decibels, dB.

Fast Response: A setting on the sound level meter that determines how sound levels are averaged over time. A first sound level is always more strongly influenced by recent sounds, and less influenced by sounds occurring in the distant past, than the corresponding slow sound level. For the same non-steady sound, the maximum first sound level is generally greater than the corresponding maximum slow sound level. Fast response is typically used to measure impact sound levels.

Field Impact Insulation Class (IIC): A single number rating similar to the impact insulation class except that the impact sound pressure levels are measured in the field.

Field Sound Transmission Class (FSTC): A single number rating similar to sound transmission class except that the transmission loss values used to derive this class are measured in the field.

FIIC: See Field Impact Insulation Class.

Flanking Sound Transmission: The transmission of sound from a room in which a source is located to an adjacent receiving room by paths other than through the common partition. Also, the diffraction of noise around the ends of a barrier.

Frequency: The number of oscillations per second of a sound wave (i.e., the number of cycles per second). It is measured in hertz. Hz.

FSTC: See Field Sound Transmission Class.

Hertz (Hz): See Frequency.

Hourly Average Sound Level (HNL): The equivalent-continuous sound level, L_{eq} , over a 1-hour time period. It is measured in decibels.

Impact Insulation Class (IIC): A single number rating used to compare the effectiveness of floor/ceiling assemblies in providing reduction of impact-generated sounds such as the sound of a person walking across the upstairs floor.

Impact Noise: The noise that results when two objects collide.

Impulse Noise: Noise of a transient nature due to a sudden impulse of pressure like that created by a gunshot or a balloon bursting.

Insertion Loss: The decrease in sound power level measured at the location of the receiver when an element (e.g., a noise barrier) is inserted in the transmission path between the sound source and the receiver. It is measured in decibels.

Inverse Square Law: A rule by which the sound intensity varies inversely with the square of the distance from the source. This results in a 6 dB decrease in sound pressure level for each doubling of distance from the source.

L₂, L₈, L₂₅, L₅₀: See X-Percentile-Exceeded Sound Level.

L_{dn}: See Day-Night Average Sound Level.

L_{eq}: See Equivalent-Continuous Sound Level.

L_{eq}(12): See Daytime Average Sound Level.

L_{max}: See Maximum Sound Level.

Ln: See X-Percentile-Exceeded Sound Level.

Lpk: See Peak Sound Level.

Masking: The process by which the threshold of hearing for one sound is raised by the presence of another sound.

Maximum Sound Level (Lmax): The greatest sound level measured on a sound level meter during a designated time interval or event. It is measured in decibels.

NC Curves (Noise Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard NC curves to determine the NC level of the space.

NIC: See Noise Isolation Class.

NNIC: See Normalized Noise Isolation Class.

Noise: Any unwanted or disagreeable sound.

Noise Criterion Curves: See NC Curves.

Noise Isolation Class (NIC): A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more partitions. Unlike STC or NNIC, this rating is not adjusted or normalized to a measured or standard reverberation time.

Noise Reduction: The difference in sound pressure level between any two points.

Noise Reduction Coefficient (NRC): A single number rating of the sound absorption properties of a material. It is the average of the sound absorption coefficients at 250, 500, 1000, and 2000 Hz, rounded to the nearest multiple of 0.05.

Normalized Noise Isolation Class (NNIC): A single number rating similar to the noise isolation class except that the measured noise reduction values are normalized to a reverberation time of 0.5 seconds.

NRC: See Noise Reduction Coefficient.

Octave: The frequency interval between two sounds whose frequency ratio is 2. For example, the frequency interval between 500 Hz and 1,000 Hz is one octave.

Octave-Band Sound Level (Octave-Band Level): For an octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

One-Third Octave: The frequency interval between two sounds whose frequency ratio is $2^{1/3}$ (1.26). For example, the frequency interval between 200 Hz and 250 Hz is one-third octave.

One-Third-Octave-Band Sound Level (One-Third-Octave-Band Level): For a one-third-octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

Outdoor-Indoor Transmission Class (OITC): A single number rating used to compare the sound insulation properties of building facade elements. This rating is designed to correlate with subjective impressions of the ability of facade elements to reduce the overall loudness of ground and air transportation noise.

Peak Sound Level (Lpk): The maximum instantaneous sound level during a stated time period or event. It is measured in decibels.

Pink Noise: Noise that has approximately equal intensities at each octave or one-third-octave band.

Point Source: A source that radiates sound as if from a single point.

RC Curves (Room Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard RC curves to determine the RC level of the space.

Real-Time Analyzer (RTA): An instrument for the determination of a sound spectrum.

Receiver: A person (or persons) or equipment which is affected by noise.

Reflected Sound: Sound that persists in an enclosed space as a result of repeated reflections or scattering. It does not include sound that travels directly from the source without reflections.

Reverberation: The persistence of a sound in an enclosed or partially enclosed space after the source of the sound has stopped, due to the repeated reflection of the sound waves.

Reverberation Time (T_{60}): The time required for the sound pressure level of a given frequency in an enclosed or partially enclosed space to decrease by 60 dB after the source of the sound has stopped. It is measured in seconds.

Room Absorption: The total absorption within a room due to all objects, surfaces and air absorption within the room. It is measured in Sabins or metric Sabins.

Room Criterion Curves: See RC Curves.

RTA: See Real-Time Analyzer.

SLM: See Sound Level Meter.

Slow Response: A setting on the sound level meter that determines how measured sound levels are averaged over time. A slow sound level is more influenced by sounds occurring in the distant past than the corresponding fast sound level.

Sound: A physical disturbance in a medium (e.g., air) that is capable of being detected by the human ear.

Sound Absorption: The process of dissipation of sound energy, and the property of materials and structures to dissipate sound energy.

Sound Absorption Coefficient (α): A measure of the sound-absorptive property of a material.

Sound Insulation: The capacity of a structure or element to prevent sound from reaching a receiver room either by absorption or reflection.

Sound Level: See Sound Pressure Level.

Sound Level Meter (SLM): An instrument used for the measurement of sound level, with a standard frequency-weighting and standard exponentially weighted time averaging.

Sound Power Level: A physical measure of the amount of power a sound source radiates into the surrounding air. It is measured in decibels.

Sound Pressure Level: A physical measure of the magnitude of a sound. It is related to the sound's energy. The terms sound pressure level and sound level are often used interchangeably. It is measured in decibels.

Sound Transmission Class (STC): A single number rating used to compare the sauna' insulation properties of walls, floors, ceilings, windows, or doors. This rating is designed to correlate with subjective impressions of the ability of building elements to reduce the overall loudness of speech, radio, television, and similar noise sources in offices and buildings.

Source Room: A room that contains a noise source or sources.

Spectrum: The spectrum of a sound wave is a description of its resolution into components, each of different frequency and usually different amplitude (level).

STC: See Sound Transmission Class.

T₆₀: See Reverberation Time.

Tapping Machine: A device used in rating different floor constructions against impacts. It produces a series of impacts on the floor under test, 10 times per second.

Tone: A sound with a distinct pitch (i.e., a dominant frequency).

Transmission Loss (TL): A property of a material or structure describing its ability to reduce the transmission of sound at a particular frequency from one space to another. The higher the TL value the more effective the material or structure is in reducing sound between two spaces. It is measured in decibels.

White Noise: Noise that has approximately equal intensities at all frequencies. (White noise need not be random noise.)

Windscreen: A porous covering for a microphone, designed to reduce the noise generated by the passage of wind over the microphone.

X-Percentile-Exceeded Sound Level (L_n): The A-weighted sound level equaled or exceeded by a fluctuating sound level x percent of a stated time period. E.g., the letter symbol L₁₀, represents the sound level which is exceeded 10 percent of the stated time period. For a 1-hour measurement, L₅₀, is the sound level exceeded for more than 30 minutes in an hour, L₂₅ is the sound level exceeded for more than 15 minutes in an hour. L₈ is the sound level exceeded for more than 5 minutes in an hour, and L₂ is the sound level exceeded for more than 1 minute in an hour.

Exhibit “H”
Acoustical evaluation prepared by
Noise Monitoring Services for
Chow Engineering dated
November 13, 2017 (with email)

Amy Seeraty

From: Bradbury, Korey S. <kbradbury@calwater.com>
Sent: Thursday, November 16, 2017 2:20 PM
To: Amy Seeraty
Subject: Answer to the noise contour questions

Amy,

Here is the response from Chow Engineering about the noise contours that you requested. Please call me with any questions. Thank you

Hi Korey:

I had a good conversation with our noise specialist on this matter. We used the higher value 79.2 dBA in the analysis as the most conservative conditions with the backhoe scraping and handling gravel AND ROCK. But, in reality you would not handle any rock at night. So you will have lower values.

Further, the values of 77.2 dBA vs 79.2dBA would not have any remarkable difference in the contouring. We use the higher number in calculations to ensure we capture the worst conditions.

Korey Bradbury
Operations Manager
CALIFORNIA WATER SERVICE



Quality. Service. Value.
calwater.com

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Acoustical Evaluation

for the

**California Water Service Company Facility
at 5837 Crest Road in Rancho Palos Verdes**

November 13, 2017

Prepared for:

Chow Engineering, Inc.
7770 Pardee Lane, Suite 100
Oakland, CA 94621

Prepared by:

Thomas Corbishley, Principal Consultant
Noise Monitoring Services
P.O. Box 14582
Torrance, CA 90503

(323) 546-9902
www.thenoiseexperts.com

Introduction

This report provides the results of a noise modeling analysis performed for activities associated with the proposed spoil, base and sand bins at the California Water Service Company facility located at 5837 Crest Road in Rancho Palos Verdes. This analysis has been performed using sound level data provided in the Ambient & Simulated Operational Noise Study report prepared by Steve Rogers Acoustics, dated June 30, 2017. The analysis was performed to determine the height of wall required around the operational area of the site to achieve noise levels in the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at receptors east of the site. Figure 1 identifies the location of the project site and proposed acoustical walls.



Figure 1. Project Site and Acoustical Wall Locations

Predicted Operational Noise Levels

The Steve Rogers Acoustics (SRA) report was based on simulated typical daytime site operations noise conditions. The original Noise Monitoring Services (NMS) report dated July 24, 2017 reflected those conditions. The present NMS report places an emphasis on nighttime operations and eliminates the jackhammer as a noise source since this device is not expected to operate at night.

The SRA report provides noise levels and frequency spectra for various activities that will occur at the site. The activities addressed in this report are scraping and loading using a backhoe and a 12-wheeler dumping rock. The loudest piece of equipment was a backhoe, which produced an average level of 77.2 dBA at a distance of 40 feet.

The equipment was modeled with the equipment operating close to the center of the operating area. A sound wall was modeled that extends 70 feet along the north side and 150 feet along the east side of the operating area, as shown in Figure 1. The wall was modeled as having the absorptive properties of 4-inch thick Silentium acoustical panels and was modeled with heights of 6 feet, 10 feet, 12 feet and 16 feet.

The predicted noise levels at the east noise assessment location shown in Figure 1 are provided in Table 1. The noise levels are provided at first floor and second floor elevations (5 ft and 15 ft above ground level respectively). Noise contour maps of the results are provided in Figures 2 through 11.

Table 1. Noise Modeling Results at East Noise Assessment Location during Backhoe Scraping & Loading Gravel

Scenario No.	Modeled Mitigation	Predicted Noise Level at East Location (dBA)	
		First Floor Elevation	Second Floor Elevation
1	None	64.4	65.2
2	6 ft wall on north and east sides of operating space 10 ft wall at south property line	60.0	63.1
3	10 ft wall on north and east sides of operating space 10 ft wall at south property line	56.7	59.2
4	12 ft wall on north and east sides of operating space 10 ft wall at south property line	55.0	57.6
5	16 ft wall on north and east sides of operating space 10 ft wall at south property line	52.4	54.4

The noise modeling was performed using SoundPlan version 7.3. This software models the noise levels taking into account the noise level and frequency content of the individual sources, and the barrier and reflective properties of the buildings, barriers and terrain.

Acoustical Product Review

We have reviewed the sound absorption and sound transmission laboratory test data of the Silentium 4-inch thick Silent Screen panels proposed for use in construction of the wall. This product has a Noise Reduction Coefficient (NRC) of 1.10, meaning the surface of the product is highly acoustically absorptive. The data shows good broadband absorption, with high absorption coefficients from the lowest to highest frequency bands measured. The product has a Sound Transmission Class (STC) rating of 39, which is a typical rating for this type of product. When designing an acoustical barrier, it is important that a product is chosen that ensures the sound traveling through the wall is insignificant compared to the sound traveling over the wall. The transmission loss data ranges from 18 to 50 dB in the frequency range 100 Hz to 5 kHz. Based on this data and the equipment noise spectra measured by Steve Rogers Acoustics, it is our opinion that the transmission loss values in each 1/3rd octave band are high enough to ensure the sound traveling through the wall is significantly lower than sound that will travel over the wall. Therefore, the acoustical properties of the Silentium panels are considered suitable for use on this project.

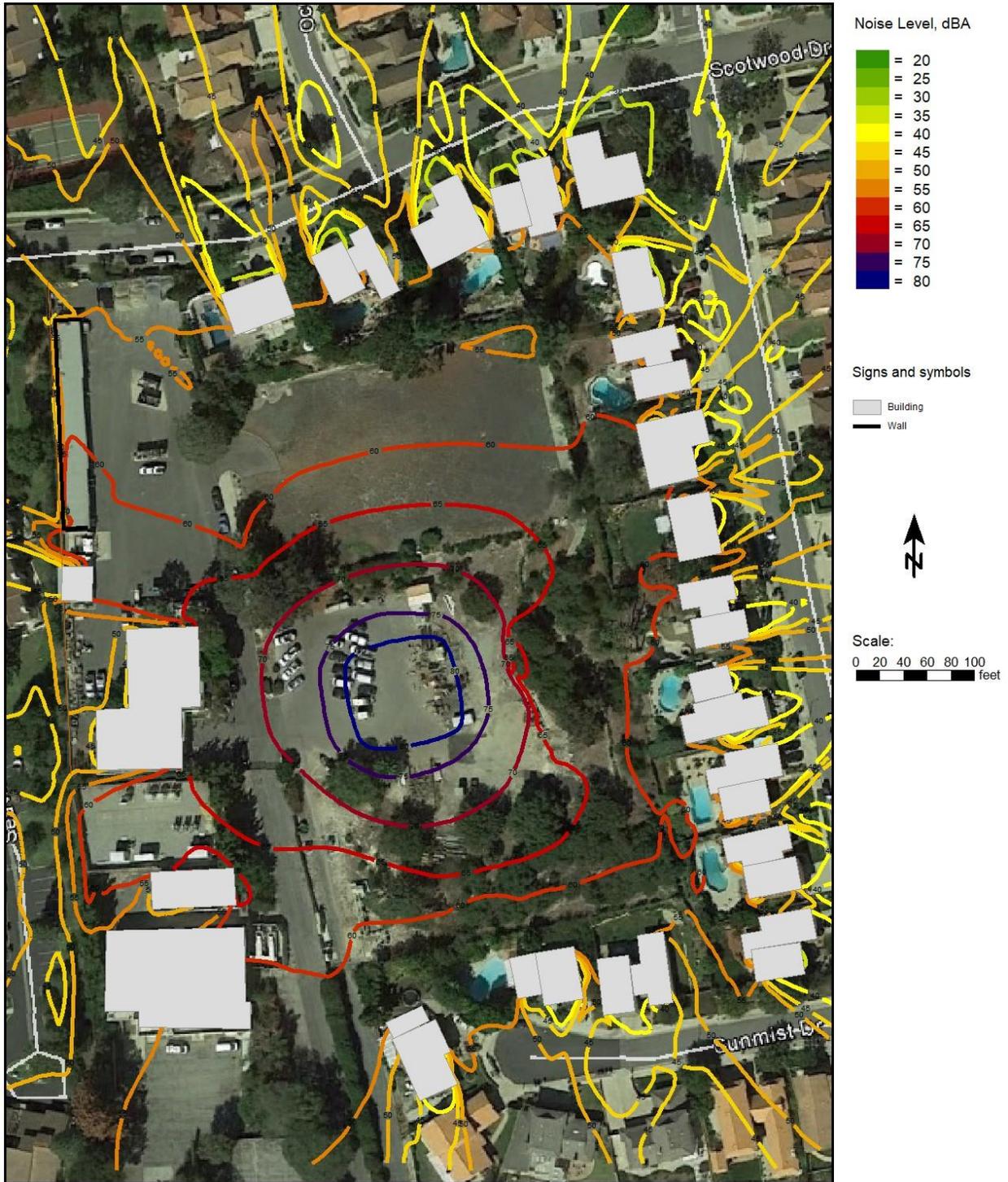


Figure 2. Scenario 1: Unmitigated Noise Contour Map at First Floor Elevation during Backhoe Scraping & Loading Gravel

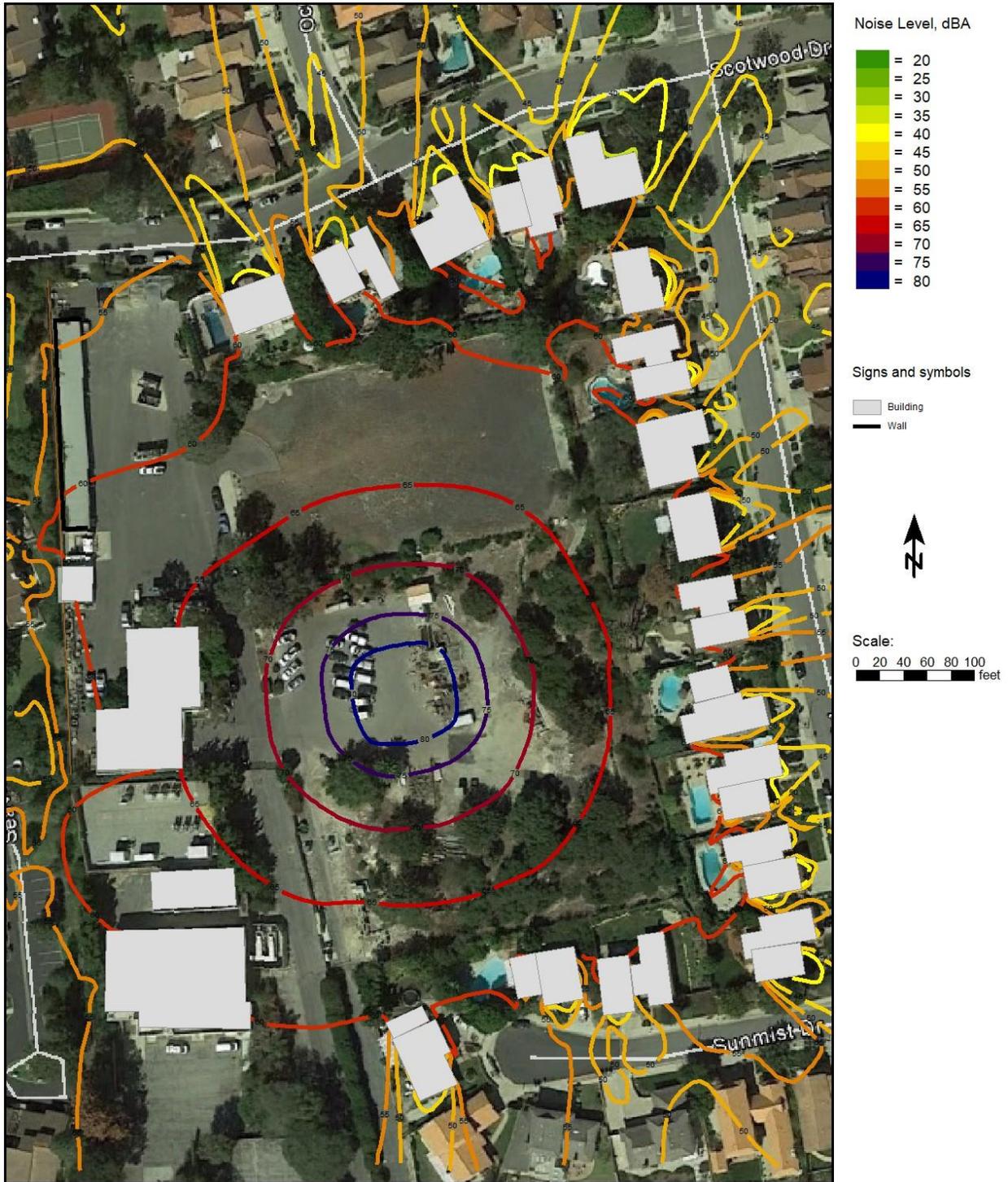


Figure 3. Scenario 1: Unmitigated Noise Contour Map at Second Floor Elevation during Backhoe Scraping & Loading Gravel

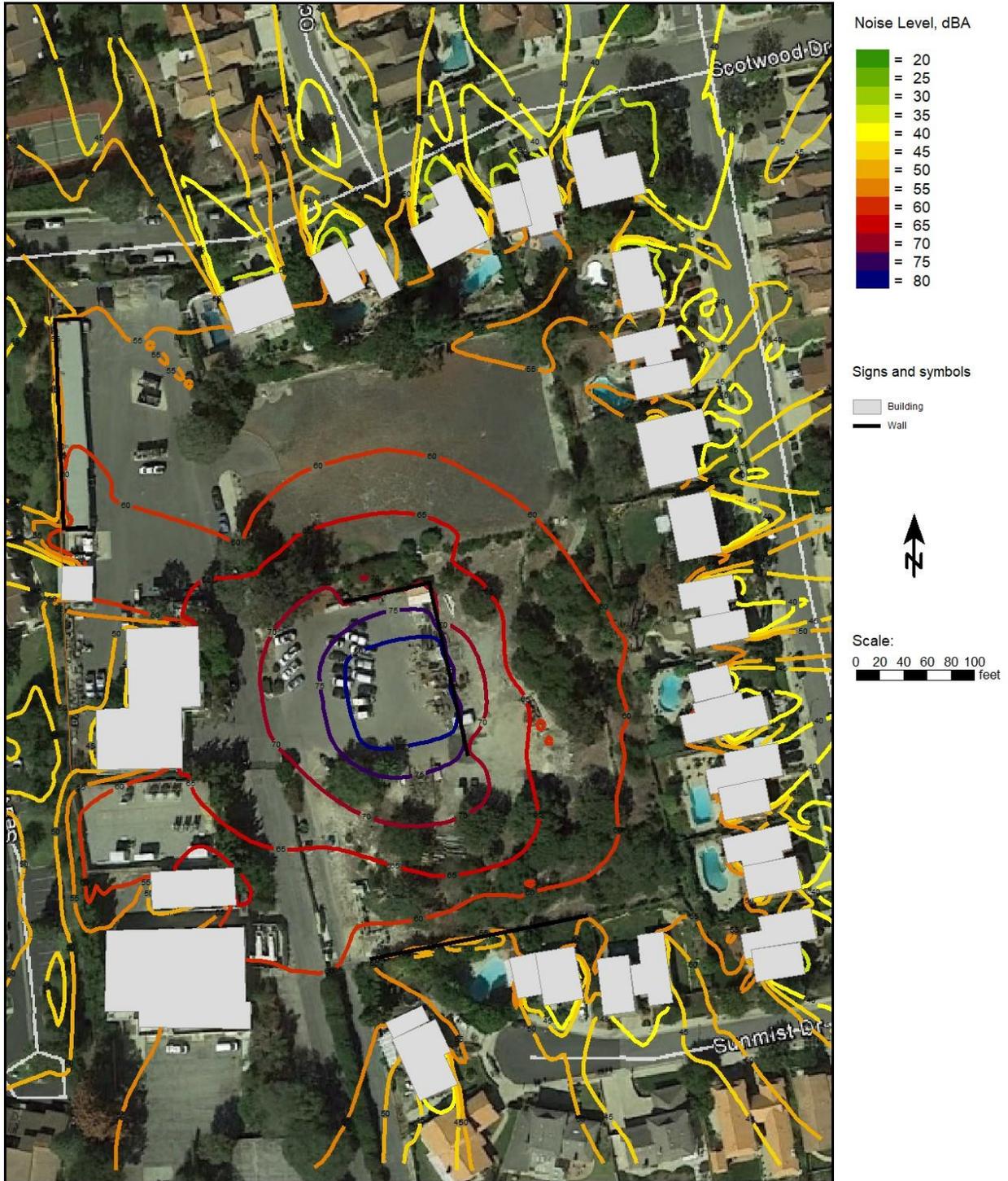


Figure 4. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

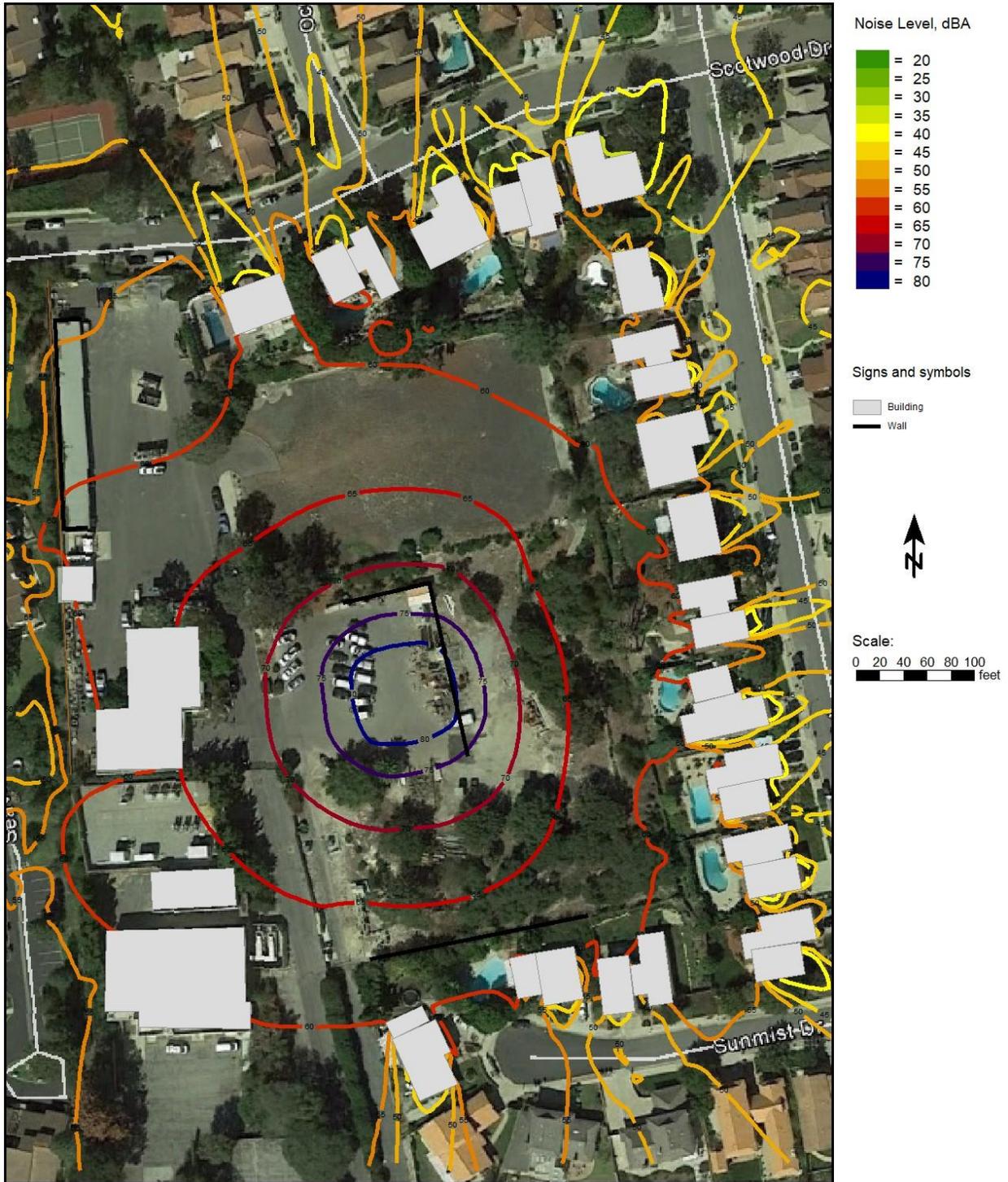


Figure 5. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

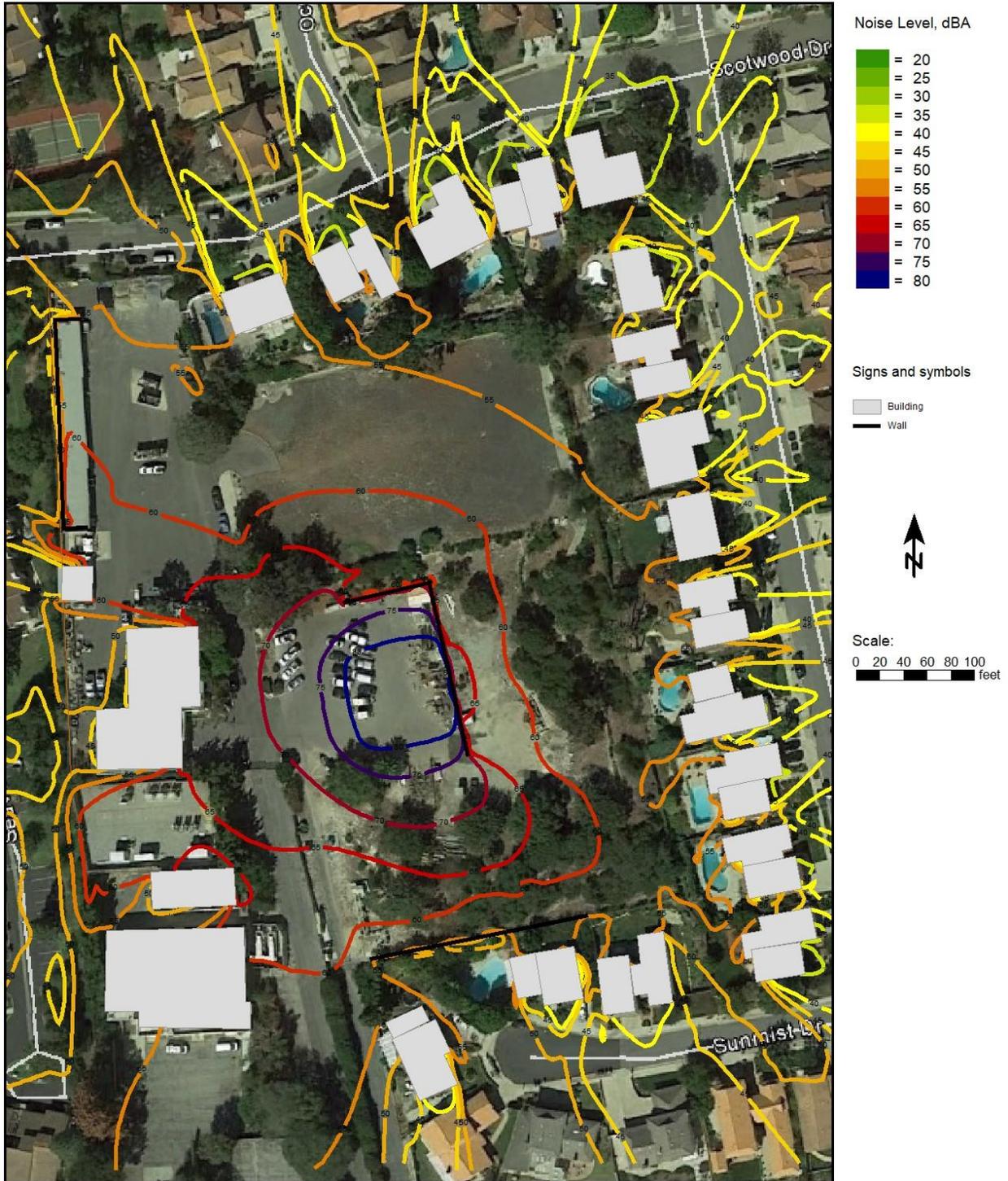


Figure 6. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

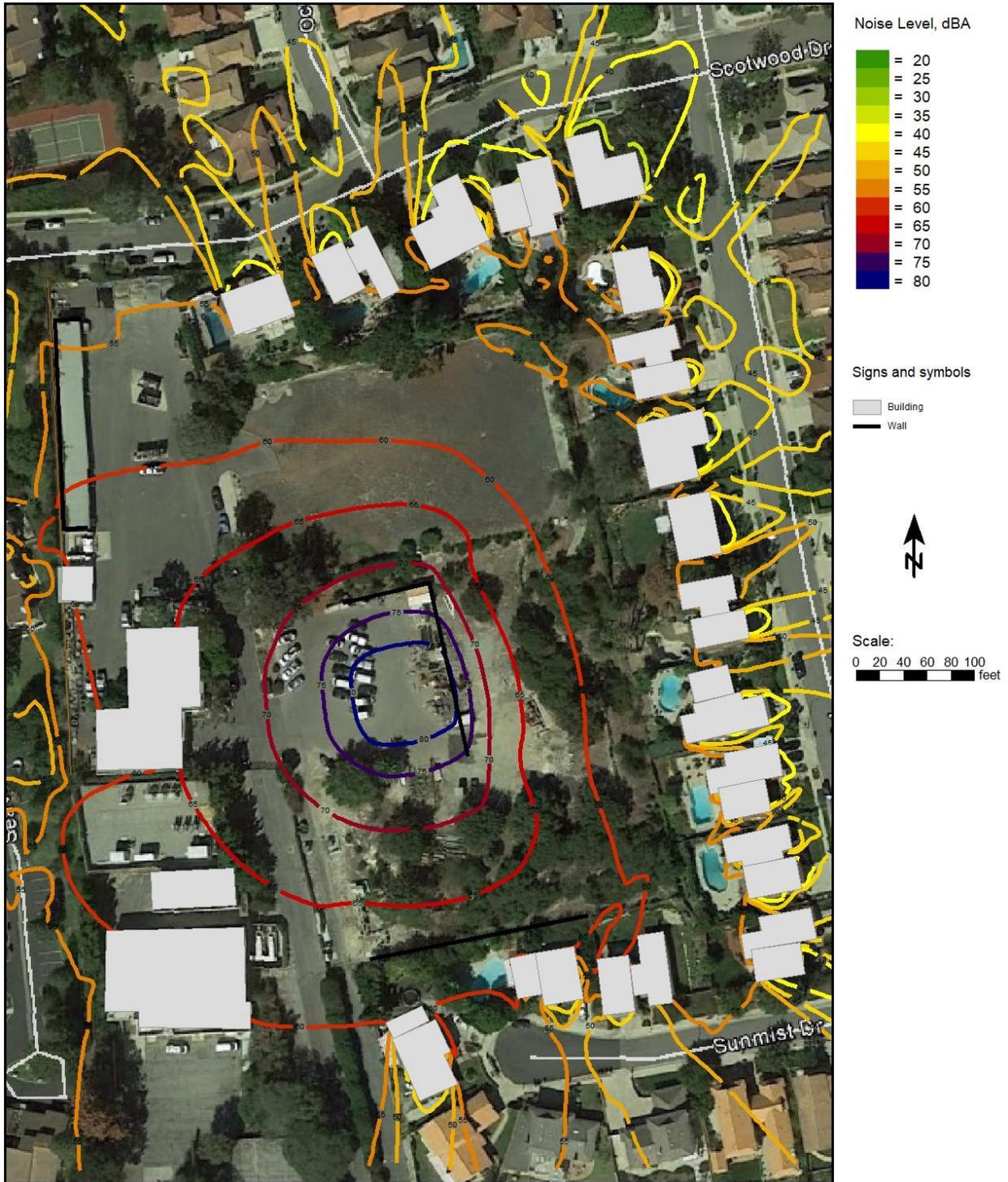


Figure 7. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

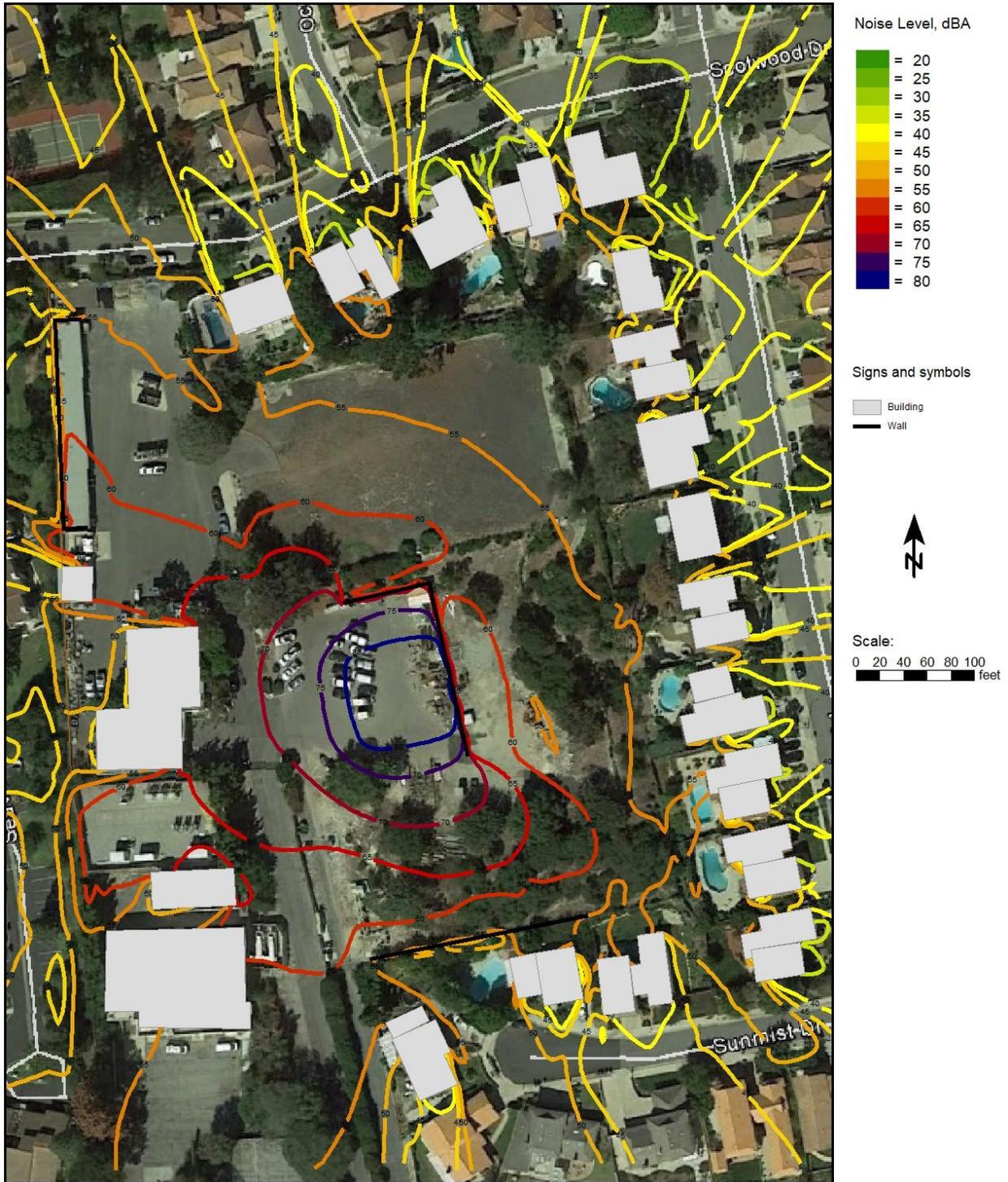


Figure 8. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

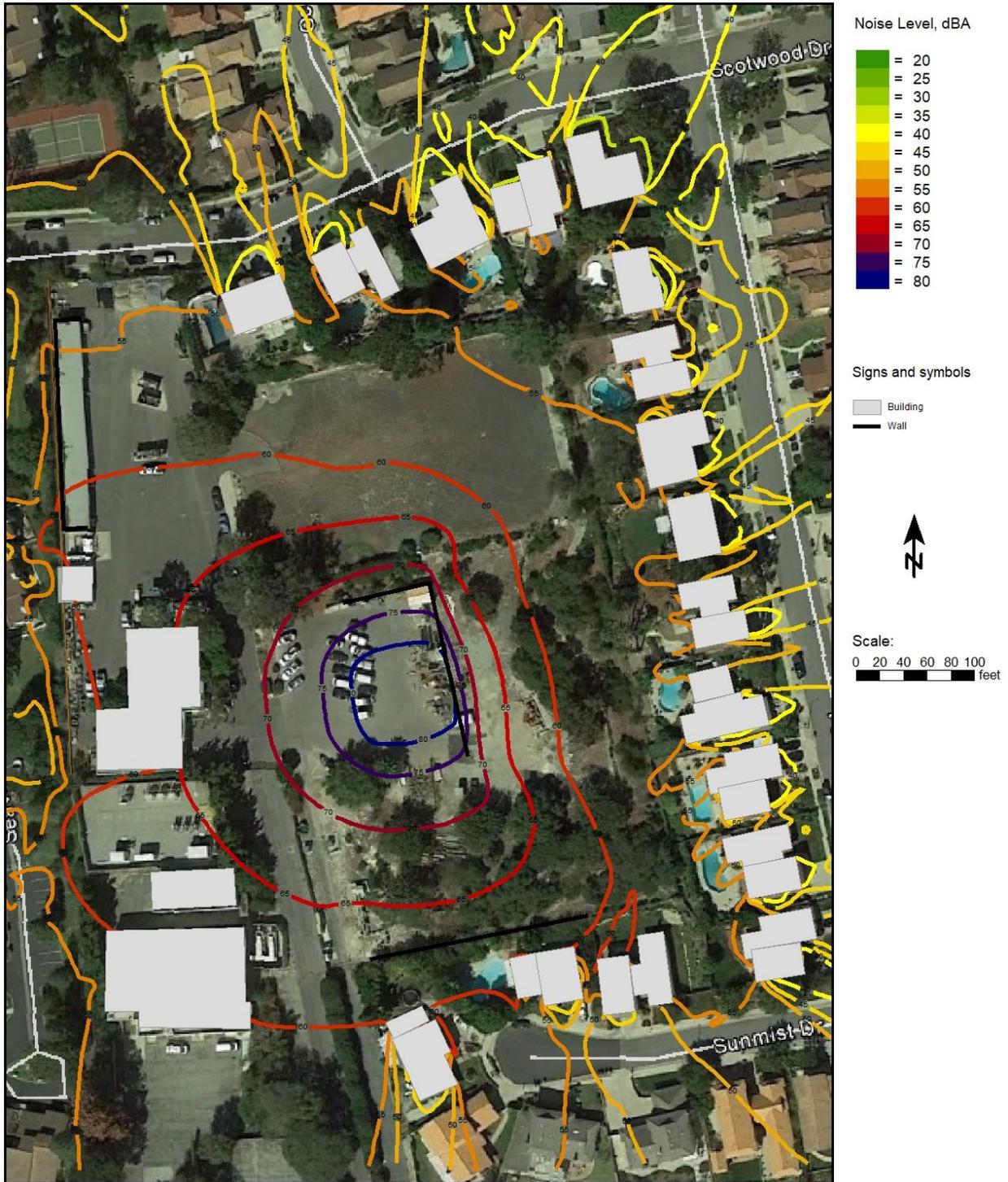


Figure 9. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

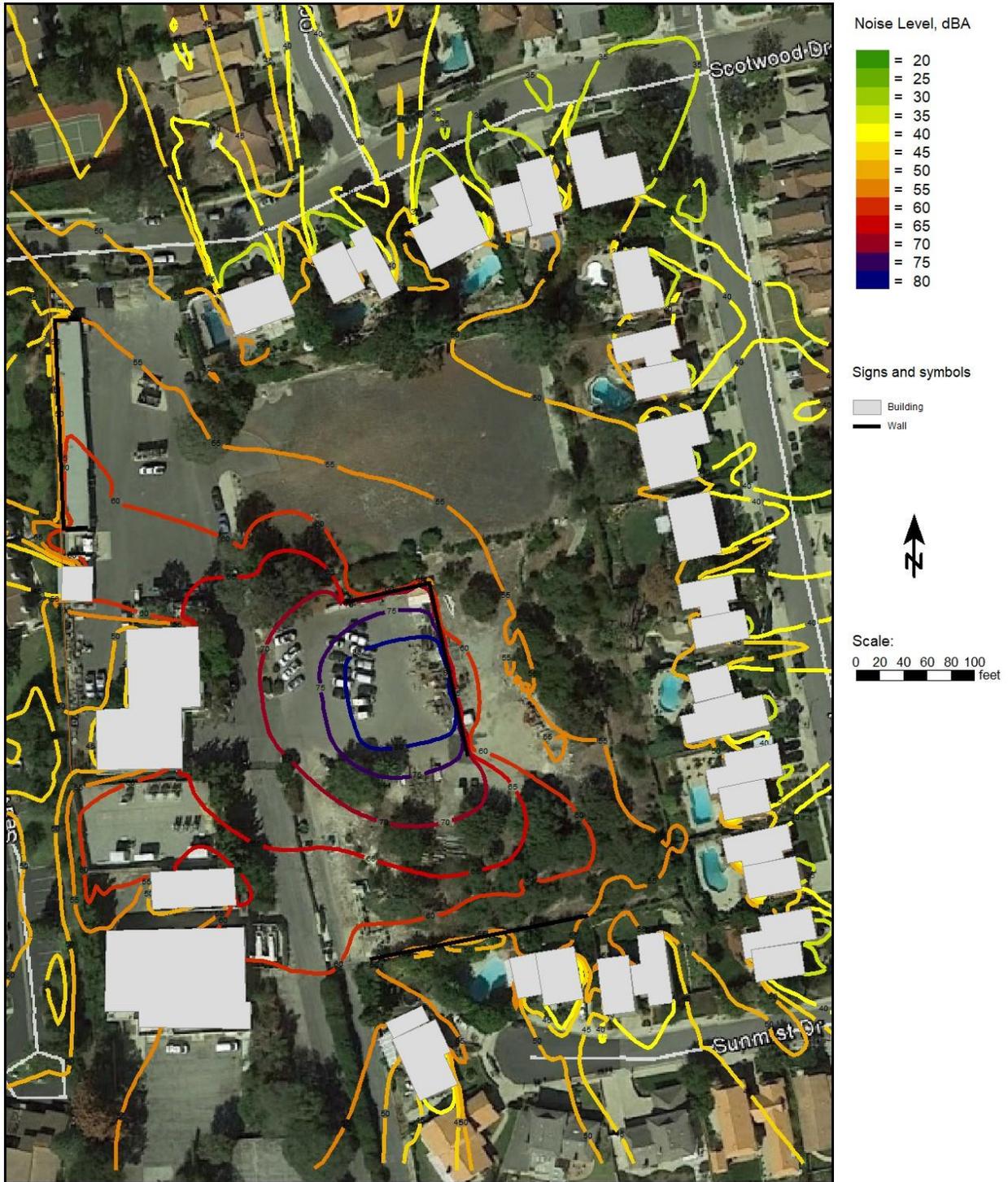


Figure 10. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

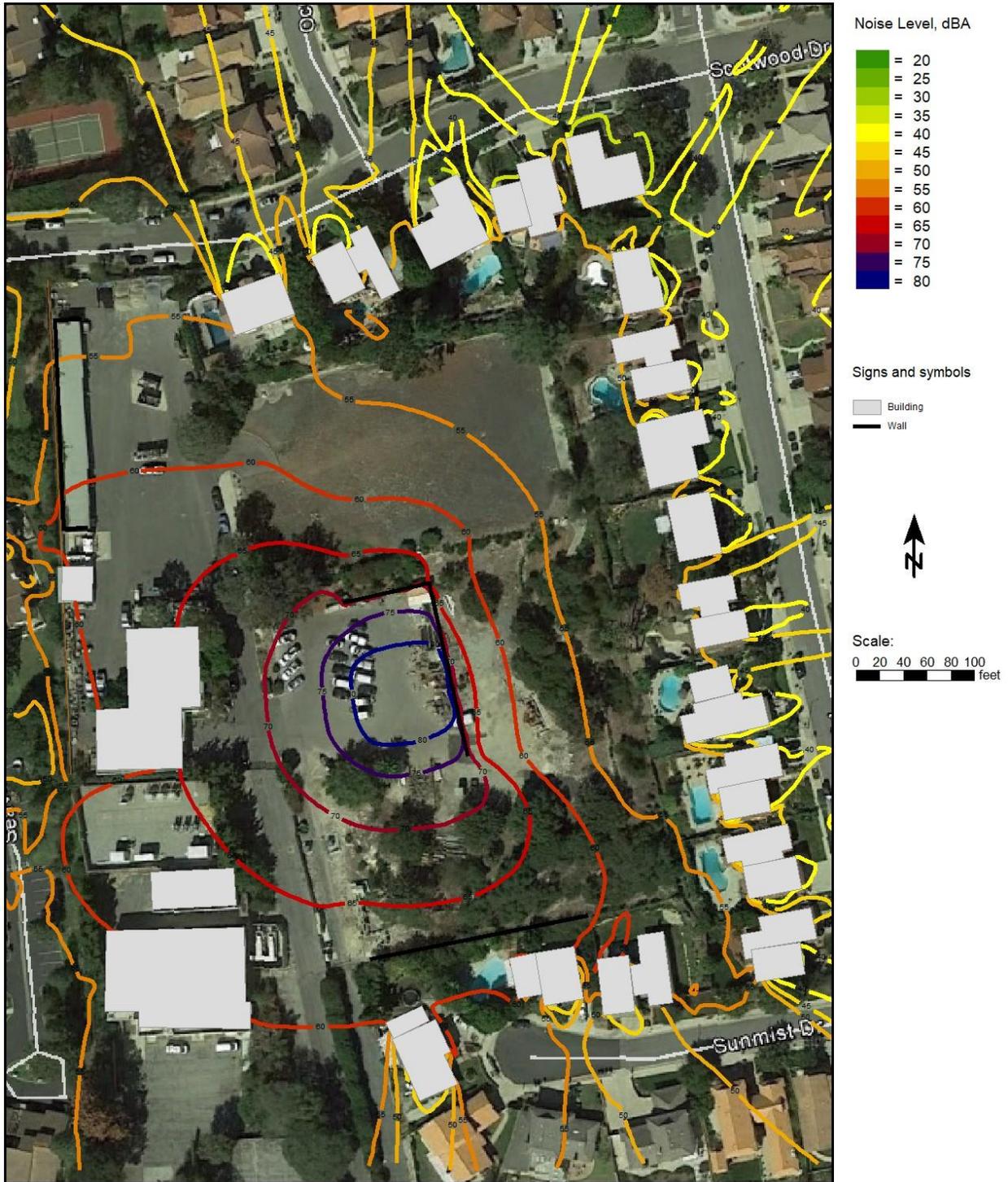


Figure 11. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

APPENDIX I

Glossary of Terms

Glossary of Terms

The following is a list of definitions of terms commonly used in the field of acoustics. Some, or all, of these terms may have been used in the preceding report:

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Average Sound Level: See Equivalent-Continuous Sound Level.

A-Weighted Sound Level, dB(A): The sound level obtained by use of A-weighting. Weighting systems were developed to measure sound in a way that more closely mimics the ear's natural sensitivity. The A-weighting system is incorporated into the sound level meter to alter its sensitivity relative to frequency so that the instrument is less sensitive to noise at frequencies where the human ear is less sensitive and more sensitive at frequencies where the human ear is more sensitive.

Community Noise Equivalent Level (CNEL): A 24-hour A-weighted average sound level which takes into account the fact that a given level of noise may be more or less tolerable depending on when it occurs. The CNEL measure of noise exposure weights average hourly noise levels by 5 dB for the evening hours (between 7:00 p.m. and 10:00 p.m.), and 10 dB between 10:00 p.m. and 7:00 a.m., then combines the results with the daytime levels to produce the final CNEL value. It is measured in decibels, dB.

CNEL: See Community Noise Equivalent Level.

Day-Night Average Sound Level (Ldn): A measure of noise exposure level that is similar to CNEL except that there is no weighting applied to the evening hours of 7:00 p.m. to 10:00 p.m. It is measured in decibels, dB.

Daytime Average Sound Level (Leq12): The time-averaged A-weighted sound level measured between the hours of 7:00 am to 7:00 pm. It is measured in decibels, dB.

Decay Rate: The time taken for the sound pressure level at a given frequency to decrease in a room. It is measured in decibels per second, dB/s.

Decibel (dB): The basic unit of measure for sound level.

Direct Sound: Sound that reaches a given location in a direct line from the source without any reflections.

Divergence: The spreading of sound waves from a source in a free field, resulting in a reduction in sound pressure level with increasing distance from the source.

Energy Basis: This refers to the procedure of summing or averaging sound pressure levels on the basis of their squared pressures. This method involves the conversion of decibels to pressures, then performing the necessary arithmetic calculations, and finally changing the pressures back to decibels.

Equivalent-Continuous Sound Level (Leq): The average sound level measured over a specified time period. It is a single-number measure of time-varying noise over a specified time period. It is the level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound. For example, a person who experiences an Leq of 60 dB(A) for a period of 10 minutes standing next to a busy street is exposed to the same amount of sound energy as if he had experienced a constant noise level of 60 dB(A) for 10 minutes rather than the time varying traffic noise level. It is measured in decibels, dB.

Fast Response: A setting on the sound level meter that determines how sound levels are averaged over time. A first sound level is always more strongly influenced by recent sounds, and less influenced by sounds occurring in the distant past, than the corresponding slow sound level. For the same non-steady sound, the maximum first sound level is generally greater than the corresponding maximum slow sound level. Fast response is typically used to measure impact sound levels.

Field Impact Insulation Class (IIC): A single number rating similar to the impact insulation class except that the impact sound pressure levels are measured in the field.

Field Sound Transmission Class (FSTC): A single number rating similar to sound transmission class except that the transmission loss values used to derive this class are measured in the field.

FIIC: See Field Impact Insulation Class.

Flanking Sound Transmission: The transmission of sound from a room in which a source is located to an adjacent receiving room by paths other than through the common partition. Also, the diffraction of noise around the ends of a barrier.

Frequency: The number of oscillations per second of a sound wave (i.e., the number of cycles per second). It is measured in hertz. Hz.

FSTC: See Field Sound Transmission Class.

Hertz (Hz): See Frequency.

Hourly Average Sound Level (HNL): The equivalent-continuous sound level, L_{eq} , over a 1-hour time period. It is measured in decibels.

Impact Insulation Class (IIC): A single number rating used to compare the effectiveness of floor/ceiling assemblies in providing reduction of impact-generated sounds such as the sound of a person walking across the upstairs floor.

Impact Noise: The noise that results when two objects collide.

Impulse Noise: Noise of a transient nature due to a sudden impulse of pressure like that created by a gunshot or a balloon bursting.

Insertion Loss: The decrease in sound power level measured at the location of the receiver when an element (e.g., a noise barrier) is inserted in the transmission path between the sound source and the receiver. It is measured in decibels.

Inverse Square Law: A rule by which the sound intensity varies inversely with the square of the distance from the source. This results in a 6 dB decrease in sound pressure level for each doubling of distance from the source.

L₂, L₈, L₂₅, L₅₀: See X-Percentile-Exceeded Sound Level.

L_{dn}: See Day-Night Average Sound Level.

L_{eq}: See Equivalent-Continuous Sound Level.

L_{eq}(12): See Daytime Average Sound Level.

L_{max}: See Maximum Sound Level.

Ln: See X-Percentile-Exceeded Sound Level.

Lpk: See Peak Sound Level.

Masking: The process by which the threshold of hearing for one sound is raised by the presence of another sound.

Maximum Sound Level (Lmax): The greatest sound level measured on a sound level meter during a designated time interval or event. It is measured in decibels.

NC Curves (Noise Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard NC curves to determine the NC level of the space.

NIC: See Noise Isolation Class.

NNIC: See Normalized Noise Isolation Class.

Noise: Any unwanted or disagreeable sound.

Noise Criterion Curves: See NC Curves.

Noise Isolation Class (NIC): A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more partitions. Unlike STC or NNIC, this rating is not adjusted or normalized to a measured or standard reverberation time.

Noise Reduction: The difference in sound pressure level between any two points.

Noise Reduction Coefficient (NRC): A single number rating of the sound absorption properties of a material. It is the average of the sound absorption coefficients at 250, 500, 1000, and 2000 Hz, rounded to the nearest multiple of 0.05.

Normalized Noise Isolation Class (NNIC): A single number rating similar to the noise isolation class except that the measured noise reduction values are normalized to a reverberation time of 0.5 seconds.

NRC: See Noise Reduction Coefficient.

Octave: The frequency interval between two sounds whose frequency ratio is 2. For example, the frequency interval between 500 Hz and 1,000 Hz is one octave.

Octave-Band Sound Level (Octave-Band Level): For an octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

One-Third Octave: The frequency interval between two sounds whose frequency ratio is $2^{1/3}$ (1.26). For example, the frequency interval between 200 Hz and 250 Hz is one-third octave.

One-Third-Octave-Band Sound Level (One-Third-Octave-Band Level): For a one-third-octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

Outdoor-Indoor Transmission Class (OITC): A single number rating used to compare the sound insulation properties of building facade elements. This rating is designed to correlate with subjective impressions of the ability of facade elements to reduce the overall loudness of ground and air transportation noise.

Peak Sound Level (Lpk): The maximum instantaneous sound level during a stated time period or event. It is measured in decibels.

Pink Noise: Noise that has approximately equal intensities at each octave or one-third-octave band.

Point Source: A source that radiates sound as if from a single point.

RC Curves (Room Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard RC curves to determine the RC level of the space.

Real-Time Analyzer (RTA): An instrument for the determination of a sound spectrum.

Receiver: A person (or persons) or equipment which is affected by noise.

Reflected Sound: Sound that persists in an enclosed space as a result of repeated reflections or scattering. It does not include sound that travels directly from the source without reflections.

Reverberation: The persistence of a sound in an enclosed or partially enclosed space after the source of the sound has stopped, due to the repeated reflection of the sound waves.

Reverberation Time (T_{60}): The time required for the sound pressure level of a given frequency in an enclosed or partially enclosed space to decrease by 60 dB after the source of the sound has stopped. It is measured in seconds.

Room Absorption: The total absorption within a room due to all objects, surfaces and air absorption within the room. It is measured in Sabins or metric Sabins.

Room Criterion Curves: See RC Curves.

RTA: See Real-Time Analyzer.

SLM: See Sound Level Meter.

Slow Response: A setting on the sound level meter that determines how measured sound levels are averaged over time. A slow sound level is more influenced by sounds occurring in the distant past than the corresponding fast sound level.

Sound: A physical disturbance in a medium (e.g., air) that is capable of being detected by the human ear.

Sound Absorption: The process of dissipation of sound energy, and the property of materials and structures to dissipate sound energy.

Sound Absorption Coefficient (α): A measure of the sound-absorptive property of a material.

Sound Insulation: The capacity of a structure or element to prevent sound from reaching a receiver room either by absorption or reflection.

Sound Level: See Sound Pressure Level.

Sound Level Meter (SLM): An instrument used for the measurement of sound level, with a standard frequency-weighting and standard exponentially weighted time averaging.

Sound Power Level: A physical measure of the amount of power a sound source radiates into the surrounding air. It is measured in decibels.

Sound Pressure Level: A physical measure of the magnitude of a sound. It is related to the sound's energy. The terms sound pressure level and sound level are often used interchangeably. It is measured in decibels.

Sound Transmission Class (STC): A single number rating used to compare the sauna' insulation properties of walls, floors, ceilings, windows, or doors. This rating is designed to correlate with subjective impressions of the ability of building elements to reduce the overall loudness of speech, radio, television, and similar noise sources in offices and buildings.

Source Room: A room that contains a noise source or sources.

Spectrum: The spectrum of a sound wave is a description of its resolution into components, each of different frequency and usually different amplitude (level).

STC: See Sound Transmission Class.

T₆₀: See Reverberation Time.

Tapping Machine: A device used in rating different floor constructions against impacts. It produces a series of impacts on the floor under test, 10 times per second.

Tone: A sound with a distinct pitch (i.e., a dominant frequency).

Transmission Loss (TL): A property of a material or structure describing its ability to reduce the transmission of sound at a particular frequency from one space to another. The higher the TL value the more effective the material or structure is in reducing sound between two spaces. It is measured in decibels.

White Noise: Noise that has approximately equal intensities at all frequencies. (White noise need not be random noise.)

Windscreen: A porous covering for a microphone, designed to reduce the noise generated by the passage of wind over the microphone.

X-Percentile-Exceeded Sound Level (L_x): The A-weighted sound level equaled or exceeded by a fluctuating sound level x percent of a stated time period. E.g., the letter symbol L₁₀, represents the sound level which is exceeded 10 percent of the stated time period. For a 1-hour measurement, L₅₀, is the sound level exceeded for more than 30 minutes in an hour, L₂₅ is the sound level exceeded for more than 15 minutes in an hour. L₈ is the sound level exceeded for more than 5 minutes in an hour, and L₂ is the sound level exceeded for more than 1 minute in an hour.

Exhibit “I”
ESA Traffic Counts from 2016
General Plan Study

Table C - Existing Weekday Roadway Segment Daily Traffic Volumes

Roadway Segment	Functional Classification	Existing Conditions
		Daily Volume
Hawthorne Boulevard		
1 . Between the North City Limit and Blackhorse Road	4-Lane Divided Arterial	29,164
2 . Between Blackhorse Road and Silver Spur Road	4-Lane Divided Arterial	27,634
3 . Between Grayslake Road - Highridge Road and Indian Peak Road	4-Lane Divided Arterial	36,880
4 . Between Grayslake Road - Highridge Road and Granvia Atlamira - Ridgeway Drive	4-Lane Divided Arterial	26,244
5 . Between Granvia Atlamira - Ridgeway Drive and Eddinghill Drive - Seamount Drive	4-Lane Divided Arterial	20,065
6 . Between Eddinghill Drive - Seamount Drive and Crest Road	4-Lane Divided Arterial	16,300
7 . Between Crest Road and Vallon Drive	4-Lane Divided Arterial	17,199
8 . Between Vallon Drive and Palos Verdes Drive West	4-Lane Divided Arterial	16,524
Palos Verdes Drive West		
9 . Between the North City Limit and Hawthorne Boulevard	4-Lane Divided Arterial	13,442
10 . Between Hawthorne Boulevard and Palos Verdes Drive South	4-Lane Divided Arterial	15,365
Palos Verdes Drive South		
11 . Between Palos Verdes Drive West and Crestmont Lane - Terranea Way	4-Lane Divided Arterial	16,056
12 . Between Crestmont Lane - Terranea Way and Narcissa Drive	4-Lane Divided Arterial	13,945
13 . Between Narcissa Drive and Palos Verdes Drive East	2-Lane Divided Arterial	15,178
14 . Between Palos Verdes Drive East and the East City Limit	2-Lane Divided Arterial	14,798
Palos Verdes Drive East		
15 . Between the North City Limit and Miraleste Drive	2-Lane Undivided Arterial	10,605
16 . Between Miraleste Drive and Crest Road	2-Lane Undivided Arterial	8,221
17 . Between Crest Road and Ganado Drive	2-Lane Divided Arterial	3,756
18 . Between Ganado Drive and Palos Verdes Drive South	2-Lane Undivided Arterial	2,991
Crenshaw Boulevard		
19 . Between the North City Limit and Indian Peak Road	4-Lane Divided Arterial	33,049
20 . Between Indian Peak Road and Crest Road	4-Lane Divided Arterial	18,028
21 . South of Crest Road	2-Lane Undivided Arterial	1,724
Crest Road		
22 . Between Hawthorne Boulevard and Highridge Road	4-Lane Divided Arterial	10,699
23 . Between Highridge Road and Crenshaw Boulevard	4-Lane Divided Arterial	11,916
24 . Ganado Drive and Northern City Limits	2-Lane Undivided Collector	623
25 . Palos Verdes Drive East and Ganado Drive	4-Lane Undivided Collector	3,023
Crestridge Road		
26 . Between Highridge Road and Crenshaw Boulevard	2-Lane Undivided Arterial	7,311
Highridge Road		
27 . Between Hawthorne Boulevard and the City Limit with Rolling Hills Estates	2-Lane Undivided Arterial	9,054
Indian Peak Road		
28 . Between Crenshaw Boulevard and the City Limit with Rolling Hills Estates	2-Lane Divided Collector	6,628
Miraleste Drive		
29 . Between Palos Verdes Drive East and Via Colinita	2-Lane Divided Arterial	13,531
30 . Between Via Colinita and City's Limit at 9th Street	2-Lane Divided Arterial	6,648
Montemalaga Road		
31 . Between Silver Spur Road and Rolling Hills Estates City Limits	2-Lane Divided Collector	8,269
Silver Spur Road		
32 . Between the North City Limit and just north of Hawthorne Boulevard	3-Lane Divided Arterial	12,838
33 . Between Hawthorne Boulevard and Dry Bank Road	4-Lane Divided Arterial	17,291
Western Avenue		
34 . Between the North City Limit and Delasonde Drive	4-Lane Divided Arterial	36,416
35 . Between Delasonde Drive and Trudie Drive	4-Lane Divided Arterial	37,299
36 . Between Trudie Drive and South City Limit	4-Lane Divided Arterial	39,242

Notes:

LOS = Level of Service

* Exceeds Level of Service

Exhibit “J”
Building Permit for 2,000 gallon
gasoline tank dated June 18, 1997

APPLICATION FOR GRADING AND OTHER MISCELLANEOUS PERMITS



30940 HAWTHORNE BOULEVARD
 RANCHO PALOS VERDES, CA 90275-5391
 (310) 541-7702 FAX: (310) 377-8659

BUILDING ADDRESS: 5837 CROST

BUILDING ADDRESS: 5837 CROST RD	CLEARED BY: KF	APPLICATION TYPE: CUP 172 Rev B	NO
LOT: 50 (DOR) BLOCK: TRACT: LACA-51	THE FOLLOWING WORK IS AUTHORIZED BY THIS PERMIT:		
OWNER: CALIF. WATER SER. CO.	<input checked="" type="checkbox"/> STRUCT.	<input type="checkbox"/> PLUMB.	<input type="checkbox"/> MECH.
ADDRESS: 5837 CROST RD	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> ALTER	<input type="checkbox"/> ADDITION
CITY: RIPV ZIP: 90275 PH: 310 541-2438	<input type="checkbox"/> REPAIR	<input type="checkbox"/> CONVERT	<input type="checkbox"/> DEMO
ARCHITECT/ENGINEER: SAME AS ABOVE LIC. NO.	<input checked="" type="checkbox"/> SUPERVISED GRADING		
ADDRESS:	<input type="checkbox"/> BUMP DEPOSIT REQUIRED		
CITY: ZIP: PH:	CUBIC YDS		
CONTRACTOR: DOTY BROS EQUIP. CO LIC. NO.	DISCRPTION OF WORK AND CONDITIONS OF APPROVAL		
ADDRESS:	Install above ground fuel tank and structural slabs		
CITY: NORWALK, CA ZIP: PH: 310 964-6465	All utilities included.		
CITY BUSINESS LICENSE	All conditions of CUP 172-Rev B shall apply.		
LICENSE NO. EXPIRATION DATE			
LICENSED CONTRACTOR'S DECLARATION			
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.			
License Class: License Number: Date: Contractor: DOTY BROS EQUIP CO			
ADDRESS: CITY AND ZIP: NORWALK CA PHONE:			
CONSTRUCTION LENDING AGENCY			
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 1097, Civ. C.) Lender's Name: Lender's Address:			
OWNER-BUILDER DECLARATION			
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:			
<input checked="" type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.			
<input checked="" type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.			
<input type="checkbox"/> I am exempt under Sec. _____ B&PC for this reason: Date: 6/18/97 INITIAL: pa			
WORKERS' COMPENSATION DECLARATION			
I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. POLICY NO.:			
COMPANY: DATE EXPIRES: CITY VERIFIED:			
<input type="checkbox"/> Certified copy is hereby furnished			
<input type="checkbox"/> Certified copy is filed with the city			
Date: APPLICANT:			
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE			
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.	VALUATION: 31,000.-		
Date: 6/18/97 APPLICANT: CALIF WATER	PERMIT FEES		
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.	ELECTRICAL: 77.22	STRUCTURAL: 671.35	
I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.	PLUMBING:	GRADING:	
Signature of Applicant or Agent: Peter Akhoytwiko Date: 6/18/97	MECHANICAL:	ISSUANCE FEES: 22.00	
Print Applicant's / Agent's Name: PETER AKHOYTWIKO	GEO REVIEW:	PLAN CHECK:	
	ISSUANCE APPROVED: Bill	TOTAL PERMIT FEE: 770.57	
	DATE OF ISSUANCE: 6/18/97	PERMIT NUMBER: 19357	

	CITY USE ONLY			
	YES	NO	INITIAL	RECEIPT
SCHOOL FEES	<input type="checkbox"/>	<input type="checkbox"/>		
EET	<input type="checkbox"/>	<input type="checkbox"/>		
OTHER	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>		

WHITE - INSPECTOR / BLUE - FILE / PINK - FILE / GOLD - OWNER / YELLOW - ASSESSOR

CA# B107025
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BUILDING ADDRESS			INSPECTIONS RECORD
LOT	BLOCK	TRACT	
OWNER			
ADDRESS			
CITY	ZIP	PH.	
SWIMMING POOL INSPECTIONS			REMARKS
INSPECTION	DATE	APPROVED/INSPR'S SIGNATURE	
LOCATION/DIG	SP1		
STEEL/BONDING/PLUMBING TEST	SP3		
APPROVED TO GUNITE	SP3		
UNDERGROUND ELECTRIC	SP2		
GAS TEST	SP3		
FENCE ENCLOSURE	SP5		
FINAL	SP12		
GRADING INSPECTIONS			
INSPECTION	DATE	APPROVED/INSPR'S SIGNATURE	
PRE GRADING MEETING	GR1		
TOE OF FILL	GR2		
EXCAVATION	GR3		
RET. WALL FOOT	GR4		
MASONRY / FORMS	GR5		
UG Electric	8/22/97		
Skid / Footing	8/22/97		
DRAINAGE DEVICES	GR6		
ROUGH GRADING & BUILDING RELEASE	GR7		
FINAL	GR12		

City Approval OK / Fire Dept Approval
 DATE OF ISSUANCE: 11/23/97



COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
PETROLEUM CHEMICAL UNIT
5823 RICKENBACKER ROAD
COMMERCE, CA.

CITY OF: RANCHO PALOS VERDES
STATION: 106 BN: 14

DATE: 11-14-97
PERMIT # 97-326-93

**FLAMMABLE AND COMBUSTIBLE LIQUID STORAGE AND DISPENSING
TANK SERIAL # 200240**

COMPANY NAME: CALIFORNIA WATER SERVICE COMPANY
TELEPHONE: (310) 377-5525
ADDRESS: 5837 CREST ROAD

IN ACCORDANCE WITH ARTICLE 1 (PERMITS), OF TITLE 32 (FIRE CODE) OF THE
LOS ANGELES COUNTY CODE AND / OR IN ACCORDANCE WITH TITLE 19,
CALIFORNIA ADMINISTRATIVE CODE, FOR THE FOLLOWING:

THIS PERMIT SHALL CONSTITUTE PERMISSION TO MAINTAIN, STORE, USE OR
HANDLE MATERIALS OR TO CONDUCT PROCESSES LISTED. SUCH PERMISSION
SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL OR SET ASIDE
ANY OF THE PROVISIONS OF THIS CODE. SUCH PERMIT SHALL NOT TAKE THE
PLACE OF ANY LICENSE REQUIRED BY LAW.

THE PERMITTEE IS RESPONSIBLE FOR RENEWAL

This permit is subject to revocation for proper cause, for violation of the TITLE 32 (Fire Code)
OF LOS ANGELES COUNTY CODE AND / OR TITLE 19, C.A.C., or when necessary for
public safety. Noncompliance with any provision stipulated herein constitutes a violation.

For further information call 213 890-4229

OCCUPANT COPY

FIRE STATION COPY

FIRE PREVENTION COPY

OWNER/OCCUPANT REPRESENTATIVE

B. Roewart
INSPECTOR BARNEY ROEWART

American International Testing, Inc.

A Woman-Owned Corporation

TRANSMITTAL DATE: _____

1236 West Brooks Street, Ontario, CA 91762
(909) 467-0104 Fax (909) 460-7409

DISTRIBUTION

RECEIVED
AUG 06 1997
PLANNING, BUILDING
& CODE ENF.

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D.J.S. Special Inspections
1875 Woodside Dr.
Thousand Oaks, CA 91362

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Dept. Of Bldg. & Safety
30940 Hawthorne Blvd
Rancho Palos Verdes, CA 90274



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JOB NUMBER <u>97-05-017</u>
ADDRESS <u>5837 Crest Rd</u>
<u>Rancho Palos Verdes, CA</u>

American International Testing, Inc.

A Woman-Owned Corporation

SUMMARY OF COMPRESSION STRENGTH DATA

PROJECT: 5837 CREST RD
RANCHO PALOS VERDES, CA

INITIALS: mv
REPORT DATE: MAY 28, 1997

1236 West Brooks Street, Ontario, CA 91762
(909) 467-0104 Fax (909) 460-7409

CONCRETE

Specimen Area: 28.27 sq. inch

DIMENSIONS: 6 X 12"
PERMIT #: NOT INDICATED
SPECIMENS MADE BY: L. KENNAW
DATE CAST: 4/30/97
CONCRETE MIX #: C705CW04
SPECIFIED STRENGTH: 4000 PSI AT 28 DAYS
TOTAL CU.YD.PLACED: 10
AIR TEMPERATURE: NOT INDICATED
CONCRETE TEMPERATURE: NOT INDICATED
JOB NUMBER: 97-05-017
LABORATORY #: C05-036

LOCATION IN STRUCTURE

CELL PHONE MONPOLE FOUNDATION

Break type	Ultimate Compression Load, #	Comp. Strength, psi	Age, days	Slump, inches	Hold
C	115,000	4070	15		
D	135,000	4780	28		
B	140,500	4970	28		

CONFORMS

Respectfully submitted,
AMERICAN INTERNATIONAL TESTING, INC.



Laboratory Supervisor

Field data are available on request. Compression tests of Portland Cement products are performed as specified in ASTM C-39 or C-1231. Concrete cylinders manufactured as specified in ASTM C-31, Grout prisms manufactured as specified in UBC Standard 24-28, or ASTM C-1019; Mortar cylinders manufactured as specified in UBC 24-22; Acceptance criteria: The compressive strength level for concrete test specimens shall be considered satisfactory if both of the following requirements are met: (i) Average of all sets of 3 consecutive strength tests equal or exceed the specified compressive strength. (ii) No individual strength test (average of 2) falls below the specified compressive strength by more than 500 psi. Reference UBC 2604 (h) 2 C, Evaluation and Acceptance of Concrete.

Absent acceptance guidelines for Mortar and Grout compressive tests which do not meet the minimum compressive strength, we recommend application of the concrete acceptance criteria.

Exhibit “K”
Public Correspondence

From: Desiree Burzo [mailto:dburzo@ocpetroleum.com]
Sent: Monday, October 19, 2015 2:53 PM
To: So Kim <SoK@rpvca.gov>
Cc: Kang, Matt <mkang@calwater.com>
Subject: RE: CAL WATER RPV
Importance: High

Kim:

Great. I confirmed the design of the tank is double wall and is self-diking and no rainfall can enter system. The 125% capacity or 1200 gallons does not apply to this type of tank. I am confirming November 10 is good for all of us!

Thank you!

Desir'ee Delgadillo

Orange Coast Petroleum Equipment, Inc
1015 North Parker Street
Orange, CA. 92867
(714) 744-4049 Phone
(714) 744-0638 Fax
(714) 271-4049 Cell
dburzo@ocpetroleum.com

From: So Kim [mailto:SoK@rpvca.gov]
Sent: Monday, October 19, 2015 2:44 PM
To: Desiree Burzo
Cc: Kang, Matt
Subject: RE: CAL WATER RPV

Hi Desir'ee,

We can re-circulate the MND to have this item heard on November 10th. However, in order to do so, I need your confirmation by no later than 3pm.

Sincerely,
So Kim
Senior Planner
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE CHANGE MY EMAIL FROM SOK@RPV.COM TO SOK@RPVCA.GOV.

Amy Seeraty

From: fwielin@cox.net
Sent: Tuesday, October 20, 2015 12:32 AM
To: Amy Seeraty
Subject: 1,000 gallon Diesel tank CA Water Service Company

Dear Ms. Seeraty; I live at 16 Seaview Drive South, below the existing 1,000 gallon above ground Gasoline tank installed at California Water Service Company several years ago.

In reviewing the plans for the proposed additional 1,000 gallon diesel fuel tank at 5837 Crest Road I see it is right next to the very tall antenna mast, which has had many more dishes and other communication devices attached to over the years it has existed.

Can you assure us that this antenna has been reinforced so that in the event of an earthquake or failure of the antenna that it will not pose an electrical hazard with the diesel fuel tanks right next to it?

Why do they need the diesel fuel tank in ADDITION to the gasoline tank?

Thank you, Frances E. Wielin fwielin@cox.net

From: djdev@verizon.net
Sent: Tuesday, October 20, 2015 10:04 PM
To: Amy Seeraty
Subject: Conditional Use Permit Revision and Environmental Assessment Case No. ZON2015-00230
Attachments: Ltr RPV Diesel Tank .doc

Ms. Seeraty,

The attached letter describes my issues and objection to the proposed permit change.

Please let me know if you have any questions or concerns I might address prior to the public hearing that as I understand from my wife has been rescheduled to 10 Nov.

Thank you for your attention to this matter.

Respectfully,

Joe DeVenuto

5822 Scotwood Dr.
Rancho Palos Verdes, CA 90275
October 20, 2015

Dear Ms. Seeraty:

RE: Conditional Use Permit No. 172 Revision "C" Environmental Assessment / Mitigated
Negative Declaration (Planning Case No. ZON2015-00230

I would like to state my extreme objection to the installation of an additional above ground 1,000 gallon diesel fuel tank located at 5837 Crest Road, City of Rancho Palos Verdes, County of Los Angeles.

Over the past two years there has been an erosion of cooperation between the Water Service Company at this location and the surrounding neighborhood. There has been a removal of vegetation which obscured this maintenance facility equipment. They have allowed the large field covering the water storage tank to turn brown and become an eyesore. In the past 9 months there has been an increased level of staging activity of building material at this facility – depositing gravel, dirt and sand and then reloading into dump trucks for transport elsewhere. There are construction vehicles, building materials, and storage units now occupying the yard, (which is a change from two years ago and is not shown in the photo on page three of the Environmental Checklist) which has degraded the aesthetics of the neighborhood and produced dust and debris to nearby houses. There have been many occasions when this work has occurred after 7 PM and late into the evening hours.

The Water Company's desire to reduce operating costs and improve operational efficiencies with the installation of a diesel refueling tank, does not override the issues of concern to the neighborhood residents. These concerns include:

- hazardous fumes
- diesel odor
- increased trucking activity which will include maintenance yard vehicles, vehicles being refueled and the refueling tanker.

The increased truck traffic will be on roads not intended for this type of activity. Scotwood and Highridge already experience high school traffic. We should not add to this situation.

Any increase in maintenance activity at this facility will further degrade the neighborhood aesthetics and tranquility. The installation of a diesel tank will create odors and hazardous fumes - fumes that are generated from the tank, from vehicle refueling and resupply of the tank. The Environmental Checklist provides no specific study indicating the levels of fumes at any distance from the proposed tank, nor does it provide specifics of the fumes / odor mitigation approach. The wind patterns in this area are such that these fumes and odors will be blown to the homes located north and east of the proposed location. The neighborhood should not have to tolerate even a minute amount of fumes or odor. There is no reason our

neighborhood should be subjected to this hazard for the mere convenience of the maintenance yard. Nor is there is no reason the Water Company cannot continue to refuel their vehicles at other diesel fuel facility.

Given the property values of the homes surrounding this facility and property taxes we pay, it is unreasonable to have a maintenance facility creating debris, noise, odor and hazardous fumes and impacting property values. There is no economic value to the community that justifies the granting of the Water Company's request. There are 17 RPV homes as well as the numerous townhomes in Rolling Hills Estates that surround the maintenance yard that will be directly affected by this proposal. I, like my neighbors, did not purchase property in RPV to be subjected to these changes from a water storage facility that is turning the locality into an industrial park.

Given the lack of concern that has been exhibited by the Water Service Company regarding yard aesthetics and abiding by noise time restrictions, I have my doubts that the mitigation measures listed in the request will be strictly adhered to and thus I strongly oppose this proposal.

I respectfully request the PV Planning Commission deny this permit modification request and protect the quality and economic value of our community.

Joseph DeVenuto

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, October 21, 2015 12:17 AM
To: Amy Seeraty
Subject: Letter Re California Water Company
Attachments: Letter Water Company Oct 20.doc

Ms. Seeraty,

Attached is my letter regarding the Conditional Use Permit Revision and Environmental Assessment concerning the Mitigated Negative Declaration.

Thank you for taking the time to help answer my questions at the counter today.

Sincerely,

Denise DeVenuto

October 20, 2015

Amy Seeraty
Community Development Dept.
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Ms. Seeraty:

I respectfully request that the Rancho Palos Verdes Planning Commission deny the request to revise the Conditional Use Permit 172 to enable the California Water Company to install a diesel fuel tank on their property.

The mitigation measures mentioned in the Environmental Checklist are vague with regard to two important issues. First, at the bottom of page 7, under Section 3 - Air Quality, it states that the proposed diesel fuel tank will have the "proper equipment to prevent escape of any vapors, etc." What equipment will be used to accomplish this mitigation of hazard and pollution? It is nowhere stated in the Environmental Checklist.

Second, on page 8 with regard to the possibility of creating objectionable odors affecting a substantial number of people, it states, "Prior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code." No specific mechanisms are mentioned.

Further, with regard to the issue of Air Quality, I would like to know how the diesel fumes coming from the vent pipe will be controlled. How can it be claimed that there will be "proper equipment to prevent escape of any vapors" when there is a pipe attached to the diesel fuel tank that is designed to vent vapors? This is inconsistent and therefore the Water Company doesn't appear to have a viable mitigation approach. I have concerns that they will take short cuts in any mitigation activity because minimizing costs is of paramount interest to them. And when it comes to environmental health, costs should not be the overriding factor.

The claim in Section 7 regarding Greenhouse Emissions that "the proposed project would actually reduce emissions" is spurious. The reduction in travel time and consequent emissions is extremely minimal and inconsequential. There are two gas stations less than two miles from the Water Company property that sell diesel fuel. Their proposal doesn't provide any quantitative explanation of how the few trucks in the yard are going to save emissions by fueling on site. The size of the proposed tank suggests that in actuality the Water Company intends to use this facility as a refueling depot for more than just the vehicles currently operating on site. This cannot be allowed to happen in this neighborhood as it will increase traffic and pollution.

There is no need for the proposed diesel fuel tank other than the desire of the Water Company to minimize their cost of fuel by gaining the ability to purchase and store large quantities of diesel fuel in their maintenance yard. An additional benefit is increasing the productivity of maintenance staff by limiting their need to leave the yard to fuel their vehicles. These two cost saving issues clearly do not outweigh the desire of Rancho

Palos Verdes residents to live in a neighborhood without concerns about potential hazards, air pollution, noise, and from at least one of the backyards on Scotwood Drive, a clear view of the proposed tank.

I would also like to know if the currently existing gas fuel tank on the property contains 1,000 or instead 2,000 gallons as stated on Page 10. How many vehicles are fueled by this tank and how often is it inspected for maintainance?

Will only the vehicles that are currently parked at the site be fueled by the proposed diesel tank, or will other Water Company vehicles travel to the site to be fueled? Approximately how many vehicles will be coming to the yard to obtain diesel fuel from the proposed tank? Vehicles travelling to the site for fuel will increase greenhouse gas emissions in our area.

With the increased level of activity in the maintainance yard in the last year, there is a distinct possibility that the Water Company desires the ability to easily and more cheaply provide more diesel fuel for their trucks and other large vehicles. I suspect that a further increase in activity is planned and that this new source of diesel fuel will facilitate it. Instead of helping the Water Company increase the amount of noise, dust, debris, and greenhouse gas emissions, the City of Rancho Palos Verdes could act in the economic interests of its residents by not granting permission for the proposed diesel fuel tank. Our property values could potentially be affected by the current and future conditions and activities at the Water Company maintainance yard (if they haven't already).

No one has asked why the Water Company needs to have this increased refueling capacity in the middle of a residential area of million dollar plus homes. I would like an honest answer to that question.

Based on the above concerns, I am requesting that the Planning Commission find that the proposed project may have a significant effect on the environment, and deny the Water Company's request to revise the Conditional Use Permit 172 to enable the California Water Company to install a diesel fuel tank on their property. In the alternative, I request that the Planning Commission find that the proposed project may have a significant effect on the environment, and an Environmental Impact Report be required.

If the Water Company's request is not denied by the Planning Commission, I request that an additional mitigation measure be imposed as follows: that the Fire Department inspect the proposed diesel fuel tank on a regular basis to ensure that it is being properly maintained. I am making this request because there is no mention of Fire Department inspections other than an inspection of the diesel fuel tank "prior to its use" (see page 12).

Sincerely,

Denise DeVenuto

Amy Seeraty

From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Wednesday, October 21, 2015 7:25 AM
To: Amy Seeraty
Subject: Diesel Fuel Tank Proposal

Good morning Amy. I left you a message yesterday regarding questions I have on the California Water Service Company proposal to have a 1,000 gallon of diesel fuel tank on the property adjacent to our home.

I understand the last day to submit comments is today and the hearing is on the 27th.

Please call me when you get the opportunity so our letter is submitted on time (310-850-1152).

Kind regards,
Mary

Amy Seeraty

From: sam rad <shamsrad31@gmail.com>
Sent: Wednesday, October 21, 2015 6:19 PM
To: Amy Seeraty
Subject: California Water Service Company - Proposed Mitigated Negative Declaration
Attachments: OSHA diesel tank explodes.jpg; OSHA diesel tank explodes2.jpg

I am writing to express my opposition to the proposed development by Desiree Delgadillo who is representing Orange Coast Petroleum Equipment, Inc.

First and foremost the city of Rancho Palos Verdes should take the safety and health of its citizens as paramount. If you do just a quick google search you can find on OSHA's (Occupational Safety and Health Administration) website of two incidents in 2009 and 2013 of Diesel tanks exploding leading to one hospitalization and two deaths. I have attached copies of these incidents.

Secondly the World Health Organization has stated that Diesel particles and exhausts can causes cancer. To quote the WHO:

"A group of experts from the World Health Organization (WHO) has classified diesel engine exhaust as a carcinogen – a substance that causes cancer. The International Agency for Research on Cancer (IARC), which is part of the WHO, based its decision on what it calls "sufficient evidence" that exposure to diesel exhaust causes lung cancer and "limited evidence" that it increases the risk of bladder cancer. The new classification moves diesel fuel from the category of "probably carcinogenic" to "carcinogenic."

Thirdly as a property owner on Scotwood Drive, directly to the side of, and in front of the California Water Service Company I believe this would greatly devalue not just my property but the surrounding community.

Fourthly there are exactly four Gas and Diesel stations within 2 miles, about 5 minutes or less of the location of the California Water Service Company.

- 1- Chevron Rancho Palos Verdes
- 2- Shell Rancho Palos Verdes
- 3- Arco Rolling Hills Estates
- 4-7-11 gas station Rancho Palos Verdes

And lastly why should the California Water Service Company have a fuel station for its vehicles or its equipment? There are a number of business' on the Palos Verdes Peninsula who use a company vehicles to go around and serve the community, such as Verizon, Cox, the United States Postal Service and more. They all fill up at local gas stations, and so should the California Water Service Company. The Water department has been here for many years and has been able to work its equipment and vehicles without a 1,000 gallon above ground tank, and it should continue to do so.

I ask the Planning Commision to deny this request.

Thank you very much,

Sam Rad



[Return to Accident Search Results](#)

Accident Report Detail

Accident: 200374759 - Two Employees Are Killed When Diesel Tank Explodes

Accident: 200374759 -- Report ID: 0454510 -- Event Date: 04/20/2009

Inspection	Open Date	SIC	Establishment Name
312825979	04/21/2009	2411	Rutland Timber & Trucking

On April 20, 2009, Employee #1 and #2 were in the area of a fueling station for logging trucks. Employee #1 was fueling his logging truck from a 500 gallon above ground diesel tank. The pump began to make noise. Employee #1 opened a cap on the top of the tank because he could not see inside. He then opened his cell phone to look down inside the tank. A blue flame shot out of the tank, and the tank exploded. The explosion killed Employee #1 instantly and ejected burning fuel out of the right end of the tank that struck Employee #2. Employee #2 died from severe burns.

Keywords: truck driver, diesel fuel tank, explosion

#	Inspection	Age	Sex	Degree	Nature	Occupation
1	312825979			Fatality	Burn(Chemical)	Supervisors, forestry and logging workers
2	312825979			Fatality	Burn(Chemical)	Truck drivers, heavy



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Accident Report Detail

Accident: 201623741 - Employee Suffers Burns When Diesel Tank Explodes

Accident: 201623741 -- Report ID: 1054116 -- Event Date: 07/18/2013

Inspection	Open Date	SIC	Establishment Name
316795277	07/29/2013	4213	Combined Transport Inc

On July 18, 2013, Employee #1 was tack welding on a diesel tank filler neck. A flammable vapor ignited the diesel tank and it exploded. The employee was transported to an area hospital, where he was treated for burns to his face and body. Employee #1 was hospitalized.

Keywords: welder, welding, diesel fuel tank, explosion, burn, face

#	Inspection	Age	Sex	Degree	Nature	Occupation
1	316795277			Hospitalized Injury	Burn/Scald(Heat)	Bus, truck and stationary engine mechanics

Amy Seeraty

From: Chi Leung <chikleung@live.com>
Sent: Wednesday, October 21, 2015 9:54 PM
To: Amy Seeraty
Subject: Objection against case No. ZON2015-0023 (Allow for a above ground fuel tank)

Ms. Seeraty;

I am a resident on Stonecrest Road, hereby state an objection against building of an above ground fuel tank in my neighborhood for the following reasons.

Putting a tank underground typically protects it from falling debris, and impedes leaks or tank fires from spreading throughout the yard, where is right next to residential houses.

Equipment and trucks have been fueled for many decades. This fact makes this permit revision controversial.

Reduction of home value is the end result because of the increase of commercial vehicle traffic.

None of my neighbor on Stonecrest Road will vote yes to issue a permit to build such a fuel tank.

Thank you.

C. Leung

Sent from [Mail](#) for Windows 10

Public Correspondence

Amy Seeraty

From: fwielin@cox.net
Sent: Tuesday, October 20, 2015 12:32 AM
To: Amy Seeraty
Subject: 1,000 gallon Diesel tank CA Water Service Company

Dear Ms. Seeraty; I live at 16 Seaview Drive South, below the existing 1,000 gallon above ground Gasoline tank installed at California Water Service Company several years ago.

In reviewing the plans for the proposed additional 1,000 gallon diesel fuel tank at 5837 Crest Road I see it is right next to the very tall antenna mast, which has had many more dishes and other communication devices attached to over the years it has existed.

Can you assure us that this antenna has been reinforced so that in the event of an earthquake or failure of the antenna that it will not pose an electrical hazard with the diesel fuel tanks right next to it?

Why do they need the diesel fuel tank in ADDITION to the gasoline tank?

Thank you, Frances E. Wielin fwielin@cox.net

Amy Seeraty

From: djdev@verizon.net
Sent: Tuesday, October 20, 2015 10:04 PM
To: Amy Seeraty
Subject: Conditional Use Permit Revision and Environmental Assessment Case No. ZON2015-00230
Attachments: Ltr RPV Diesel Tank .doc

Ms. Seeraty,

The attached letter describes my issues and objection to the proposed permit change.

Please let me know if you have any questions or concerns I might address prior to the public hearing that as I understand from my wife has been rescheduled to 10 Nov.

Thank you for your attention to this matter.

Respectfully,

Joe DeVenuto

5822 Scotwood Dr.
Rancho Palos Verdes, CA 90275
October 20, 2015

Dear Ms. Seeraty:

RE: Conditional Use Permit No. 172 Revision "C" Environmental Assessment / Mitigated
Negative Declaration (Planning Case No. ZON2015-00230)

I would like to state my extreme objection to the installation of an additional above ground 1,000 gallon diesel fuel tank located at 5837 Crest Road, City of Rancho Palos Verdes, County of Los Angeles.

Over the past two years there has been an erosion of cooperation between the Water Service Company at this location and the surrounding neighborhood. There has been a removal of vegetation which obscured this maintenance facility equipment. They have allowed the large field covering the water storage tank to turn brown and become an eyesore. In the past 9 months there has been an increased level of staging activity of building material at this facility – depositing gravel, dirt and sand and then reloading into dump trucks for transport elsewhere. There are construction vehicles, building materials, and storage units now occupying the yard, (which is a change from two years ago and is not shown in the photo on page three of the Environmental Checklist) which has degraded the aesthetics of the neighborhood and produced dust and debris to nearby houses. There have been many occasions when this work has occurred after 7 PM and late into the evening hours.

The Water Company's desire to reduce operating costs and improve operational efficiencies with the installation of a diesel refueling tank, does not override the issues of concern to the neighborhood residents. These concerns include:

- hazardous fumes
- diesel odor
- increased trucking activity which will include maintenance yard vehicles, vehicles being refueled and the refueling tanker.

The increased truck traffic will be on roads not intended for this type of activity. Scotwood and Highridge already experience high school traffic. We should not add to this situation.

Any increase in maintenance activity at this facility will further degrade the neighborhood aesthetics and tranquility. The installation of a diesel tank will create odors and hazardous fumes - fumes that are generated from the tank, from vehicle refueling and resupply of the tank. The Environmental Checklist provides no specific study indicating the levels of fumes at any distance from the proposed tank, nor does it provide specifics of the fumes / odor mitigation approach. The wind patterns in this area are such that these fumes and odors will be blown to the homes located north and east of the proposed location. The neighborhood should not have to tolerate even a minute amount of fumes or odor. There is no reason our

neighborhood should be subjected to this hazard for the mere convenience of the maintenance yard. Nor is there is no reason the Water Company cannot continue to refuel their vehicles at other diesel fuel facility.

Given the property values of the homes surrounding this facility and property taxes we pay, it is unreasonable to have a maintenance facility creating debris, noise, odor and hazardous fumes and impacting property values. There is no economic value to the community that justifies the granting of the Water Company's request. There are 17 RPV homes as well as the numerous townhomes in Rolling Hills Estates that surround the maintenance yard that will be directly affected by this proposal. I, like my neighbors, did not purchase property in RPV to be subjected to these changes from a water storage facility that is turning the locality into an industrial park.

Given the lack of concern that has been exhibited by the Water Service Company regarding yard aesthetics and abiding by noise time restrictions, I have my doubts that the mitigation measures listed in the request will be strictly adhered to and thus I strongly oppose this proposal.

I respectfully request the PV Planning Commission deny this permit modification request and protect the quality and economic value of our community.

Joseph DeVenuto

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, October 21, 2015 12:17 AM
To: Amy Seeraty
Subject: Letter Re California Water Company
Attachments: Letter Water Company Oct 20.doc

Ms. Seeraty,

Attached is my letter regarding the Conditional Use Permit Revision and Environmental Assessment concerning the Mitigated Negative Declaration.

Thank you for taking the time to help answer my questions at the counter today.

Sincerely,

Denise DeVenuto

October 20, 2015

Amy Seeraty
Community Development Dept.
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Ms. Seeraty:

I respectfully request that the Rancho Palos Verdes Planning Commission deny the request to revise the Conditional Use Permit 172 to enable the California Water Company to install a diesel fuel tank on their property.

The mitigation measures mentioned in the Environmental Checklist are vague with regard to two important issues. First, at the bottom of page 7, under Section 3 - Air Quality, it states that the proposed diesel fuel tank will have the "proper equipment to prevent escape of any vapors, etc." What equipment will be used to accomplish this mitigation of hazard and pollution? It is no where stated in the Environmental Checklist.

Second, on page 8 with regard to the possibility of creating objectionable odors affecting a substantial number of people, it states, "Prior to the final building inspection, the diesel fuel tank and associated equipment shall contain mechanisms to prevent the escape of vapors consistent with the City's adopted Uniform Building Code." No specific mechanisms are mentioned.

Further, with regard to the issue of Air Quality, I would like to know how the diesel fumes coming from the vent pipe will be controlled. How can it be claimed that there will be "proper equipment to prevent escape of any vapors" when there is a pipe attached to the diesel fuel tank that is designed to vent vapors? This is inconsistent and therefore the Water Company doesn't appear to have a viable mitigation approach. I have concerns that they will take short cuts in any mitigation activity because minimizing costs is of paramount interest to them. And when it comes to environmental health, costs should not be the overriding factor.

The claim in Section 7 regarding Greenhouse Emissions that "the proposed project would actually reduce emissions" is spurious. The reduction in travel time and consequent emissions is extremely minimal and inconsequential. There are two gas stations less than two miles from the Water Company property that sell diesel fuel. Their proposal doesn't provide any quantitative explanation of how the few trucks in the yard are going to save emissions by fueling on site. The size of the proposed tank suggests that in actuality the Water Company intends to use this facility as a refueling depot for more than just the vehicles currently operating on site. This cannot be allowed to happen in this neighborhood as it will increase traffic and pollution.

There is no need for the proposed diesel fuel tank other than the desire of the Water Company to minimize their cost of fuel by gaining the ability to purchase and store large quantities of diesel fuel in their maintenance yard. An additional benefit is increasing the productivity of maintenance staff by limiting their need to leave the yard to fuel their vehicles. These two cost saving issues clearly do not outweigh the desire of Rancho

Palos Verdes residents to live in a neighborhood without concerns about potential hazards, air pollution, noise, and from at least one of the backyards on Scotwood Drive, a clear view of the proposed tank.

I would also like to know if the currently existing gas fuel tank on the property contains 1,000 or instead 2,000 gallons as stated on Page 10. How many vehicles are fueled by this tank and how often is it inspected for maintainance?

Will only the vehicles that are currently parked at the site be fueled by the proposed diesel tank, or will other Water Company vehicles travel to the site to be fueled? Approximately how many vehicles will be coming to the yard to obtain diesel fuel from the proposed tank? Vehicles travelling to the site for fuel will increase greenhouse gas emissions in our area.

With the increased level of activity in the maintainance yard in the last year, there is a distinct possibility that the Water Company desires the ability to easily and more cheaply provide more diesel fuel for their trucks and other large vehicles. I suspect that a further increase in activity is planned and that this new source of diesel fuel will facilitate it. Instead of helping the Water Company increase the amount of noise, dust, debris, and greenhouse gas emissions, the City of Rancho Palos Verdes could act in the economic interests of its residents by not granting permission for the proposed diesel fuel tank. Our property values could potentially be affected by the current and future conditions and activities at the Water Company maintainance yard (if they haven't already).

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Based on the above concerns, I am requesting that the Planning Commission find that the proposed project may have a significant effect on the environment, and deny the Water Company's request to revise the Conditional Use Permit 172 to enable the California Water Company to install a diesel fuel tank on their property. In the alternative, I request that the Planning Commission find that the proposed project may have a significant effect on the environment, and an Environmental Impact Report be required.

If the Water Company's request is not denied by the Planning Commission, I request that an additional mitigation measure be imposed as follows: that the Fire Department inspect the proposed diesel fuel tank on a regular basis to ensure that it is being properly maintained. I am making this request because there is no mention of Fire Department inspections other than an inspection of the diesel fuel tank "prior to its use" (see page 12).

Sincerely,

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Amy Seeraty

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Sent: Wednesday, October 21, 2015 9:54 PM
To: Amy Seeraty
Subject: Objection against case No. ZON2015-0023 (Allow for a above ground fuel tank)

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Thank you.

C. Leung

Sent from Mail for Windows 10

Amy Seeraty

From: sam rad <shamsrad31@gmail.com>
Sent: Wednesday, October 21, 2015 6:19 PM
To: Amy Seeraty
Subject: California Water Service Company - Proposed Mitigated Negative Declaration
Attachments: OSHA diesel tank explodes.jpg; OSHA diesel tank explodes2.jpg

I am writing to express my opposition to the proposed development by Desiree Delgadillo who is representing Orange Coast Petroleum Equipment, Inc.

First and foremost the city of Rancho Palos Verdes should take the safety and health of its citizens as paramount. If you do just a quick google search you can find on OSHA's (Occupational Safety and Health Administration) website of two incidents in 2009 and 2013 of Diesel tanks exploding leading to one hospitalization and two deaths. I have attached copies of these incidents.

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"A group of experts from the World Health Organization (WHO) has classified diesel engine exhaust as a carcinogen – a substance that causes cancer. The International Agency for Research on Cancer (IARC), which is part of the WHO, based its decision on what it calls "sufficient evidence" that exposure to diesel exhaust causes lung cancer and "limited evidence" that it increases the risk of bladder cancer. The new classification moves diesel fuel from the category of "probably carcinogenic" to "carcinogenic."

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Fourthly there are exactly four Gas and Diesel stations within 2 miles, about 5 minutes or less of the location of the California Water Service Company.

- 1- Chevron Rancho Palos Verdes
- 2- Shell Rancho Palos Verdes
- 3- Arco Rolling Hills Estates
- 4-7-11 gas station Rancho Palos Verdes

And lastly why should the California Water Service Company have a fuel station for its vehicles or its equipment? There are a number of business' on the Palos Verdes Peninsula who use a company vehicles to go around and serve the community, such as Verizon, Cox, the United States Postal Service and more. They all fill up at local gas stations, and so should the California Water Service Company. The Water department has been here for many years and has been able to work its equipment and vehicles without a 1,000 gallon above ground tank, and it should continue to do so.

I ask the Planning Commision to deny this request.

Thank you very much,

Sam Rad



[Return to Accident Search Results](#)

Accident Report Detail

Accident: 200374759 - Two Employees Are Killed When Diesel Tank Explodes

Accident: 200374759 -- Report ID: 0454510 -- Event Date: 04/20/2009

Inspection	Open Date	SIC	Establishment Name
312825979	04/21/2009	2411	Rutland Timber & Trucking

On April 20, 2009, Employee #1 and #2 were in the area of a fueling station for logging trucks. Employee #1 was fueling his logging truck from a 500 gallon above ground diesel tank. The pump began to make noise. Employee #1 opened a cap on the top of the tank because he could not see inside. He then opened his cell phone to look down inside the tank. A blue flame shot out of the tank, and the tank exploded. The explosion killed Employee #1 instantly and ejected burning fuel out of the right end of the tank that struck Employee #2. Employee #2 died from severe burns.

Keywords: truck driver, diesel fuel tank, explosion

#	Inspection	Age	Sex	Degree	Nature	Occupation
1	312825979			Fatality	Burn(Chemical)	Supervisors, forestry and logging workers
2	312825979			Fatality	Burn(Chemical)	Truck drivers, heavy



[Return to Accident Search Results](#)

Accident Report Detail

Accident: 201623741 - Employee Suffers Burns When Diesel Tank Explodes

Accident: 201623741 -- Report ID: 1054116 -- Event Date: 07/18/2013

Inspection	Open Date	SIC	Establishment Name
316795277	07/29/2013	4213	Combined Transport Inc

On July 18, 2013, Employee #1 was tack welding on a diesel tank filler neck. A flammable vapor ignited the diesel tank and it exploded. The employee was transported to an area hospital, where he was treated for burns to his face and body. Employee #1 was hospitalized.

Keywords: welder, welding, diesel fuel tank, explosion, burn, face

#	Inspection	Age	Sex	Degree	Nature	Occupation
1	316795277			Hospitalized injury	Burn/Scald(Heat)	Bus, truck and stationary engine mechanics

Amy Seeraty

From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Wednesday, October 21, 2015 7:25 AM
To: Amy Seeraty
Subject: Diesel Fuel Tank Proposal

Good morning Amy. I left you a message yesterday regarding questions I have on the California Water Service Company proposal to have a 1,000 gallon of diesel fuel tank on the property adjacent to our home.

I understand the last day to submit comments is today and the hearing is on the 27th.

Please call me when you get the opportunity so our letter is submitted on time (310-850-1152).

Kind regards,
Mary

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From: Mary Rezk-Hanna <mrezk@ucla.edu>
Sent: Friday, October 30, 2015 1:22 PM
To: Amy Seeraty
Cc: shamsrad31@gmail.com; djdev@verizon.net; dende88@gmail.com; fwielin@cox.net; Chi Leung; kmb0421@gmail.com; wendykip@hotmail.com; David Hanna
Subject: Re: Diesel Fuel Tank MND
Attachments: Revise Permit 172.pdf

Thank you for your email, Amy!

Please see the attached letter.

My family will be sending a separate letter next week to comment on the revised mitigated declaration form. To my understanding, the revised form focuses on placing protective bollards around the proposed tank areas?

Please keep us updated with the Planning Commission Staff Report.

Also, would you please advise on when the hearing scheduled to be - November 10th or 11th?

Many thanks for your continued support!

Kind regards,
Mary

On Wed, Oct 28, 2015 at 2:05 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:
Hello Mary-

Per your request, please see the attached revised MND. Please note that this is the environmental document, and that I am working on the associated Planning Commission Staff Report right now. The Staff Report will be available on Thursday of next week, and will have Staff's recommendation to the Planning Commission. Please let me know if you have any questions. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE SWITCH MY EMAIL FROM AMYS@RPV.COM TO AMYS@RPVCA.GOV.

October 21st 2015

City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

RE: Conditional Use Permit No. 172 Revision "C" and Environmental Assessment/ Mitigated Negative Declaration (Planning Case No. ZON2015-00230)
Project Sponsor Name: California Water Service Company (CWSC)
5837 Crest Road
Rancho Palos Verdes, CA 90275

Dear Sir/ Madam,

As concerned residents on Scotwood Drive in the city of Rancho Palos Verdes, this letter serves to express our strong objection on the request to revise Conditional Use Permit No. 172 to allow for a 1,000 gallon above-ground diesel fuel tank to fuel California Water Service Company trucks and equipment. The risks of this request outweigh the noted benefits.

First and foremost, the scientific literature is clear in suggesting those who live near diesel-fuel tanks and/or machinery are at a much higher risk to have deleterious health consequences from both acute as well as the chronic exposures. Fuel vapor has been shown to easily escape: (a) into the air during refueling; (b) when liquid fuel evaporates from a spill; or (c) directly from gas tanks (especially on hot days) resulting in exposure-related respiratory and cardiovascular morbidity and mortality. Air pollution epidemiologic surveyors have demonstrated a strong correlation even with cancer and proximity exposure to diesel fuel. Cases from delayed mild hypertension were reported in individuals who were exposed to diesel fuel vapor for as little as 10 days as well as many blood and lung cancer from chronic exposures.

The toxins, especially particulate matter exposure from diesel fuel is known to be deleterious to both human and animal health. We did not choose to live near busy streets and/ or highways to decrease our exposure from air pollution, traffic related-diesel fuel and products of its combustion products. The proposed project will have a significant effect on the surrounding environment including water, air quality and objectionable odors. Although a mitigated negative declaration is prepared, we do not agree to revise Conditional Use Permit No. 172 and expose ourselves as well as our community and environment to toxins from 1,000 gallon above-ground diesel fuel tank to simply fuel California Water Service Company trucks and equipment while diesel gas stations are located within 4-6 miles away from the California Water Service Company.

Given that our state of California continues to take the lead in setting stricter standards for diesel fuel, we urge the city of Rancho Palos Verdes to take appropriate measures to protect us and the rest of the public from this proposal.

We thank you for your time and consideration.

Kind regards,

Residents on Scotwood Drive
Rancho Palos Verdes, CA 90275
(Please refer to the attached second page for family names and addresses)

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Monday, November 02, 2015 10:00 AM
To: Amy Seeraty
Cc: Mary Rezk-Hanna; shamsrad31@gmail.com; dende88@gmail.com; fwielin@cox.net; Chi Leung; kmb0421@gmail.com; wendykip@hotmail.com; David Hanna
Subject: Re: Diesel Fuel Tank MND

Amy,

Thank you for sending out the update and clarifying the changes.

Maybe it will be in the staff report, but I have yet to see why this added tank is necessary other than for the water company's convenience to the detriment of all of the surrounding neighbors.

Every neighbor I have spoken to that surrounds the water company's lot is against this.

I hope the staff report takes into account our neighborhood concerns. The water department's yard is becoming an industrial park and I don't believe this was the intent of the original permit, not should it be now.

Thank you for addressing our issues.

Joe

Sent from my iPhone

On Nov 2, 2015, at 11:51 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello Mary-

Thank you for your email and letter. Just to clarify, the change was from requiring a 125% capacity (1,250 gallon) collection basin to requiring that the tank be manufactured per Underwriters Laboratories Standards 142 and 2085. However, there will still be a curb around the tank and that area will still hold approximately 340 gallons. The protective bollards were, and are still proposed. The staff report will be completed this week and should be available on Thursday. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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On Wed, Oct 28, 2015 at 2:05 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello Mary-

Per your request, please see the attached revised MND. Please note that this is the environmental document, and that I am working on the associated Planning Commission Staff Report right now. The Staff Report will be available on Thursday of next week, and will have Staff's recommendation to the Planning Commission. Please let me know if you have any questions. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

WE ARE IN PROCESS OF SWITCHING TO A NEW WEB AND EMAIL DOMAIN. IF YOU HAVE ME IN YOUR CONTACTS, PLEASE SWITCH MY EMAIL FROM AMYS@RPV.COM TO AMYS@RPVCA.GOV.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

RECEIVED

OCT 22 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

October 19, 2015

Amy Seeraty, Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Dear Ms. Seeraty:

PROPOSED MITIGATED NEGATIVE DECLARATION, "CONDITIONAL USE PERMIT
NO. 172 C", INSTALL A 1,000 GALLON ABOVE-GROUND DIESEL FUEL TANK TO
FUEL CALIFORNIA TRUCKS AND EQUIPMENT, 5837 CREST ROAD, RANCHO
PALOS VERDE (FFER 201500174)

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

PLANNING DIVISION:

- 1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

- 1. The County of Los Angeles Fire Department Fire Prevention's Land
Development Unit has no objection to the proposed project.
2. Should any questions arise regarding subdivision, water systems, or access,
please contact the County of Los Angeles Fire Department's Land Development
Unit's Inspector Nancy Rodeheffer at (323) 890-4243.

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

Table listing various cities and areas served by the fire department, including Agoura Hills, Artesia, Azusa, Baldwin Park, Bell, Bell Gardens, Bellflower, Bradbury, Calabasas, Carson, Cerritos, Claremont, Commerce, Covina, Cudahy, Diamond Bar, Duarte, El Monte, Gardena, Glendora, Hawaiian Gardens, Hawthorne, Hidden Hills, Huntington Park, Industry, Inglewood, Irwindale, La Canada Flintridge, La Habra, La Mirada, La Puente, Lakewood, Lancaster, Lawndale, Lomita, Lynwood, Malibu, Maywood, Norwalk, Palmdale, Palos Verdes Estates, Paramount, Pico Rivera, Pomona, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Rosemead, San Dimas, Santa Clarita, Signal Hill, South El Monte, South Gate, Temple City, Walnut, West Hollywood, Westlake Village, and Whittier.

Amy Seeraty, Associate Planner
October 19, 2015
Page 2

3. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

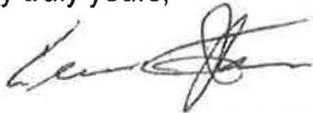
1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and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

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no objection to the project. At a minimum, a hazardous materials program permit will have to be acquired from HHMD, Certified Unified Program Agency (CUPA) for the operation of the proposed 1,000 gallon above-ground diesel fuel storage tank.

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

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

October 19, 2015

RECEIVED

OCT 22 2015

COMMUNITY DEVELOPMENT
DEPARTMENT



Attn: Ms. Amy Seeraty, Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275-5391

**RE: Conditional Use Permit Revision and Environmental Assessment (Mitigated Negative Declaration-
Case No. ZON2015-00230)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between the tribes, project proponents, and government agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to Gabrieleño Tribal Consultants, who are closer to the project area. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

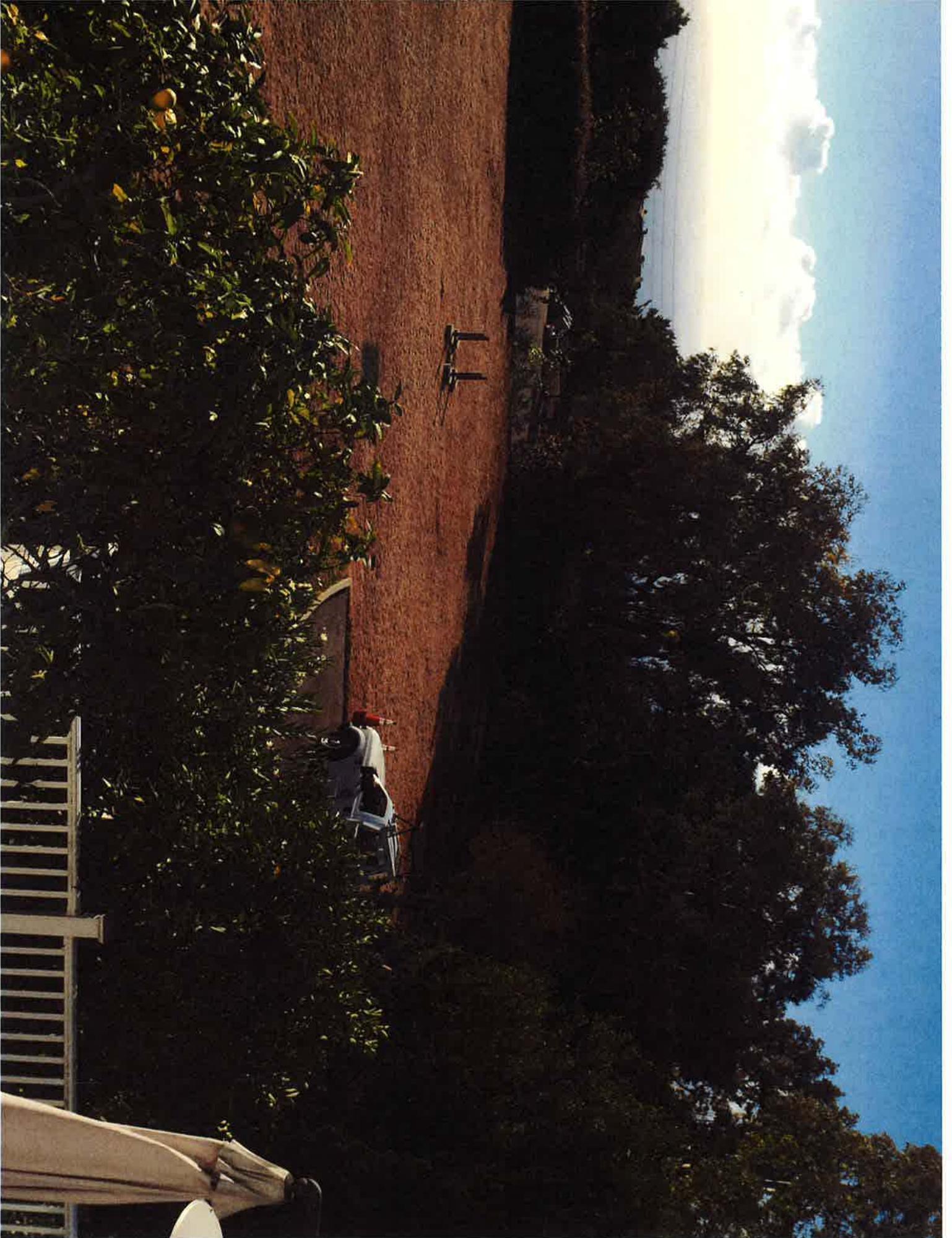
Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

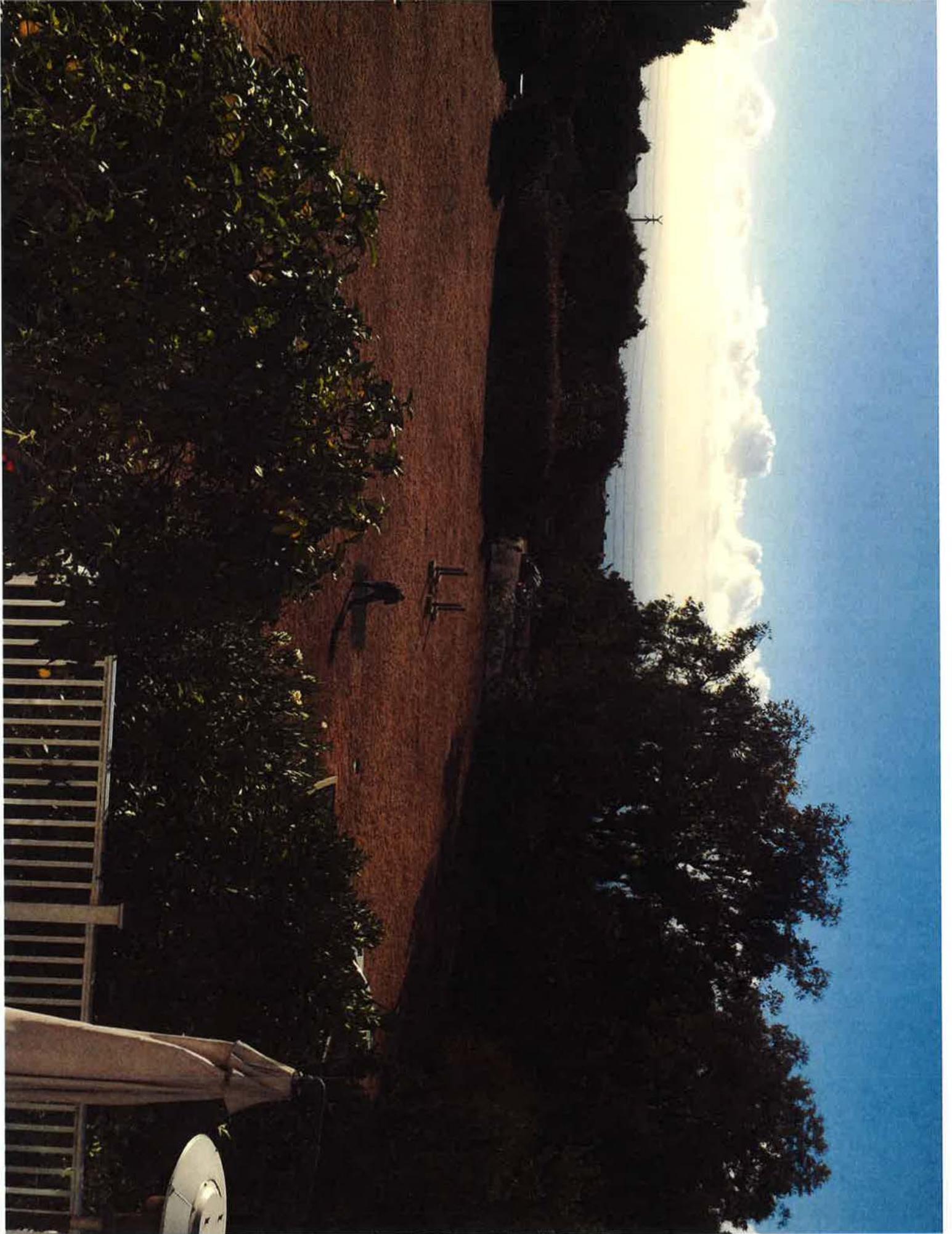
Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Rancho Palos Verdes. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians

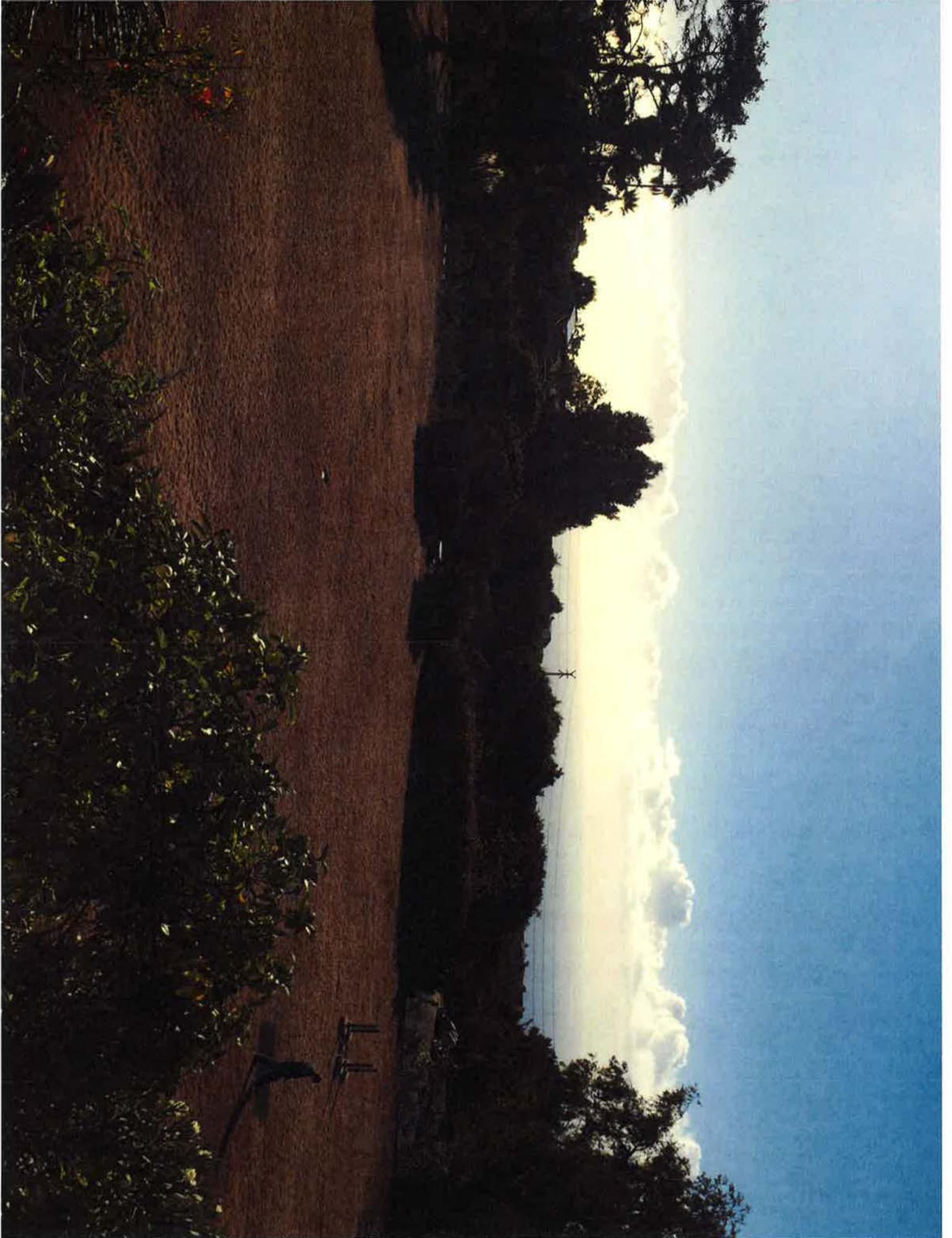
Amy Seeraty

From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Tuesday, November 03, 2015 8:35 AM
To: Amy Seeraty
Subject: Pictures
Attachments: IMG_0732.JPG; ATT00001.txt; IMG_0733.JPG; ATT00002.txt; IMG_0734.JPG; ATT00003.txt

Hi Amy. These are the ones taken from our room balcony. The rest are taken from the backyard.
Please let me know if you have any questions.
Thanks - Mary







Amy Seeraty

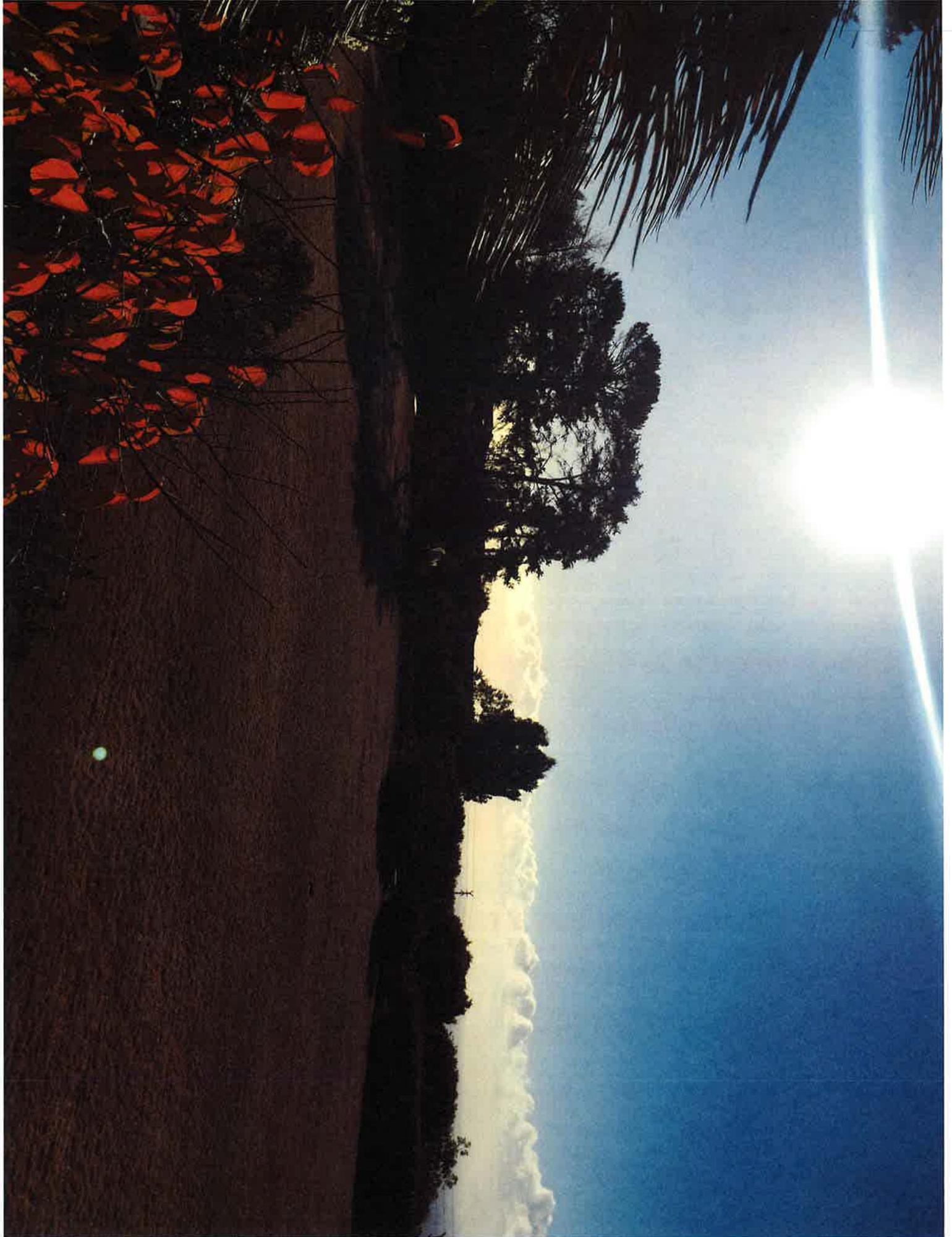
From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Tuesday, November 03, 2015 8:14 AM
To: Amy Seeraty
Subject: Pictures for proposed project
Attachments: IMG_0726.JPG; ATT00001.txt; IMG_0727.JPG; ATT00002.txt; IMG_0729.JPG; ATT00003.txt

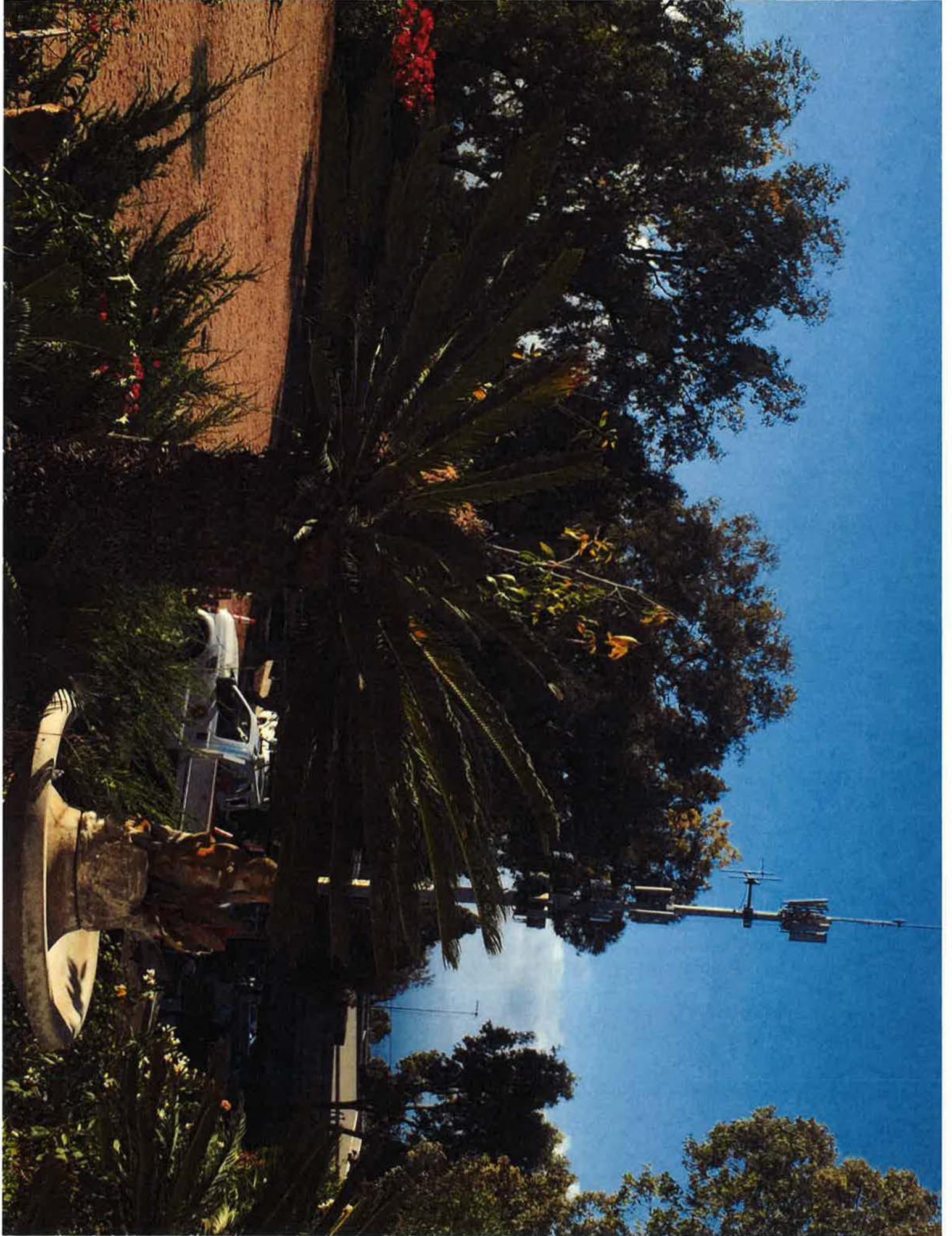
Amy Seeraty

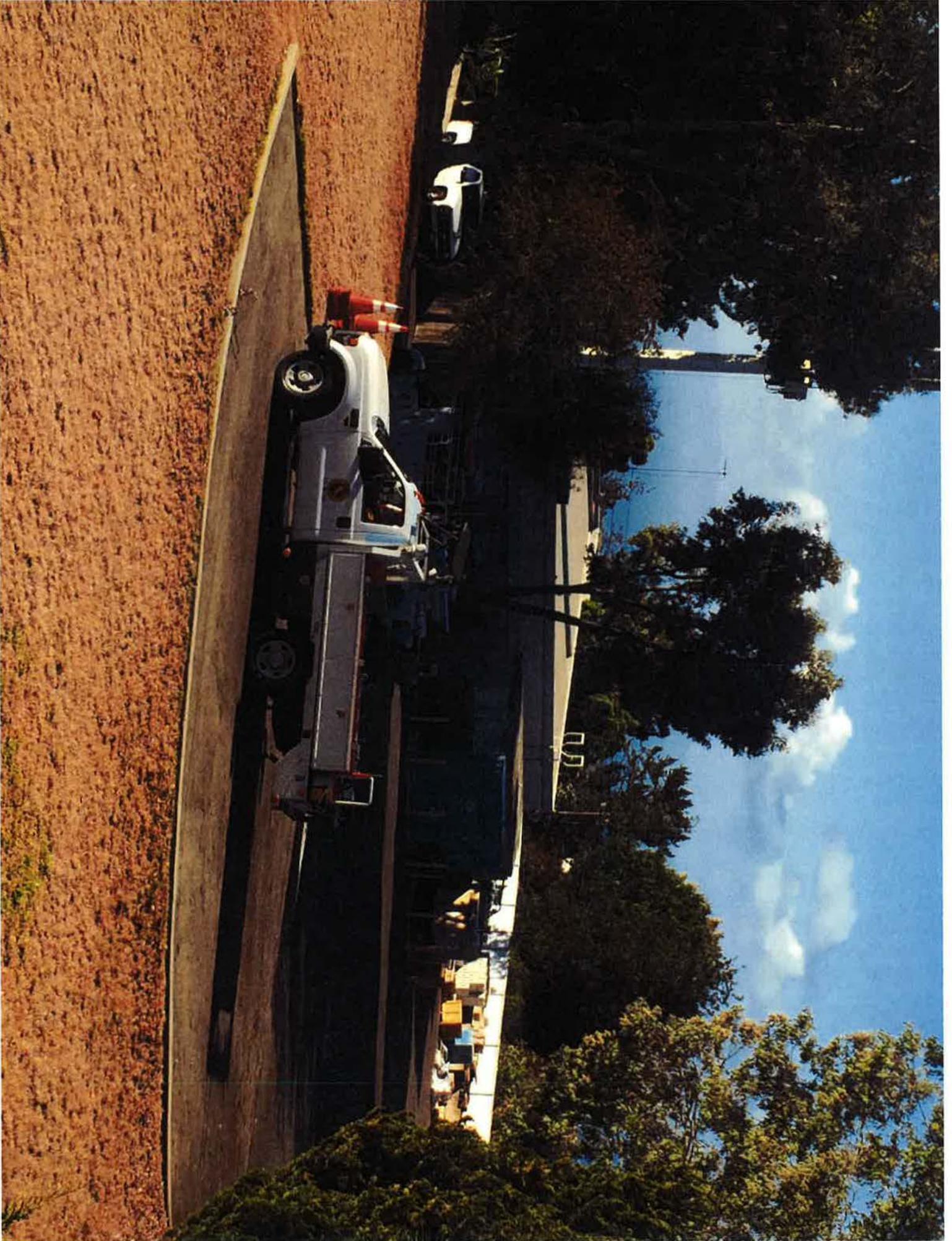
From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Tuesday, November 03, 2015 8:12 AM
To: Amy Seeraty
Subject: Pictures for proposed site
Attachments: IMG_0721.JPG; ATT00001.txt; IMG_0722.JPG; ATT00002.txt; IMG_0723.JPG; ATT00003.txt; IMG_0724.JPG; ATT00004.txt; IMG_0725.JPG; ATT00005.txt

Amy Seeraty

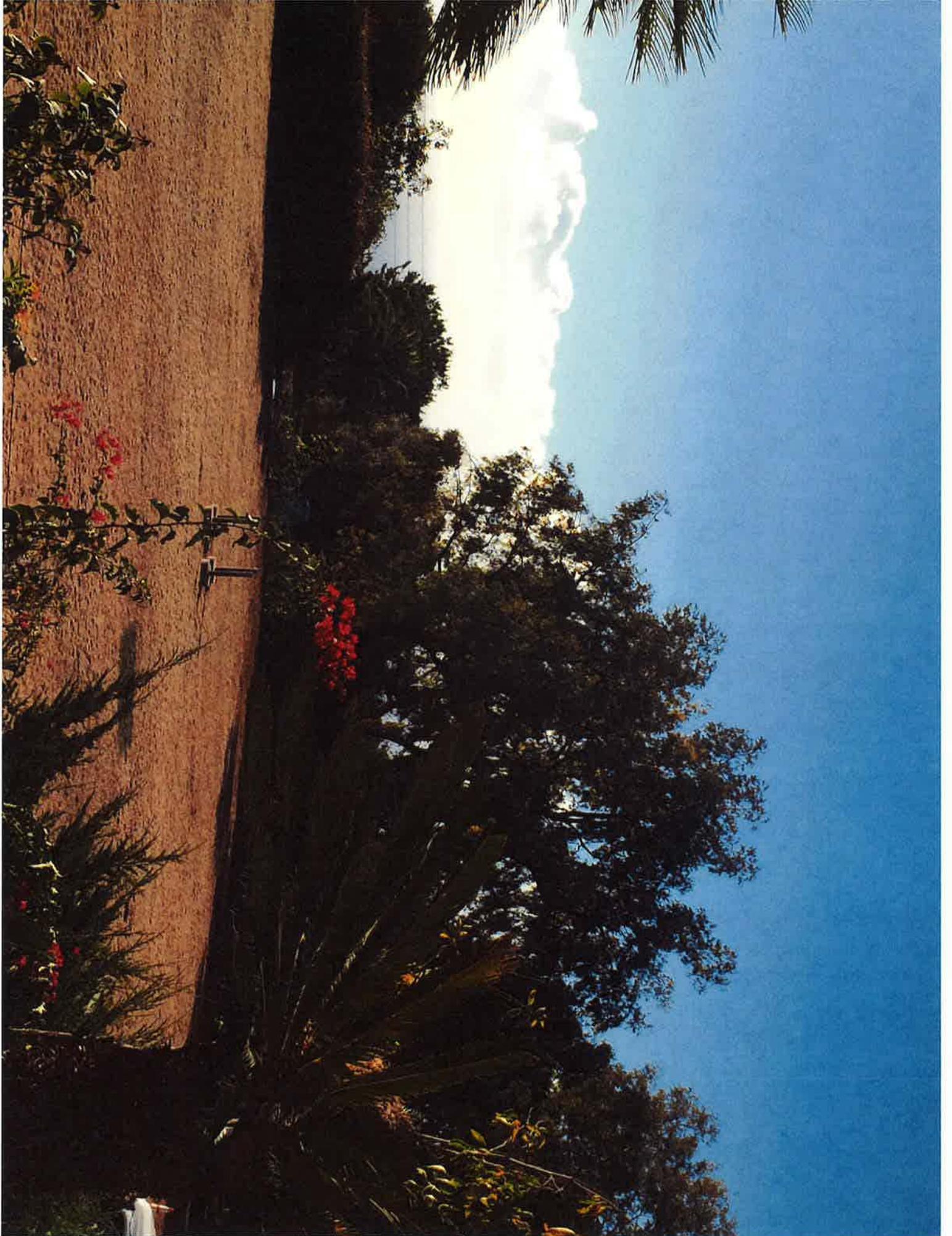
From: Mary Rezk-Hanna <mrezk@g.ucla.edu>
Sent: Tuesday, November 03, 2015 8:21 AM
To: Amy Seeraty
Subject: Pictures
Attachments: IMG_0732.JPG; ATT00001.txt; IMG_0733.JPG; ATT00002.txt; IMG_0734.JPG; ATT00003.txt

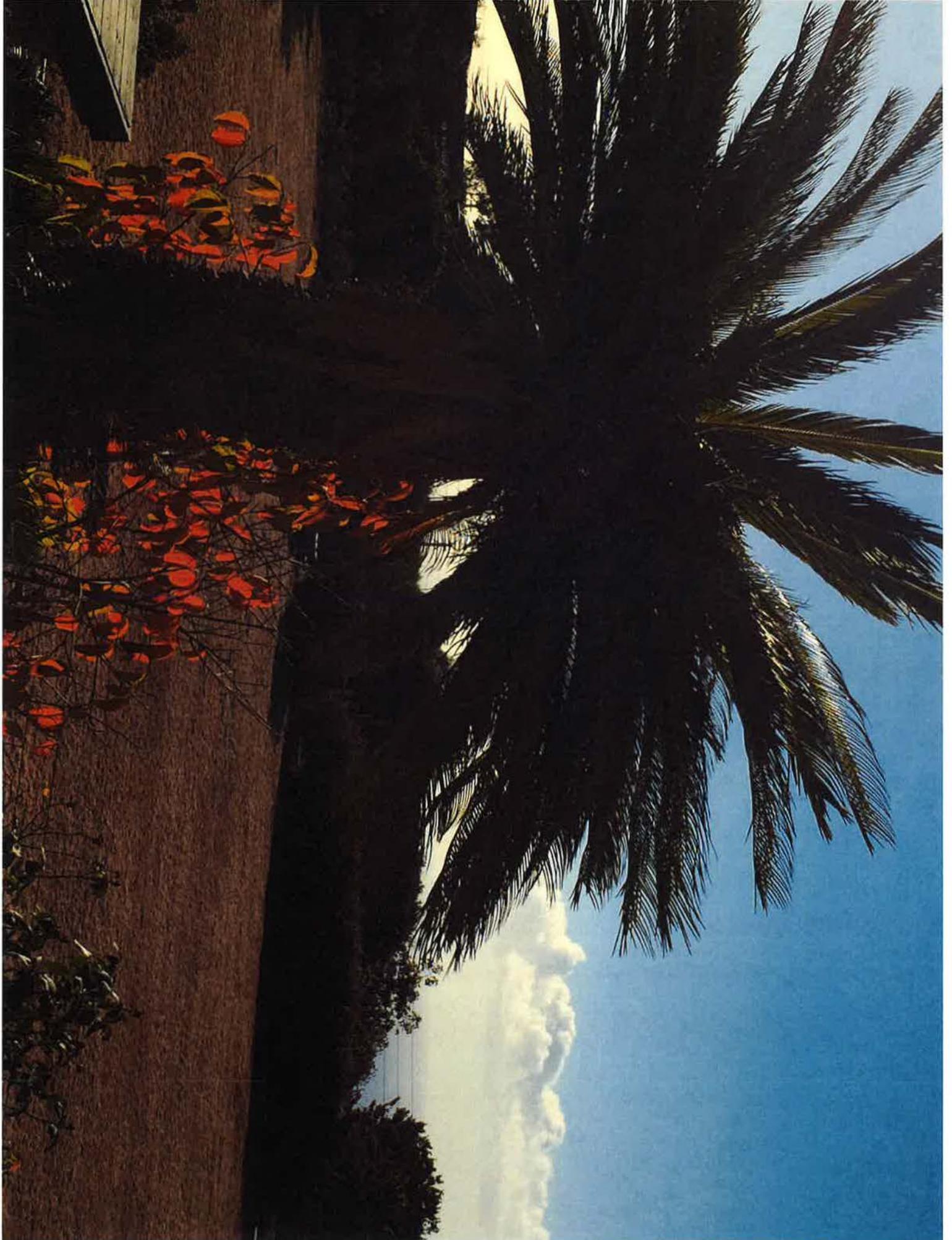


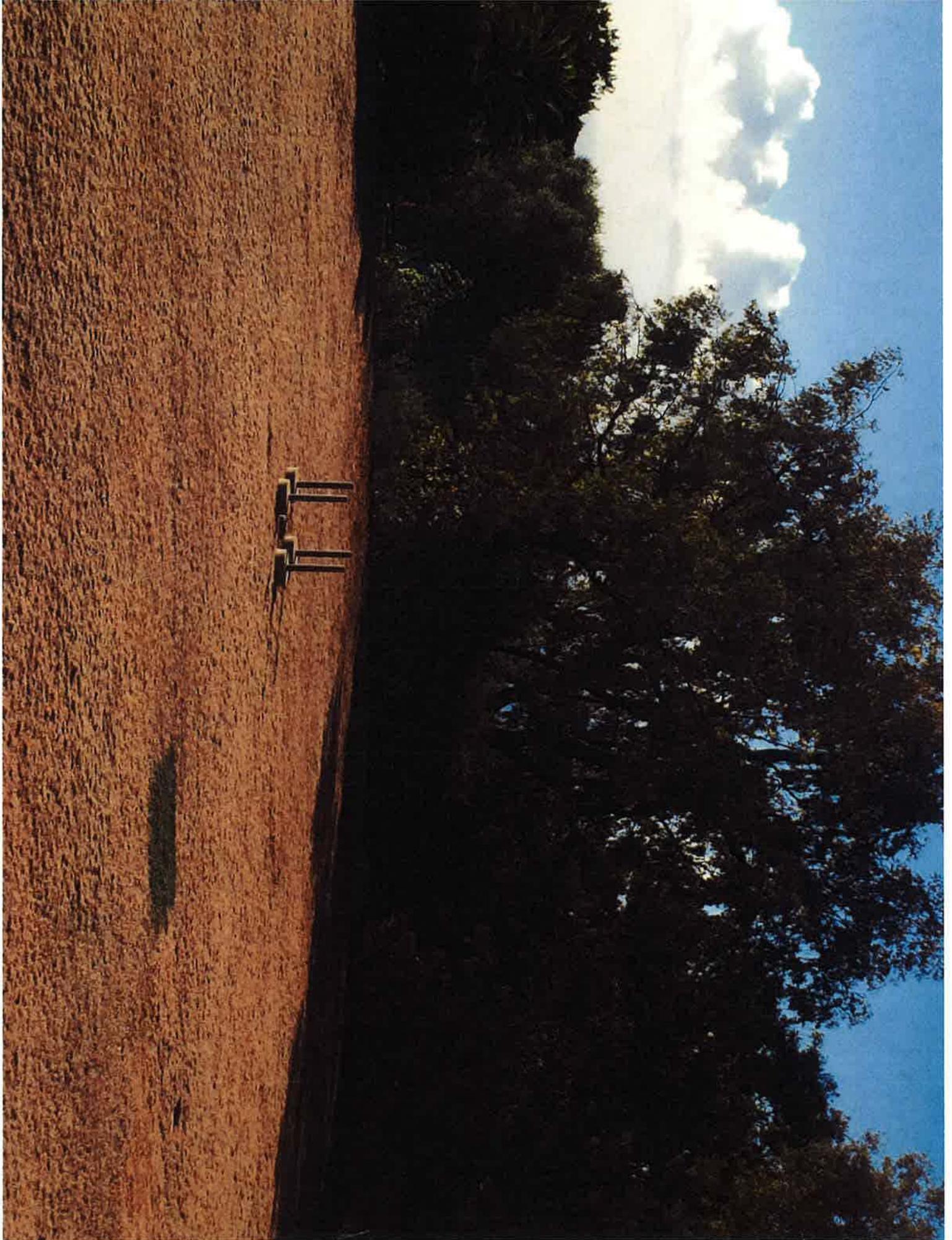


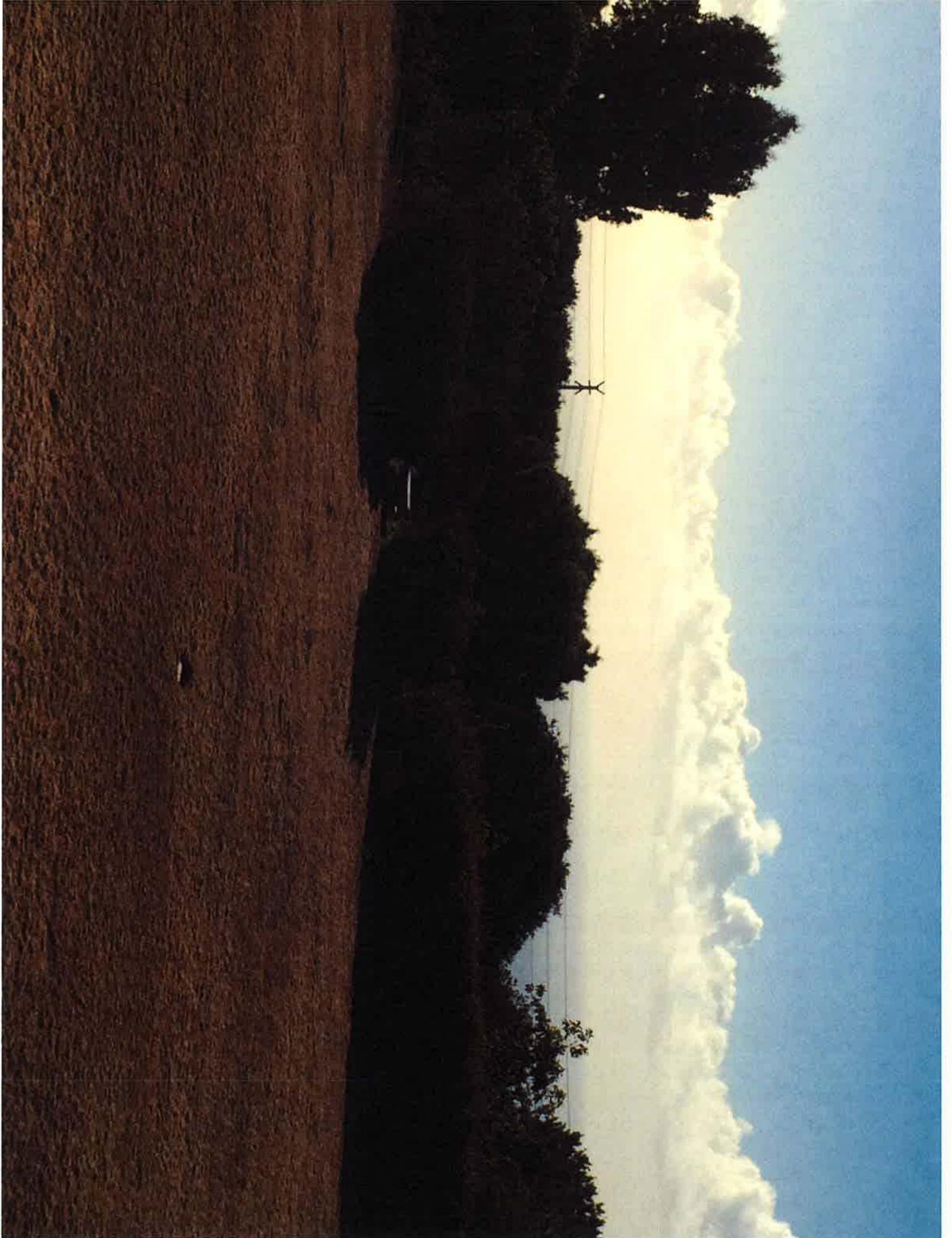


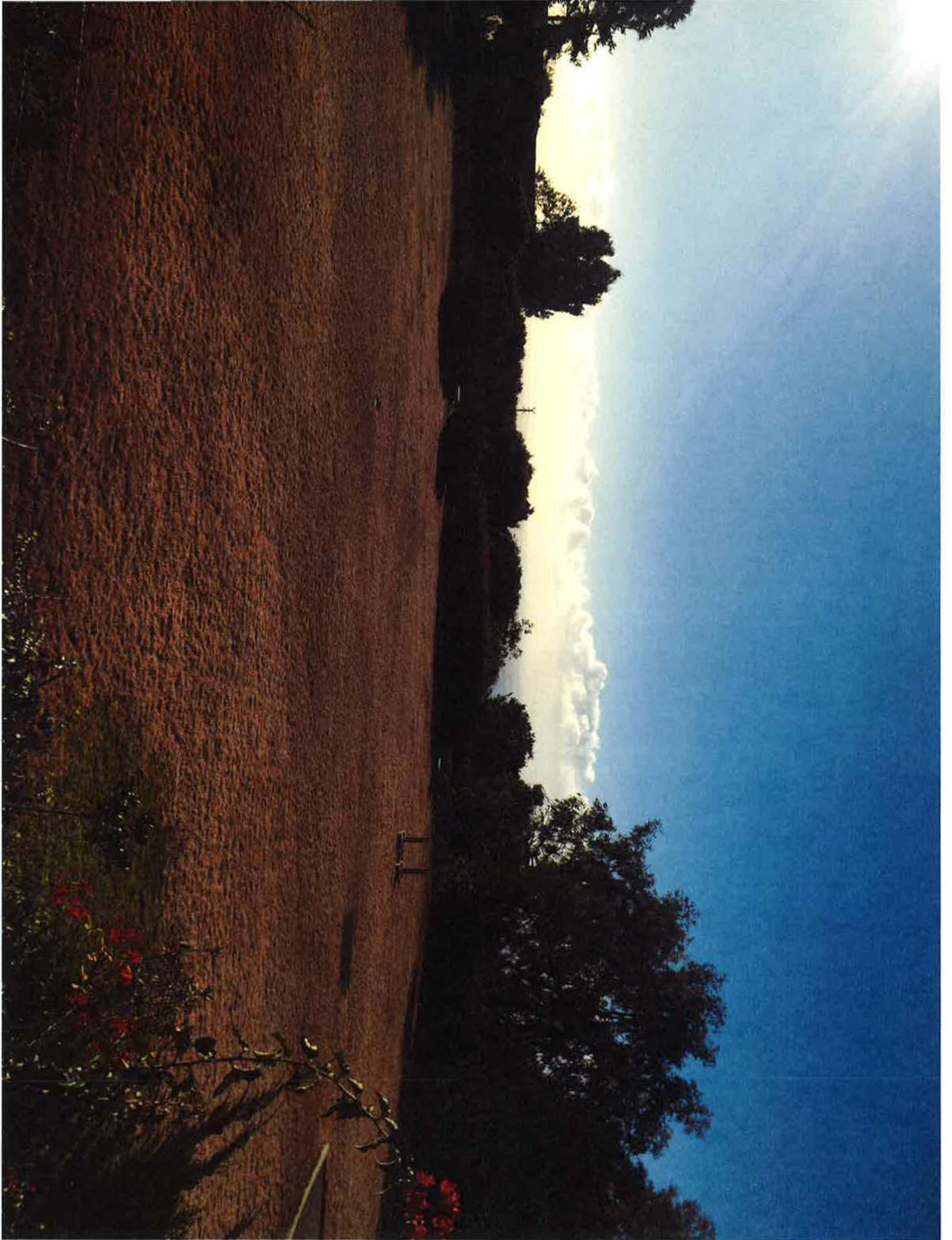
K-45











Amy Seeraty

From: Denise DeVenuto <dendev3@hotmail.com>
Sent: Tuesday, November 03, 2015 12:08 PM
To: Amy Seeraty
Cc: Mary Rezk-Hanna; djdev@verizon.net
Subject: 5822 Scotwood Dr.
Attachments: photo.JPG; ATT00001.txt

View of Cal Water yard from back of 5822 Scotwood Dr. after trees were cut down and new bushes were planted at south side of Cal Water's lawn.



Amy Seeraty

From: Denise DeVenuto <dendev3@hotmail.com>
Sent: Tuesday, November 03, 2015 12:20 PM
To: Amy Seeraty
Cc: Mary Rezk-Hanna; djdev@verizon.net
Subject: 5822 Scotwood, 2nd photo
Attachments: photo.JPG; ATT00001.txt

Gaps left when trees were cut and replaced with small bushes shown here at south end of Cal Water's lawn



Amy Seeraty

From: Joel Rojas
Sent: Monday, November 16, 2015 8:29 AM
To: Amy Seeraty
Subject: FW: catalina island

Sent from my Windows Phone

From: [G ZITPA](#)
Sent: 11/15/2015 10:29 AM
To: [PC](#)
Subject: Fwd: catalina island

I am concerned about your debates about the Dwp wanting a yet bigger DIESEL FUEL tank. It might be true that it is less flammable than gasoline but it is also less volatile and hangs around longer polluting the air ,in the fog at night the fumes just might stick around a long while .What is the benefit of breathing such air ? No one is trying to shut down the DWP (as was mentionned).
Ginette Aelony

http://www.dailybreeze.com/science/20151114/catalina-island-unlocking-clues-to-sea-level-rises?source=most_viewed

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Tuesday, November 24, 2015 12:46 PM
To: Amy Seeraty; djdev@verizon.net; jhdemus@verizon.net
Subject: Request for Continuance of December 8 Meeting

Amy,

Thank you for taking the time to talk with us by phone today to fill us in with regard to the status of the December 8 meeting and what has taken place since the November 10 meeting.

Having just found out from you that the Planning Commission has sent a list of proposed restrictions to Cal Water Services Company, and that CWSC has sent you a response to that proposal, we feel that there will be inadequate time for the residents to both review and respond to either set of information, since the first time we will become privy to them will be at the December 8 meeting.

Secondly, as we discussed this morning, the neighborhood has a set of proposed restrictions that we will be emailing you by November 30. There needs to be sufficient time for you to send that to CWSC and for them to respond to the Planning Commission staff so that their response can be included in the staff report. We would respectfully request that we receive CWSC's response before the next Planning Commission's meeting so that we have time to formulate a response. It simply is not fair, and does not conform with the Planning Commission's procedures to introduce to the community a critical piece of new information at the next meeting, information to which we will not have been afforded the opportunity to respond in writing. A three-minute oral response prepared on the fly by individual residents who have not had time to meet and discuss the Planning Commissions proposed restrictions, nor the CWSC's response does not afford the community an adequate or fair forum.

Preparing a new staff report for the December 8 meeting is not adequate to address new information that was relayed at the November 10 meeting. An updated Environmental Assessment/Mitigated Negative Declaration (MND) should be prepared to address the issues described below.

Specifically, #10 Land Use and Planning does not address how the proposed diesel fuel tank will facilitate expanded use of the facility for maintenance equipment storage and staging of construction material. There has already been an expansion of activities since the beginning of the year. It is undeniable that this current expansion has impacted the residents surrounding the facility. One of the commissioners, at the Nov. 10 meeting, asked the CWSC representative to describe their plans for use of the property. This should be included in an updated MND.

Also, at the November 10 meeting, the CWSC representative, Matt King, when asked by a commissioner how many vehicles he planned to have on site, Mr. King responded that there could be 30 vehicles located on the Crest Road site. This certainly would have an impact on local traffic. Therefore, this concern needs to be addressed under Item #16 Transportation/ Traffic.

An updated MND is required because of the two items listed above, and the public needs to have an opportunity to respond to an updated MND, as the Planning Commission has done in the past when a MND has been modified.

We would like to request a continuance so that we will have time to read and discuss the Planning Commission staff report that will include the restrictions proposed by the Planning Commission as well as the CWSC's response. Therefore, we would respectfully request a continuance of the December 8 meeting so that we can obtain a copy of the staff report and have enough time to discuss it among the residents.

Further, we would like to inform you that I just spoke with Jim Demus, president of the Mesa Palos Verdes Home Owners' Association. He told me that there is no HOA meeting scheduled regarding any issue with CWSC. This is inconsistent with the information that Matt King relayed to you regarding his plan to speak at an HOA meeting about this issue the first week of December.

Please let me know how this situation regarding the December 8 meeting and a lack of time to receive information and prepare for it can be resolved.

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, November 25, 2015 2:41 PM
To: Amy Seeraty
Subject: Re: Request for Continuance of December 8 Meeting

Amy,

Thank you for emailing us this info.

Denise DeVenuto

On Wed, Nov 25, 2015 at 2:26 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello Joe-

Thank you for your email. Please see the attached email response I received from Cal Water on Monday 11/23 to the summary of the suggested conditions I noted from the Planning Commissioner's suggestions at the 11/10 meeting. However, please read this document with the caveat that things may change before Staff report is finalized next week. Thank you and please let me know if you have any questions.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Joe [mailto:djdev@verizon.net]

Sent: Wednesday, November 25, 2015 11:33 AM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Denise DeVenuto <dendev88@gmail.com>; jhdemus@verizon.net; Joel Rojas <JoelR@rpvca.gov>; Ara Mihranian

<AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: Re: Request for Continuance of December 8 Meeting

Amy,

Thanks for the information.

Is it possible for you to send us a copy of the restrictions that you have worked with Cal Water?

Since this permit request affects the neighbors is is very unfortunate we will not see the staff report until sometime next Thursday which gives the neighbors very little time to review and coordinate.

We are also not afforded any opportunity to see the conditions and respond in writing prior to your 30 Nov deadline.

While we realize the Thanksgiving holidays are effecting the timelines your office is not providing the community reasonable review and comment, this is most unfortunate.

Joe

Sent from my iPhone

On Nov 25, 2015, at 11:22 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Denise and Joe-

Thank you for your email and note that your questions below will be addressed in the staff report and attached as "Public Correspondence". I have spoken with the Community Development Director and he did confirm what I stated during our conversation earlier today: that the Planning Commission gave direction at the November 10th meeting and continued the public hearing to Dec 8th, and if any members of the public are seeking a continuance of the hearing past December 8th, that request will need to be considered by the Planning Commission at the December 8th meeting, as that decision is at their discretion.

Also, as we discussed, the Staff Report for the December 8th Planning Commission meeting will be made available to the public and the Planning Commission on Thursday, December 3rd. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Denise DeVenuto [<mailto:dendev88@gmail.com>]

Sent: Tuesday, November 24, 2015 12:46 PM

To: Amy Seeraty <Amys@rpvca.gov>; djdev@verizon.net; jhdemus@verizon.net

Subject: Request for Continuance of December 8 Meeting

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Please let me know how this situation regarding the December 8 meeting and a lack of time to receive information and prepare for it can be resolved.

Amy Seeraty

From: Amy Seeraty
Sent: Wednesday, November 25, 2015 5:02 PM
To: 'Denise DeVenuto'; djdev@verizon.net; James Demus; Mary Rezk-Hanna
Cc: Joel Rojas; Ara Mihranian
Subject: RE: Meeting with Cal Water

Hi Denise-

I will plan on attending the meeting next Wednesday at 5pm. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Denise DeVenuto [mailto:dendev88@gmail.com]
Sent: Wednesday, November 25, 2015 2:55 PM
To: Amy Seeraty <AmyS@rpvca.gov>; djdev@verizon.net; James Demus <jhdemus@verizon.net>; Mary Rezk-Hanna <mrezk@ucla.edu>
Subject: Meeting with Cal Water

Amy,

I just spoke with Matt Kang. We have arranged a meeting for next Wednesday, December 2 at 5:00 p.m. at the Crest Road facility to discuss Cal Water's response to the Planning Commission's proposed conditions/restrictions and to present the neighborhood's proposed conditions/restrictions.

I will be informing the neighbors of the meeting as well as the Mesa Palos Verdes Homeowners Association.

My husband Joe suggested that I contact you to see if you'd like to come to the meeting.

Wishing you a restful Thanksgiving holiday.

Denise DeVenuto

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Wednesday, November 25, 2015 11:33 AM
To: Amy Seeraty
Cc: Denise DeVenuto; jhdemus@verizon.net; Joel Rojas; Ara Mihranian; So Kim
Subject: Re: Request for Continuance of December 8 Meeting

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Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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amys@rpvca.gov - (310) 544-5231

From: Denise DeVenuto [<mailto:dendev88@gmail.com>]

Sent: Tuesday, November 24, 2015 12:46 PM

To: Amy Seeraty <AmyS@rpvca.gov>; djdev@verizon.net; jhdemus@verizon.net

Subject: Request for Continuance of December 8 Meeting

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Please let me know how this situation regarding the December 8 meeting and a lack of time to receive information and prepare for it can be resolved.

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Monday, November 30, 2015 11:22 AM
To: Amy Seeraty
Subject: CWSC Fuel Tank Response
Attachments: 29705 stonecrest rd, before pic.doc; IMG_1696.JPG; IMG_1697.JPG

November 30, 2015

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes

Dear Ms. Seeraty,

I am a resident on Stonecrest Road and live directly adjacent to the California Water Service Company's maintenance yard.

Until April of this year, there were several large trees along the fence line that borders my property and the Water Company. These trees had blocked my view of the maintenance yard and had muffled some of the noise from the large trucks and backhoes. Additionally, the trees had provided some mitigation of the increasing amounts of dust that we have experienced since the increase in activity at the maintenance yard. With no notification whatsoever, the trees that obscured their yard were completely removed by the Water Company. This has resulted in a drastic reduction in the quality of life for me and my family.

There is so much dust from the Water Company yard that I often have to close all my windows and sliding glass doors to attempt to keep out the dust. The dust coming from their yard is from large trucks and backhoes moving the gravel and sand, sometimes for hours at a time. In the summer, we are forced to choose between opening the windows and choking on the dust, or closing the windows and suffocating in the heat and lack of air.

The view from my living room and bedrooms are incredibly distressing. There are almost always several enormous piles of sand and/or gravel that are clearly visible from inside my home. While I would like to request the Water Company to trim one or two of the remaining trees on their property which impede my view of the ocean, I don't dare do so because of fear that they will completely remove those trees as well.

The noise is very difficult to live with. The trucks and other equipment can be heard early in the morning and late at night. The noise is worse since the increased activity which began before April, but became more noticeable with the removal of the trees.

All of these consequences from the tree removal and increased activities have affected our quality of life on Stonecrest Road.

My family and I do not want the Water Company to have an additional fuel tank for their diesel trucks because it will even further increase their noisy, disruptive activities. If you must grant approval for their diesel fuel tank, please consider requiring landscaping that will obscure their yard. Please require that their piles of sand and gravel be moved to another part of the yard that is not directly on the edge of the property line that borders residences. Perhaps the Water Company can keep some of the sand and gravel elsewhere on one of their other properties.

I am attaching three photos. One shows an aerial view of the trees in our yard before April that blocked the view of the construction. The second photo was taken this morning showing the current view from our window with the trees removed. You can see the large piles of gravel/sand. The last photo shows the trees that block our view of the ocean. We would like The Water Company to trim the trees but feel afraid that they will cut down the trees completely.

Respectfully,







Amy Seeraty

From: Mary Rezk-Hanna <mrezk@ucla.edu>
Sent: Monday, November 30, 2015 2:23 PM
To: Amy Seeraty
Subject: Meeting with Cal Water

Hi Amy. I hope you had a wonderful Thanksgiving!

Our family was informed about the meeting this Wednesday (in preparation for the hearing on Tuesday, December 8th) - unfortunately due to our work schedule commitment, we will not be able to make it.

I am writing you this email to let you know about our continued strong opposition regarding adding the diesel tank proposal by the Cal Water Company. Additionally, we are requesting to revise the current fuel permit and discuss phasing out the use of 2,000 gallon of gasoline.

Please let me know if you have any questions.

Kind regards,
Mary Rezk-Hanna

Amy Seeraty

From: Ronnie Silverstone <slvrstn@verizon.net>
Sent: Monday, November 30, 2015 2:04 PM
To: Amy Seeraty
Subject: Community meeting - Wednesday, Dec. 2

Dear Amy,

Steve and Ronnie Silverstone are not able to attend the meeting on Wednesday, Dec. 2nd about the Water Service Company but we want to be included along with our neighbors about the Cal Water diesel tank. We are in complete agreement with our neighbors about the hedge, and limiting the usage of the fuel tanks. This is a residential neighborhood and we don't want diesel fumes in our neighborhood.

Thank you,

Ronnie and Steve
310-541-2185
5805 Scotwood Dr.
RPV

Amy Seeraty

From: James Demus <jhdemus@verizon.net>
Sent: Monday, November 30, 2015 8:40 AM
To: Amy Seeraty
Cc: Denise DeVenuto; Joe DeVenuto
Subject: Comment on Conditional Use Permit No. 172 Revision "C"
Attachments: Letter to Planning Dept 11-27-15 Final.doc

Attached is the Mesa Palos Verdes Homeowners Association's comments on the proposed change on California Water Company's for a revision to Conditional Use Permit No. 172. We're requesting that the letter be included in any Staff or Planning Commission considerations of Conditional Use Permit No. 172. Please call me if there are any questions regarding this letter.

Thank you,

James Demus
President - Mesa Palos Verdes Homeowners Association

310.377.1014

November 27, 2015

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

Dear Ms. Seeraty,

The Mesa Palos Verdes Homeowners Association has recently been made aware of a request from the California Water Service Company to revise Conditional Use Permit No. 172 to allow the installation and use of a 1000 gallon diesel fuel tank at 5837 Crest Road.

The Mesa Palos Verdes Homeowners Association is strongly opposed to the revision of Cal Water's Conditional Use Permit for the purpose of installing an additional fuel tank, unless certain restrictions are put in place to address the residents concerns. The HOA opposes any changes in availability of fuel on site, which could facilitate an increase of activities at the site or an expanded use of the facility. These residents' concerns have been expressed in several emails to the Planning Commission staff with regard to the negative impact this diesel fuel tank would have with an increase in traffic, fumes, noise, dust, and possible safety issues.

While my understanding is that the residents that live adjacent to and within 500 feet of the Cal Water property in question were notified of the November 10 hearing, why wasn't the HOA notified by letter regarding the pending revision request as we have been on other issues impacting our community? Mesa Palos Verdes homeowners should be considered stakeholders, and as such, should have been directly informed about the request so that they could have been included in the initial discussions held on November 10. A project such as this has significant impact not only on the homeowners adjacent to the site, but also negatively impacts the entire community.

The Mesa Palos Verdes Homeowners Association joins with the group of homeowners who have already voiced their concerns to urge a postponement of the December 8 Planning Commission's hearing so that all parties may be apprised of the facts and review the relevant documents. Rushing to a decision on Cal Water's application without affording the Mesa Palos Verdes community the opportunity for input is a disservice to your constituents.

Further, postponing the next hearing would give the Planning Commission staff an opportunity to update the City of RPV Environmental Checklist form/Mitigated Negative Document to include the residents' concerns and the mitigation approaches to address these concerns. This would be in line with the city's past practice.

Respectfully,

James Demus

President - Mesa Palos Verdes Homeowners Association

Amy Seeraty

From: djdev@verizon.net
Sent: Monday, November 30, 2015 10:42 PM
To: mkang@calwater.com
Cc: jhdemus@verizon.net; Amy Seeraty; dende88@gmail.com
Subject: Proposed Restrictions for CUP # 172

Matt,

Listed below is the list of proposed restrictions for the CUP #172 that I sent to Ms Seeraty today. These have also been circulated to the neighbors as well. This list is to address the commissioners request for a list of specific conditions / restrictions that would address the neighbors concerns.

Every neighbor I have spoken to is still against the installation of another fuel tank to store diesel fuel at the Crest site. Therefore on principle, there is not agreement on proposed restriction number one, however if at the end of this process a tank is approved for installation by the Planning Commissioners, then the list recommends an alternative to the current permit request to address concerns that were raised at the 10 November meeting.

I hope to discuss these items at this Wednesday's meeting and find consensus.

Proposed Restrictions to California Water Service Company's Request of Rancho Palos Verdes Planning Commission For Permit to Install Diesel Fuel Tank at 5837 Crest Road Facility

1. Limit the total fuel capacity storage at Crest facility to a single tank capable of holding up to 2,000 gallons total of gasoline and diesel

Rationale:

- There currently is a 2,000 gallon gasoline tank in use at the site. Since CWSC has stated they are replacing gasoline vehicles with diesel vehicles there is no need for 2000 gallons of gasoline and another 1000 gallons of diesel at the facility. This approach is in line with not expanding the limited use permit.
- Replace the currently existing 2,000 gallon gasoline tank with a 2,000 gallon split tank that can hold 1,000 gallons of gasoline and 1,000 gallons of diesel fuel.
- This proposed split tank should be located at the current gasoline tank location which is not visible to neighbors.

2. Limit the number of trucks and tractor equipment to 10 (includes gasoline and diesel-fueled vehicles) belonging to CWSC and/or its contractors and subcontractors

Rationale:

- There currently are less than this number of vehicles on the site – limiting the number of vehicles will limit any expanded use of facility
- This will allow for servicing the Palos Verdes Peninsula, meet the Crest Road facility's requirements to conduct emergency operations, and prevent this facility from becoming a fleet depot or fuel depot for an expanded number of vehicles.
- This number excludes the personal vehicles of CWSC employees, contractor, or subcontractors.

3. Limit hours of refueling operations to 8:00 a.m. to 4:30 p.m., except for emergency situations.

Rationale:

- Every effort should be made by CWSC to routinely have its vehicles and equipment fueled before 4:30 p.m. in order to respond to an emergency event and avoid the need to fuel late at night and wake up residents with the noise of trucks backing up to be fueled.

4. Limit refueling of any fuel tank to 8:00 a.m. to 6:00 p.m. Monday through Saturday.

5. Move storage of maintenance equipment, trailers, backhoes, pylons, storage sheds, trucks, tractors, and construction material from the south eastern maintenance yard to the north western area of the site.

Rationale:

- Landscaping that previously obscured the building material and equipment has been removed and created an unsightly and industrial park view

6. Limit staging of construction material (sand, gravel, stones, dirt) to 8:00 a.m. to 4:30 p.m. Monday - Friday, except for emergency situations.

Rationale:

- This will address some of the noise concerns of the residents

7. The amount of material stored / staged at this facility should be limited to that which is needed to support routine City of RPV maintenance and for Palos Verdes Peninsula emergency events

Rationale:

- This addresses a key concern of the neighborhood regarding the expanded use of this facility for a staging location for construction material and equipment
- The Crest Rd facility and the City of RPV should not have to bear the burden for all the water infrastructure maintenance material and equipment for all four cities on the PV Peninsula – distribute the staging and storage to other PV Peninsula locations or the commercial Torrance facility
- There is a health hazard to the local residents to breathe the silica dust that is generated from the movement of gravel, sand, and dirt
- There has been a great expansion in the level of construction activity at the facility in the last 6 months that has created the items of concern the neighborhood is raising
- There is an increase in noise and dust since the removal of landscaping in April 2015

8. CSWC is to submit to the Planning Commission within 3 months for its approval a landscaping plan to include vegetation to obscure the fuel tank and the gravel pit/construction material staging area

Rationale:

- A hedge planted along the perimeter of the north, east and south CWSC property lines will not address the industrial park-like issue (see photographs provided separately)
- Fast growing landscaping should be installed surrounding the construction staging yard to obscure the view by the neighbors on the north, east and south side of the construction staging yard without blocking the views of the Pacific Ocean and Catalina. This is to restore the landscaping that was in place until April.
- This landscaping must be maintained so as to not obscure the residents' views of the Pacific Ocean and Catalina.
- Maintain the currently green lawn
- The landscaping would appropriately integrate the facility into the residential neighborhood.
- Trees/bushes are not to be removed without prior approval of the Planning Commission or Community Development Department.

9. CSWC to provide outreach and better communication with the residents. CWSC representative should meet with the community every 6 months.

10. Rancho Palos Verdes Community Development Department staff to provide periodic compliance review of the above restrictions.

Rationale:

- Community Development staff to ensure CWSC's compliance with restrictions
- Public should be provided access to compliance review results

Amy Seeraty

From: djdev@verizon.net
Sent: Monday, November 30, 2015 3:45 PM
To: Amy Seeraty
Cc: dende88@gmail.gov; jhdemus@verizon.net
Subject: Recommended restrictions for Revision C of CUP #172
Attachments: Recommended Permit Restrictions.doc

Amy,

The attached document provides a list of restrictive conditions that we are proposing be included as part of the CUP No. 172 approval activity. These proposed restrictions were circulated by my wife and me to the neighbors adjacent to Cal Water's Crest facility on 24 November 2015.

The neighbors we spoke to continue to object to the installation of a diesel fuel tank so on principle they do not agree with proposed restriction #1. Other than this item, we have received no objections to these proposed restrictions. I will also forward this proposed list to Matt Kang today and I plan to discuss these items at the 2 December community meeting at Cal Water.

These proposed restrictions must be placed upon the property owner, Cal Water Service Company (CWSC) and not the permit applicant since the applicant, Orange Coast Petroleum Equipment, Inc is responsible for only the diesel tank aspect of this permit change request. Cal Water is the responsible party which needs to adhere to these restrictions.

The restrictions proposed by the planning committee staff, which were emailed to my wife and me on the afternoon of 25 November were inadequate both in breadth and depth. Our expectation as a neighborhood was to have specific, detailed restrictions to address our concerns raised in writing and at the November 10th meeting. Cal Water's response to the planning staff's proposals essentially disregards the neighbors' concerns by stating CWSC does not intend to adhere to any restrictions. This is counter to the instructions from the commissioners at the 10 November hearing.

I will provide the planning staff a CD this afternoon with a word document that shows both satellite views and ground level pictures illustrating the removal of landscaping and the resulting impacts. This document explains in more detail the rationale for the landscaping condition included in the attached list of conditions document. As noted in the document, the landscaping situation is a drastic change from April 2015. I am also including a short video clip on the CD capturing the work activity the neighbors are subjected to.

I must state for the record that the current approach the city development planning staff is taking with regard to public review and comment on proposed restriction is flawed, lacks adequate transparency, and inadequate time to review and comment.

But for the fact that my wife and I contacted the planning staff last week to inquire what steps were being taken to develop a list of restrictions and then requested a copy of the draft proposed restriction via email last Wednesday afternoon just prior to Thanksgiving holidays, the neighborhood would have been completely unaware of any proposed restrictions development. As a neighborhood we would not have had any knowledge of the activities until the updated staff report is posted on Thursday 3 December in preparation for a public meeting on 8 December. This is providing inadequate public notice and no opportunity for residents to review and comment before the November 30, 5:30 PM deadline for written comments so they could be addressed in the staff report. The process that was followed with the two previous notices for the requested changes to CUP 172 is not being followed.

it is the neighborhood's contention that that the installation of the diesel tank will facilitate expanded maintenance yard activities and an increase in the staging of construction material - both of which will have an environmental impact on the facility aesthetics, the planned facility use and the local traffic. These are items #1, #10, and #16 of the city's Environmental Checklist Form respectively and should be properly addressed in update to this document. To date the checklist has focused on the environmental impact of the tank and not on the related facility use the tank will facilitate. As you have previously done, the impact statements in the Environmental Checklist Form then need to be appropriately addressed in an updated Mitigated Negative Declaration (MND). These two documents should then receive public review and comment prior to a public hearing.

We should not be put in a position where the Planning Commission is drafting restrictions at a public hearing where the public has no opportunity to comment other than each residents' 3 minute oral comment.

The staff should allow for public review and written comment on proposed restrictions before any further Planning Commission hearings.

I will be happy to discuss these items with you or any of the staff.

Thank you for your attention to this matter.

Joe and Denise DeVenuto

Proposed Restrictions to California Water Service Company's
Request of Rancho Palos Verdes Planning Commission
For Permit to Install Diesel Fuel Tank at 5837 Crest Road Facility

1. Limit the total fuel capacity storage at Crest facility to a single tank capable of holding up to 2,000 gallons total of gasoline and diesel

Rationale:

- There currently is a 2,000 gallon gasoline tank in use at the site. Since CWSC has stated they are replacing gasoline vehicles with diesel vehicles there is no need for 2000 gallons of gasoline and another 1000 gallons of diesel at the facility. This approach is in line with not expanding the limited use permit.
- Replace the currently existing 2,000 gallon gasoline tank with a 2,000 gallon split tank that can hold 1,000 gallons of gasoline and 1,000 gallons of diesel fuel.
- This proposed split tank should be located at the current gasoline tank location which is not visible to neighbors.

2. Limit the number of trucks and tractor equipment to 10 (includes gasoline and diesel-fueled vehicles) belonging to CWSC and/or its contractors and subcontractors

Rationale:

- There currently are less than this number of vehicles on the site – limiting the number of vehicles will limit any expanded use of facility
- This will allow for servicing the Palos Verdes Peninsula, meet the Crest Road facility's requirements to conduct emergency operations, and prevent this facility from becoming a fleet depot or fuel depot for an expanded number of vehicles.
- This number excludes the personal vehicles of CWSC employees, contractor, or subcontractors.

3. Limit hours of refueling operations to 8:00 a.m. to 4:30 p.m., except for emergency situations.

Rationale:

- Every effort should be made by CWSC to routinely have its vehicles and equipment fueled before 4:30 p.m. in order to respond to an emergency event and avoid the need to fuel late at night and wake up residents with the noise of trucks backing up to be fueled.

4. Limit refueling of any fuel tank to 8:00 a.m. to 6:00 p.m. Monday through Saturday.

5. Move storage of maintenance equipment, trailers, backhoes, pylons, storage sheds, trucks, tractors, and construction material from the south eastern maintenance yard to the north western area of the site.

Rationale:

- Landscaping that previously obscured the building material and equipment has been removed and created an unsightly and industrial park view

6. Limit staging of construction material (sand, gravel, stones, dirt) to 8:00 a.m. to 4:30 p.m. Monday - Friday, except for emergency situations.

Rationale:

- This will address some of the noise concerns of the residents

7. The amount of material stored / staged at this facility should be limited to that which is needed to support routine City of RPV maintenance and for Palos Verdes Peninsula emergency events

Rationale:

- This addresses a key concern of the neighborhood regarding the expanded use of this facility for a staging location for construction material and equipment
- The Crest Rd facility and the City of RPV should not have to bear the burden for all the water infrastructure maintenance material and equipment for all four cities on the PV Peninsula – distribute the staging and storage to other PV Peninsula locations or the commercial Torrance facility
- There is a health hazard to the local residents to breathe the silica dust that is generated from the movement of gravel, sand, and dirt
- There has been a great expansion in the level of construction activity at the facility in the last 6 months that has created the items of concern the neighborhood is raising
- There is an increase in noise and dust since the removal of landscaping in April 2015

8. CSWC is to submit to the Planning Commission within 3 months for its approval a landscaping plan to include vegetation to obscure the fuel tank and the gravel pit/construction material staging area

Rationale:

- A hedge planted along the perimeter of the north, east and south CWSC property lines will not address the industrial park-like issue (see photographs provided separately)
- Fast growing landscaping should be installed surrounding the construction staging yard to obscure the view by the neighbors on the north, east and south side of the construction staging yard without blocking the views of the Pacific Ocean and Catalina. This is to restore the landscaping that was in place until April.
- This landscaping must be maintained so as to not obscure the residents' views of the Pacific Ocean and Catalina.
- Maintain the currently green lawn
- The landscaping would appropriately integrate the facility into the residential neighborhood.
- Trees/bushes are not to be removed without prior approval of the Planning Commission or Community Development Department.

9. CSWC to provide outreach and better communication with the residents. CWSC representative should meet with the community every 6 months.

10. Rancho Palos Verdes Community Development Department staff to provide periodic compliance review of the above restrictions.

Rationale:

- Community Development staff to ensure CWSC's compliance with restrictions
- Public should be provided access to compliance review results

:

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Monday, November 30, 2015 5:21 PM
To: Amy Seeraty
Cc: djdev@verizon.net; James Demus
Subject: Cal Water Application for Conditional Use Permit

Amy,

My understanding from the outcome of the November 10 hearing is that the residents and Cal Water were to get together to formulate a list of restrictions on which they could agree, so that they could be jointly presented for consideration by the Planning Commission.

Instead, I found out by calling you on November 24, that a list of restrictions proposed by Planning Commission staff was emailed to Matt King, with absolutely no input from any residents.

Mr. Kang's emailed response to your proposed restrictions leads me to believe that he and Cal Water are not inclined to negotiate with the neighborhood for limits to be placed on this facility's activities.

It should be noted that the increased activity since April as well as the removal of trees has taken place around the same time frame as the application for the permission to install the diesel fuel tank. There is already a pattern of expanded use of the maintenance yard, both within the hours we normally heard and saw activity, and outside of those hours. I have talked with neighbors who since April, have also have heard activity very late at night and very early, as early as before dawn.

When asked if further expanded use of the facility is planned, Mr. Kang avoids being pinned down by answering with qualifying statements such as, "**At this time**, Cal Water does not have any plans to increase the number of employees or equipment. Operational needs will dictate the amount of resources and assets needed." This leaves totally open ended what Cal Water plans to do.

Mr. Kang states that phasing out the use of gasoline is "Not an option **at this time**." When would it be an option, and if not now, why not?

In response to your proposal to "Limit hours of operation of the site," he responds regarding "normal office operations." That is not addressing the proposal regarding the site. We are not concerned with the hours of operation of the office. We are concerned with the noisy, dusty, unsightly moving of large equipment and material. And he knows that.

With regard to limiting the usage of the fuel tanks to only the vehicles and equipment based at the Crest Road site, he flatly states that Cal water will not comply with that proposal.

I am pleased that Mr. Kang stated in his response that, "Cal Water will consider screening/hedging." We will be glad to discuss our proposal for landscaping that could restore the obscuring of the maintenance yard to as closely as possible approximate the conditions present before the removal of trees in April. I look forward to hearing specifics about how Cal Water would comply. Appropriate landscaping would go a long way to ameliorating the most unsightly aspects of the maintenance yard. Additionally, it is hoped that the painting of the grass (on November 9) would be maintained.

I am hoping that the members of the Planning Commission will appreciate the vast changes in conditions that the neighborhood has experienced as a result of the expanded use of the facility. We appeal to them to weigh

appropriately the interests of the 17 families that surround this industrial/commercial site. While we understand that the interests of Cal Water are important, in my opinion, they do not outweigh the rights of 17 property owners to enjoy the quality of life one would reasonably expect in Rancho Palos Verdes.

Sincerely,
Denise DeVenuto

RECEIVED

NOV 30 2015

11/30/15

Hi, Army,

COMMUNITY DEVELOPMENT
DEPARTMENT

This DVD contains 4 photos
and one video:

1) DSCO 3856

Photo taken 11/23/13 of green belt
+ bushes before they were cut down

2) DSCN 1124 take 11/23/15

Photo of green belt + bushes
before they were cut down

3) DSCN 1186 taken 11/22/15

Picture of when workers cut bushes
down

4) DSCN 1564 video taken 11/24/15

5) DSCN 1596 taken 11/29/15

Picture of piles of K-84 gravel

RECEIVED

NOV 30 2015

11/30/15

COMMUNITY DEVELOPMENT
DEPARTMENT
Hi, Army

Please find enclosed
a 5-page letter I
wrote to you and a
DVD of 4 photos
+ 1 video ~~illustrating~~
which I hope will
bring to life what I
wrote. Thank you in
advance for all you
are doing to help
residents + CWS come
to ~~a~~ mutually acceptable
solutions.

K-85

RECEIVED

NOV 30 2015

COMMUNITY DEVELOPMENT
DEPARTMENT

November 27, 2015

Ms. Amy Seeraty
Associate Planner
Community Development
City of Rancho Palos Verdes

Dear Amy,

I enjoyed meeting you in person on 11/4/15 when you visited some homes along the perimeter of California Water Service (CWS) reservoir and offices on Crest. I was present at the hearing with the City of Rancho Palos Verdes Public Notice regarding Cal Water's proposed diesel fuel tank on 11/10/15 at Hess Park.

I am writing in regards to California Water Service's desire to install a 1000 gallon diesel fuel tank on their property, which is directly adjacent to 17 homes in Rancho Palos Verdes and dozens of condominiums in Rolling Hills.

Since then I have given this matter considerable thought and have written down some key points I would like to emphasize before the next meeting with the Planning Committee.

1. I recognize that CWS provides essential services and very much appreciate their presence. I certainly do not wish for them to move elsewhere. What I wish is to have a mutually respectful, cooperative and peaceful relationship with them. I do not know of one homeowner who wishes that CWS would move away.
2. However, when CWS does things that violate the rights of homeowners, something should be done to protect us. I sincerely hope that the Planning Committee will hear the legitimate concerns of homeowners and address them to our satisfaction.
3. At the first meeting with the planning committee on 10/10/15, it became clear to me and others present that the issue we are facing goes far beyond the installation of a fuel tank.
4. My main concerns include the following:

a. Lack of Communication and Impact on Trust

First I would like to provide an historical context regarding the proposed diesel fuel tank. I have owned my property for several years and have noticed a series of significant changes since the beginning of this year. I would like to emphasize why many of the homeowners are concerned about CWS's proposed diesel fuel tank. First, in April, some bushes and trees that had obscured a large part of CWS's yard were suddenly cut down without prior notification or explanation. The resulting gaping spaces dramatically changed the beautiful views we were used to. This unexpected and shocking change resulted in a daily eyesore to homeowners on the perimeter of the yard. We contacted CWS and were told that these bushes were cut down because of a rodent infestation and that new bushes would be planted. New bushes were indeed planted, but they are very small and will probably take at least two years to obscure the maintenance yard. Proper communication and planning would have prevented unnecessary grief on the part of residents directly impacted. This lack of communication feels like a lack of consideration, sensitivity and concern for nearby residents.

b. Obvious Expansion of Activity at CWS

Concomitantly, there has been a dramatic increase in activity at the maintenance yard since earlier this year. For at least several hours at a time, huge trucks I've never seen before unload large piles of gravel, sand and dirt, while bulldozers later load this material onto other trucks. Please view the attached photos and videos to get an idea of what this looks like. Interestingly, these piles of building material are right next to the bushes that were cut down.

During our first public meeting with the Planning Committee on 10/10/15, I met Mr. Matt Kang, the CWS site Supervisor, during the break. I was happy to meet him in person, because I wanted to thank him for recently painting the green belt (grass over the reservoir) which had turned brown due to the recent drought. This has significantly improved our view, just in time for Thanksgiving. During my chat with Mr. Kang, I mentioned that I noticed a dramatic increase in the activity level at his facility since earlier this year, and he told me that CWS recently launched a project to retrofit the water infrastructure for the entire Peninsula. This is the first time I learned of this massive project, and this may explain the significant increase in activity I and others have noticed.

While I appreciate the vital importance of CWS, I am opposed to CWS Crest expanding its services in ways that could deleteriously impact homeowners' health and quality of life, as well as property values. It does not seem fair that this particular CWS site become the main fuel depot, staging area for building materials, or hub for replacing the water infrastructure for the entire Peninsula. Why should the homeowners who live around this CWS site in Rancho Palos Verdes have to suffer for the entire Peninsula?

c. Potential Impact Upon Health of Residents.

I am concerned about the huge dust plumes created when dump trucks unload and load various types of construction material, such as sand, gravel, dirt, etc. This significant amount of dust combined with exhaust fumes from industrial vehicles most likely is harmful for residents to inhale.

d. Impact Upon Quality of Life for Residents

CWS may have the right to do whatever it needs to do, but it does not have the right to intrude upon the private space of homeowners and cause us harm. This should be common sense. In addition to the aforementioned dust plumes and exhaust fumes, there are loud and sustained noise, including clanging sounds and sounds of industrial vehicles coming and going. These sounds are audible even with windows closed. The daily eyesore resulting from obscuring bushes being cut down is not pleasant.

Many of the homeowners, me included, are retired and are home during the day. Thus, restricting vehicular activity to daytime hours will not help residents like me. I hope the City will do its best to protect its residents from being unfairly and undeservedly harmed.

e. Safety and Health Concerns re the Proposed Diesel Fuel Tank

I believe it is understandable why residents, upon first learning of the proposed diesel fuel tank, were concerned about health and safety. I personally feel more comfortable after learning more about this proposal. However, I hope this tank will be installed and operated in a way that is completely safe for residents.

5. Summary and Concerns About Lack of Transparency

In summary, it appears that there are many heretofore publicly unrecognized and unaddressed issues that are intertwined with the proposed installation of a new diesel fuel tank at CWS Crest. Decisions regarding the proposed fuel tank should not be artificially separated from these aforementioned issues. It is my impression that residents have not been informed of what is being planned about upgrading the water infrastructure on the entire Peninsula and what role the Cal Water site at Crest is playing. I believe that a comprehensive and more transparent assessment of the impact of the increased activity at the Cal Water Crest site should be conducted and that better steps should be taken to protect the rights of homeowners. I am in favor of a diesel fuel tank being installed as long as safety and health concerns are responsibly addressed and as long as there are restrictions placed upon CWS so that residents' rights are protected.

6. Proposed Solutions

a. Create a structure for improving communications among CWS, City Hall and homeowners. Improved communication can reduce unnecessary distress for everyone, especially for older residents, and it may lead to decisions that are more acceptable to everyone involved.

b. Expand the Planning Committee's focus from the installation of a new diesel fuel tank to what this tank may represent, namely an expansion of the functions of CWS at Crest. Greater transparency regarding the reasons for the sudden increase in activity at the Crest site should be provided to the residents.

c. Conduct a comprehensive and more transparent assessment of the impact of the increased activity at the Crest Cal Water site. This study should evaluate the impact of the already significant increase in activity at CWS and the potential for even greater future activity upon the health and quality of life of residents.

d. Better steps should be taken to protect the rights of homeowners. More residents should be informed of what is going on at CWS, and other directly related entities, such as the Mesa Verdes Homeowners Association, should be included in this process.

e. Find alternative sites to stage building materials used for replacing the water infrastructure for the entire Peninsula. Ideally CWS would find a commercial property, such as at their Torrance headquarters, to load and unload construction materials. If this is not feasible, building materials and the vehicles that move them should be distributed among other CWS reservoirs on the Peninsula or other sites, not all at the Crest site. Distributing building materials among multiple sites could significantly reduce the amount of activity at the Crest site. I am opposed to CWS on Crest Drive expanding its services in a way that could deleteriously impact the health and quality of life of residents, as well as property values. It does not seem fair that this particular CWS site become a fuel depot, staging area for building materials, or hub for replacing the water infrastructure for the entire Peninsula. Why should the homeowners who live around this CWS site in Rancho Palos Verdes have to suffer for all four cities on the Peninsula? Building materials should be distributed to all four cities so everyone can share the burdens involved in retrofitting the water infrastructure.

f. While I appreciate CWS's efforts to replace the bushes and trees that they cut down, they should hasten its efforts by planting larger bushes and trees that completely obscure large piles of building materials and industrial vehicles.

g. The Planning Committee should evaluate the impact of large dust plumes (especially on windy days) caused by the loading and unloading of

building materials (sand, gravel, etc.) upon the health of residents who live in proximity to CWS.

h. The Planning Committee should evaluate the impact of significant and sustained noise upon the health of residents who live in proximity to CWS.

i. Put into place a system of monitoring, verifying and maintaining a written record of compliance with restrictions placed on CWS.

In closing, your City website shows that you value transparency. I am confident that you will abide by this value in arriving at solutions that are fair and acceptable to CWS and to residents of the City of Rancho Palos Verdes.

Thank you for taking the time to read my comments and for involving the residents most directly impacted by the proposed diesel fuel tank and what it may represent.

Sincerely,

Homeowner on Scotwood Drive



23 12:29PM



01.23.2015 14:33



04.22.2015 10:28



11.29.2015 13:09

K-94

This document illustrates the changes in landscaping that has occurred from 2014 to 2015. As you will notice from both the satellite photographs as well as pictures taken from neighbors' backyard there has been a dramatic change.

The removal of trees and bushes has exposed the maintenance yard that heretofore had been obscured. For over a decade, Cal Water grounds keeper has worked with the neighborhood to maintain the tree / bush heights to obscure the maintenance yard, but preserve the views of the Pacific Ocean as well as Catalina Island. There has been a neighborly understanding between Cal Water and the residents surrounding the property. This all changed in April of 2015.

The first picture shows a satellite view of the 5837 Crest facility circa 2014. Notice the number of trees and vegetation blocking the maintenance yard view. Figure 2 shows a ground level view of the blockage provided by these trees.



Figure 1. Cal Water Crest Road Facility (circa 2014)

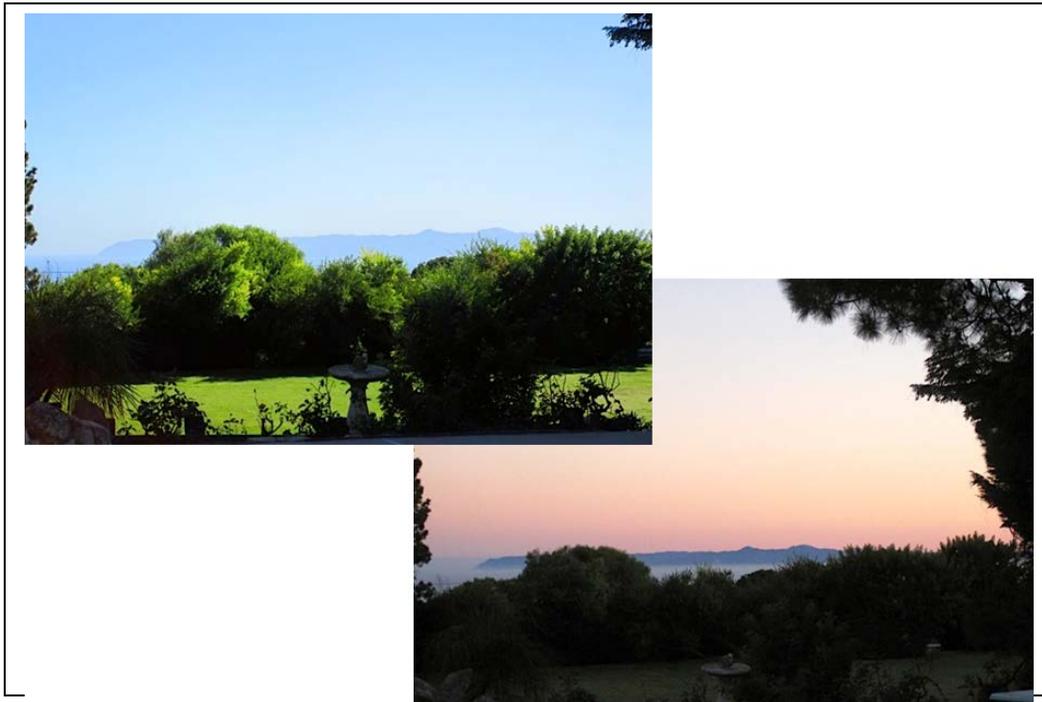


Figure 2. Ground View from 5822 Scotwood (circa 2013)

As can be clearly seen the maintenance / construction material storage was not visible by the north side neighbors. Figure 3 shows a similar satellite view of Cal Water's Crest facility taken in July 2015. You will notice a drastic reduction in the number of trees on the northern and eastern side of the maintenance yard lot.



Figure 3. Cal Water Crest Road Facility (circa July 2015)

The impact of the removal of this landscaping is most dramatically seen in the next few figures.

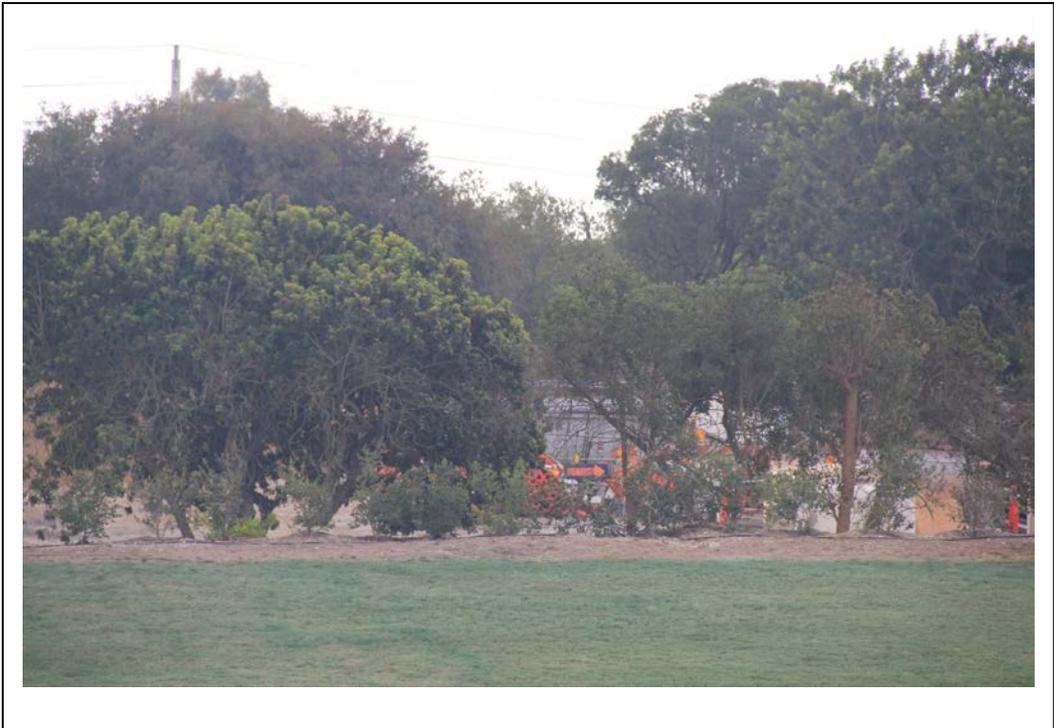




Figure 4. Ground Views from 5822 Scotwood (circa 25 Nov 2015)



Figure 5. Ground Views from 29705 Stonecrest (circa 25 Nov 2015)

Figure 4 is taken from the north side of the maintenance yard looking south, while Figure 5 is taken from the eastern side of the maintenance yard looking westward. You clearly see because of the removal of the trees and bushes that the staging of material, the front loaders, the maintenance yard storage bins, as well as the red pylons are all now very visible from our backyards. This was not the case prior to April and is a negative change due to a change in Cal Water management of the yard as well as expanded use of this site as a construction staging facility for the entire peninsula.

The next picture illustrates the dust clouds which contains harmful silica that is a result of the yard's movement of construction material.



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yard when there are three other cities that should be required to support construction material for emergency, routine or infrastructure upgrades?

The next two figures show Cal Water's headquarter facility on 237th Street which is in a commercial area and has a maintenance yard. Why is this facility not used as Cal Water's maintenance yard / construction material staging facility?



Figure 7. Cal Water's Torrance Facility - 2632 W 237th St

You will notice there is a fuel storage tank, area to store vehicles, equipment and construction material at Cal Water's commercial facility in Torrance. Why must the Crest Cal Water facility be turned into an industrial park as a fuel depot, vehicle storage yard, and construction material staging area for the entire Palos Verdes Peninsula at the expense of the neighbors who surround the Crest facility?

Amy Seeraty

From: Helen <heju8@yahoo.com>
Sent: Wednesday, December 02, 2015 5:20 PM
To: mkang@calwater.com
Cc: Amy Seeraty; djdev@verizon.net
Subject: Video took from back
Attachments: IMG_1714.MOV; ATT00001.txt

Hi all,
This video was taken this morning fro our back to the CWSC 5837 crest rd .

Thank you !

Helen Li

Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Thursday, December 03, 2015 4:46 PM
To: Helen; djdev@verizon.net
Cc: Amy Seeraty
Subject: RE: This video I took today at 1:15

We are working on a new plan. Once this material has been exhausted, we will no longer use that area as a long term staging area. Emails have gone out to our contractors about showing up too early. We apologize for the disturbance.

Matthew Kang
Superintendent
California Water Service
Rancho Dominguez District/Palos Verdes System
5837 Crest Road, Rancho Palos Verdes, Ca. 90275
Office: (310) 377-5526
Cell: (310) 420-7726
Fax: (310) 541-2433

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

From: Helen [mailto:heju8@yahoo.com]
Sent: Thursday, December 03, 2015 1:22 PM
To: djdev@verizon.net
Cc: amys@rpvca.gov; Kang, Matt
Subject: This video I took today at 1:15

Hi all ,

This is Helen li again . I took this video at 1:15 today , he is still working now . They started at 6:40 today.

Thanks ,

Helen

Matt Kang
Superintendent II
California Water Service
310-377-5526
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
Quality. Service. Value.
calwater.com<<https://www.calwater.com/>>

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Amy Seeraty

From: Helen <heju8@yahoo.com>
Sent: Thursday, December 03, 2015 1:22 PM
To: djdev@verizon.net
Cc: Amy Seeraty; mkang@calwater.com
Subject: This video I took today at 1:15
Attachments: IMG_1736.MOV; ATT00001.txt

Hi all ,

This is Helen li again . I took this video at 1:15 today , he is still working now . They started at 6:40 today.

Thanks ,

Helen

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Thursday, December 03, 2015 11:21 PM
To: Amy Seeraty; djdev@verizon.net
Cc: mkang@calwater.com
Subject: Re: This video I took today at 1:15

Hi Amy,

I would like you to bring the videos to the Commission meeting, and wish them to be played at the meeting as part of my public testimony. , thank you.

Sincerely,
Helen

On Thursday, December 3, 2015 4:16 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello Helen-

Thank you for your email. Would you like the Commission to view your two videos at the meeting? Because the videos came late yesterday evening and today, it was too late to attach them to the Staff Report. However, I will bring the videos to the Commission meeting, if you wish them to be played at the meeting as part of your public testimony. Please let me know, thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Helen [mailto:heju8@yahoo.com]

Sent: Thursday, December 03, 2015 1:22 PM

To: djdev@verizon.net

Cc: Amy Seeraty <AmyS@rpvca.gov>; mkang@calwater.com

Subject: This video I took today at 1:15

Hi all ,

This is Helen li again . I took this video at 1:15 today , he is still working now . They started at 6:40 today.

Thanks ,

Helen

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Friday, December 04, 2015 4:43 PM
To: Amy Seeraty
Subject: Re: CWSC RPV Projects

Amy

Thanks for the info. I'll look up the projects at the website u listed

I'll read through the staff report this weekend. Thanks again for all your help on this matter

Have a great weekend

Joe

Sent from my iPhone

On Dec 4, 2015, at 2:53 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Joe-

Thanks for your email. The Staff report touches on the fuel comments you have below, but may not be in as much detail as came up at our Wednesday meeting. However, you are welcome to bring up any of those points or suggestions during your public comment for the Commission's review and/or submit another email as late correspondence.

Regarding you other questions below, I had a chance to speak with the Public Works Department today. Although much of the Cal Water work is within the City's public right-of-way (property) and they do have to pull encroachment permits for that work, the pipes themselves are actually owned by Cal Water. Thus, it is not considered a City project which would otherwise typically be listed on the City's website. You would want to visit the Cal Water website: <https://www.calwater.com> for information about any of Cal Water's projects mentioned by Matt. If there is a particular work location that Cal Water had obtained an encroachment permit for that you are interested in, you are welcome to come to the Public Works Department public counter, located here at City Hall, to view the documents associated with that encroachment permit. You can also call the Public Works Department directly at (310) 544-5252 to inquire about any particular encroachment permit of interest.

Regarding the question about staging material on the streets, Public Works explained that this is normally not permitted due to safety concerns as well as impacting the neighboring properties. For example, if water line work was going on in the segment of Crest Road near the Cal Water yard, because Crest Road is a major arterial roadway with a 45MPH speed limit, therefore it would not be advisable to use the travel lanes on this roadway for staging areas of any significant duration. The Public Works Department follows this practice for its own projects as well, requiring the contractors performing the work to set up separate staging areas that will be needed for a long duration, which maximizes safety, minimizes inconvenience to the neighboring community and traveling public, and helps to preserve the condition of the roadways.

Thanks again and please let me know if you need any additional information and/or have any other questions.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: djdev@verizon.net [<mailto:djdev@verizon.net>]
Sent: Thursday, December 03, 2015 1:11 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: CWSC RPV Projects

Amy,

Thank you for taking the time last night to attend our discussions with Cal Water. I thought it was very beneficial to more fully describe our neighborhood concerns and better understand Cal Water's plans. Our discussions with Matt regarding the operational need for the diesel tank shed light on Cal Water's desire versus need for both a diesel and gas fuel tank at the Crest facility.

While there are legitimate needs for some amount of fuel to service Cal Water's operational needs, the current justification for 1750 gallons of gas and another 1000 gallons of diesel stored at the Crest facility are not sufficient to outweigh the concerns of the surround neighbors as well as the entire MESA HOA. I hope this perspective is presented to the Commissioners in your staff report.

Matt stated last night that a key reason there is an increase in the staging of building material at the Crest facility is to support RPV infrastructure upgrades. I looked at the RPV Public Works projects website and I see no water upgrade projects. Shouldn't these be posted as public projects, where could the public find the proposed plans? I am assuming that any pipe upgrades which are on public property must have some sort of plan / permit to conduct and if it is in RPV it would be part of Public Works?

Thanks for your help in letting me know where I can find this information.

Thanks again,

Joe

Amy Seeraty

From: Helen <heju8@yahoo.com>
Sent: Monday, December 07, 2015 10:00 AM
To: Amy Seeraty
Subject: 9:45am Monday 12/07 video
Attachments: IMG_1830.MOV; ATT00001.txt

Dear Amy,

This video I just took .

Thank you !

Helen

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Monday, December 07, 2015 12:25 PM
To: Helen
Cc: sonyasims@me.com; Amy Seeraty; James Demus
Subject: Re: Fwd:

Helen,

I agree with you this must stop once and for all.

I was at city hall this morning talking with public works and it was recommended that we contact RPV Code Enforcement Division each and every time this happens. It seem Cal Water is tone deaf.

The person to contact is Julie Peterson, 310 544-5299. Her email is juliep@rpvca.gov

If every time this happens to lodge a complaint, we should be able to get this situation fixed.

Time and time again Matt has told is that the facility hours of operation is 8-4:30. Moving the gravel and sand at this time was not for an emergency.

Thanks for letting me know and we will deal with this together. Please keep forwarding me these type of messages.

Joe

Sent from my iPhone

On Dec 7, 2015, at 10:08 AM, Helen <heju8@yahoo.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Helen <heju8@yahoo.com>
Date: December 7, 2015 at 10:02:38 AM PST
To: amys@rpvca.gov

Dear Amy ,

This is I took it 10 minutes after the first one I sent to you . They started work 7:05 this morning.

Thank you so much for your help !

Helen

<IMG_1831.MOV>

Sent from my iPhone

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Tuesday, December 08, 2015 4:46 PM
To: Amy Seeraty
Cc: Joe; James Demus
Subject: CAL WATER CUP 172

Amy,

Please facilitate the receipt of this email in hard copy to the Planning Commission before tonight's hearing. The reason you are receiving this email at this hour is because we just today received the documents noted below.

The CUP 172 granted on Oct. 13, 1992 is assumed to have legalized the use of the Cal Water Crest property as it existed at that time as a office/storage addition, as well as Variance No. 340 for a 4,000 sq. ft. storage shed. The purpose of the facility at that time was for a reservoir, an office for administrative and customer service purposes, and storage of equipment. Since permission was granted for the building of a large storage shed within which to store and preserve valuable equipment, the equipment should be stored out of sight of the neighboring residents, instead of being parked for days in clear sight of residents. There currently are no restrictions proposed in the staff report prepared for the December 8 hearing which address this issue.

No mention was made in the CUP 172 granted in 1992 of using the facility for storage and staging of building materials such as gravel, dirt, and sand. Therefore, restrictive conditions need to be enforced with regard to storage and staging of these materials. This would limit the amount of noise and dust (including silica) from the unsightly maintenance yard which we are experiencing. The current staff report does not fully address the concerns of the neighborhood regarding this building material.

Many of the neighboring residents are retired, not just one, as stated in the current staff report. Four out of five homes on the south side of Scotwood Drive in RPV that are directly behind the facility are inhabited by retired residents. Across the street, on the north side of Scotwood Drive, at least half of those homes are inhabited by retired residents. The quality of our lives is as important as the convenience of the operations Cal Water Crest facility.

A careful reading of page 3, point 3 of the Sept. 22, 1992 staff report shows that the staff acknowledged that there are single-family houses to the north of the subject site (Cal Water property) but they neglect to mention any possible impact to these RPV homes. This oversight is again evident in the 1993 staff report, because the staff copied the identical language from the 1992 staff report.

The 1992 report justifies staff's assertion that in "approving the subject use of the specific location there will be no significant adverse effect on adjacent property or the permitted use thereof," by noting the vegetation on the east and west provides screening to homes and multi-family units. They go on discuss the street (Scottwood Drive) and large distance that separates the properties on the other side of Scottwood Street from the subject site. Here they are referencing the town homes on the other side of Scottwood Drive in RHE, not the single-family homes on Scotwood Drive. Scottwood Drive (with 2 t's) is Rolling Hills Estates, Scotwood Drive (with 1 t) is RPV.

They completely left out any mention of the the impact on the (five) single-family homes to the north of the subject site on Scotwood Drive in RPV. Thus, the resolution granting the CUP 172 on Oct. 13, 1992 relied on a staff report that neglected to make any mention of the impacts of the granting of the CUP on the five single-family homes on Scotwood Drive in RPV.

With regard to the validity of the existing gasoline tank at issue in the CUP172 Revision B granted Jan. 14, 1997, it should be noted that notices prior to the hearing were only mailed to the Rolling Hills Estates "Seaview Villas town home homeowners association and the owners of the ten residences in the Seaview Villas community nearest the proposed tank site." This does not constitute legal service of all of the homeowners in Seaview Villas. Moreover, no mention is made of ANY homeowners in the Rancho Palos Verdes neighborhood surrounding the Crest facility or the Mesa Palos Verdes HOA being sent any notice of the hearing before the granting of the CUP 172 Revision in 1997. We have wondered what the reaction of the neighborhood was back then to Cal Water's proposal for an above ground gas tank, and now we know there was no reaction, because no one in the neighborhood was notified about the hearing.

It seems that the Planning Commission in the past has bent over backwards to accommodate the CWSC Crest Road facility's operations. It is our hope that this practice will be reversed, and that the Planning Commission will now give due consideration to the interests of RPV residents when considering the CWSC's current proposal by placing restrictions on their operations which will protect our interests and living conditions.

The Crest Road facility, which was zoned Residential and has now evolved into an industrial park, has impacted the quality of our lives and the lives of our neighbors. It has become a public nuisance that no resident of Rancho Palos Verdes should have to tolerate.

Respectfully,

Denise and Joe DeVenuto
5822 Scotwood Drive

Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Tuesday, December 08, 2015 6:51 PM
To: Amy Seeraty
Subject: FW: Crest 1
Attachments: IMG_3704.JPG; ATT00001.txt; IMG_3705.JPG; ATT00002.txt; IMG_3706.JPG; ATT00003.txt; IMG_3707.JPG; ATT00004.txt

I know it late but if we can view these at tonight's meeting that would be great

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

From: Kang, Matt
Sent: Monday, December 07, 2015 2:14 PM
To: Kang, Matt
Subject: Crest

Matt Kang
Superintendent II
California Water Service
310-377-5526
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
Quality. Service. Value.
calwater.com<<https://www.calwater.com/>>

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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Tuesday, December 08, 2015 6:52 PM
To: Amy Seeraty
Subject: FW: Crest 2
Attachments: IMG_3708.JPG; ATT00001.txt; IMG_3709.JPG; ATT00002.txt; IMG_3710.JPG; ATT00003.txt; IMG_3711.JPG; ATT00004.txt

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

From: Kang, Matt
Sent: Monday, December 07, 2015 2:15 PM
To: Kang, Matt
Subject:

Matt Kang
Superintendent II
California Water Service
310-377-5526
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
Quality. Service. Value.
[calwater.com](https://www.calwater.com/)<<https://www.calwater.com/>>

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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Tuesday, December 08, 2015 6:52 PM
To: Amy Seeraty
Subject: FW: Crest 3
Attachments: IMG_3712.JPG; ATT00001.txt; IMG_3713.JPG; ATT00002.txt; IMG_3714.JPG; ATT00003.txt; IMG_3715.JPG; ATT00004.txt; IMG_3716.JPG; ATT00005.txt

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

From: Kang, Matt
Sent: Monday, December 07, 2015 2:16 PM
To: Kang, Matt
Subject:

Matt Kang
Superintendent II
California Water Service
310-377-5526
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
Quality. Service. Value.
calwater.com<<https://www.calwater.com/>>

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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Tuesday, December 08, 2015 6:53 PM
To: Amy Seeraty
Subject: FW: Crest 4
Attachments: IMG_3717.JPG; ATT00001.txt

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

From: Kang, Matt
Sent: Monday, December 07, 2015 2:16 PM
To: Kang, Matt
Subject:

Matt Kang
Superintendent II
California Water Service
310-377-5526
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
Quality. Service. Value.
calwater.com<<https://www.calwater.com/>>

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K-119



K-120



K-121



K-122



K-123



K-124



K-125



K-126



K-127



K-128

Amy Seeraty

From: Ara Mihranian
Sent: Friday, September 02, 2016 4:48 PM
To: heju li
Cc: Amy Seeraty
Subject: Re: Dust from Cal water today

Thank you.
Your email and video are now part of the public record.
Ara

Sent from my iPhone

On Sep 2, 2016, at 3:58 PM, heju li <heju8@yahoo.com> wrote:

On Friday, September 2, 2016 3:53 PM, Helen <heju8@yahoo.com> wrote:

Sent from my iPhone

<IMG_5120.MOV>

Amy Seeraty

From: Denise DeVenuto <dendev3@hotmail.com>
Sent: Monday, September 12, 2016 2:09 PM
To: Amy Seeraty
Cc: djdev@verizon.net
Subject: DeVenuto View of Cal Water
Attachments: photo.JPG; ATT00001.txt

Amy,

Attached is I photo I took from my backyard. Please put it on your flash drive to show at the meeting tomorrow night as we discussed today.

Thanks,
Denise DeVenuto



K-131

Amy Seeraty

From: Denise DeVenuto <dendev3@hotmail.com>
Sent: Monday, September 12, 2016 2:09 PM
To: Amy Seeraty
Cc: djdev@verizon.net
Subject: DeVenuto View of Cal Water
Attachments: photo.JPG; ATT00001.txt

Amy,

Attached is I photo I took from my backyard. Please put it on your flash drive to show at the meeting tomorrow night as we discussed today.

Thanks,
Denise DeVenuto

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Monday, September 12, 2016 10:51 AM
To: Amy Seeraty
Subject: Fw: This video I took today at 1:15
Attachments: IMG_1736.MOV

Dear Amy,

I would like the Commission to view your two videos which I took on **Dec 3.2015** at the meeting and also the one I sent to you last week , i will resend to you on the next email.

Thanks,

helen

Show original message

On Thursday, December 3, 2015 1:21 PM, Helen <heju8@yahoo.com> wrote:

Hi all ,

This is Helen li again . I took this video at 1:15 today , he is still working now . They started at 6:40 today.

Thanks ,

Helen

Sent from my iPhone

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Monday, September 12, 2016 10:52 AM
To: Amy Seeraty
Subject: Fw: Dust from Cal water today
Attachments: IMG_5120.MOV

Dear Amy,

I Would you like the Commission to view my this video which I took at begin of this month at the meeting?

Thanks,

Helen

On Friday, September 2, 2016 3:53 PM, Helen <heju8@yahoo.com> wrote:

Sent from my iPhone

Amy Seeraty

From: Helen <heju8@yahoo.com>
Sent: Monday, September 12, 2016 11:10 AM
To: Amy Seeraty
Subject: 8.13 .2019 9:30 pm cal water dump the soil
Attachments: IMG_4901.MOV; ATT00001.txt

Hi Amy ,

I would like you to play this at the tomorrow's meeting.

ThanKs

Helen

Amy Seeraty

From: Helen <heju8@yahoo.com>
Sent: Monday, September 12, 2016 11:18 AM
To: Amy Seeraty
Subject: Emergency visit and medicine
Attachments: IMG_5206.JPG; ATT00001.txt

Dear Amy ,

I would like you to show this picture at the meeting , because I have been found Hypertension since last month , I had normal Blood pressure before my last doctor's visit

Pressure of living environment is the major reason for this.

Thanks

Helen.





SAND

**AUTHORIZATION FOR
USE OR DISCLOSURE OF PROTECTED
HEALTH INFORMATION**

Completion of this document authorizes the use of individually identifiable health information, as set forth below, consistent with California and Federal law concerning the privacy of such information. **Failure to provide all information requested may invalidate this Authorization.** I hereby authorize Torrance Memorial Medical Center to use or disclose my protected health information (PHI) as follows:

PATIENT IDENTIFICATION:

51034471 DOB: 11/17/1964 51 years

Admit Date: 09/06/2016 4965063 Lopez-O'Sullivan, MD, Ana C

RELEASE TO:

Name: LI, HEJU

I REQUEST COPIES OF MY MEDICAL RECORD:

As the patient

TYPE OF INFORMATION TO BE RELEASED:

This Authorization applies to the following information:

Emergency Department Visit

Date:

EXPIRATION AND SIGNATURE:

This authorization is only valid for the above Emergency Department visit and expires one year from the date signed.

Signature:

****If patient is unable to sign, sign and state your legal relationship to the patient and present appropriate identification or documentation**

<i>Please check one:</i>		Date/Time:
<input checked="" type="checkbox"/> Patient	Spouse	
<input type="checkbox"/> Representative		
<input type="checkbox"/> DP/AHC	09/06/16 14:49:16	
<input type="checkbox"/> Other		

REVOCACTION OF REQUEST

I would like to revoke this Authorization for Use or Disclosure of PHI request.

Signature: (patient, representative, spouse)

Date:

Time:

If signed by someone other than the patient, state your legal relationship to the patient:

Torrance Memorial Medical Center Representative

Date:

Time:

OFFICE USE ONLY:

Records received by:

Date:

Time:

ED Personnel Signature AM IXMEJL

Date:

09/06/16 14:49:16





K-141



K-142

Amy Seeraty

Subject: FW: Cal Water CUP Project Meeting

From: Kang, Matt [mailto:mkang@calwater.com]

Sent: Thursday, January 05, 2017 2:12 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Sorensen, Ronald <rsorensen@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>

Subject: RE: Cal Water CUP Project Meeting

Amy,

We are requesting that our matter be continued one additional planning meeting. Because your questions relate to critical infrastructure information protected under the Homeland Security Act and other legal matters, we need additional time to finalize responses. I apologize that I had not anticipated this extra level of managerial review when I originally committed to the December 19th date (and the delay with the holidays). I greatly appreciate your assistance in this matter and understand the information is needed for the MND.

Thank You,

Matt Kang

Amy Seeraty

From: Amy Seeraty
Sent: Wednesday, September 14, 2016 1:07 PM
To: 'Kang, Matt'
Subject: RE: Meeting tonight

Thanks Matt!

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Tuesday, September 13, 2016 4:54 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: RE: Meeting tonight

The email states moderate growth rate. But I will look into planting some acacias on the dirt mounds

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, September 13, 2016 4:33 PM
To: Kang, Matt <mkang@calwater.com>
Subject: Meeting tonight

This is an **EXTERNAL EMAIL**. Stop and think before clicking a link or opening attachments.

Hi Matt-

Just making sure that at least you will be attending the meeting this evening. If any other Cal Water Management can come, that would be great. Also, I found the email regarding the podocarpus trees. They are indeed slow growing, so we may need to require that additional, faster growing plants be planted in that area as well. I also spoke with Ara and I think that regarding the old information, I will need one year from the late 80s, and then another year from the early 90s. After that, I will need as much information as possible about the use of the Crest Road site for the years 2010-2016.

Please also note that we will be presenting a draft timeline tonight, with the additional information needed to be submitted within the next month or so.

Amy Seeraty
Associate Planner
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30940 Hawthorne Blvd.
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www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Matt Kang

Superintendent II

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Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, September 27, 2016 9:13 AM
To: 'Kang, Matt'
Subject: meet thursday?

Hi Matt-

Please let me know if you are available to meet at Cal Water or the City on Thursday to start going over the data you have available for the CUP revision. I have one appointment at 9am and some meetings from 2-4, but I'm free otherwise. If not Thursday, I am also available next Tuesday anytime in the morning. (I'll be out of the office on Monday.) Thank you.

Sincerely,

Amy Seeraty
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Amy Seeraty

From: Amy Seeraty
Sent: Wednesday, September 28, 2016 7:47 AM
To: 'Kang, Matt'
Subject: RE: meet thursday?

Hi Matt-

I'm free anytime between 7:30 and noon. It would be best to meet sometime between 8 and 11 though, to make sure we have enough time to discuss. What time do you prefer? Thanks.

Amy Seeraty
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From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Tuesday, September 27, 2016 9:03 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Re: meet thursday?

I'm thinking next Tuesday

Sent from my iPhone

On Sep 27, 2016, at 09:13, Amy Seeraty <AmyS@rpvca.gov> wrote:

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Amy Seeraty

From: Amy Seeraty
Sent: Friday, September 30, 2016 3:19 PM
To: 'Kang, Matt'
Subject: RE: meet thursday?

Hi Matt-

Any preferred times? Thanks.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
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Subject: RE: meet thursday?

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From: Kang, Matt [<mailto:mkang@calwater.com>]
Sent: Tuesday, September 27, 2016 9:03 PM
To: Amy Seeraty <AmyS@rpvca.gov>
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I'm thinking next Tuesday

Sent from my iPhone

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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Tuesday, October 04, 2016 3:50 PM
To: Amy Seeraty
Subject: RE: Wednesday?

Great ill see you then.

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, October 04, 2016 9:58 AM
To: Kang, Matt <mkang@calwater.com>
Subject: RE: Wednesday?

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
I'll meet you at your Crest Road office at 9am.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Tuesday, October 04, 2016 9:46 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: RE: Wednesday?

sorry I haven't gotten back to you sooner yes Wednesday would work better. Im available from 9-11am

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, October 04, 2016 9:33 AM
To: Kang, Matt <mkang@calwater.com>
Subject: Wednesday?

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hi Matt-

I can also meet at your office anytime on Wednesday morning (10/5) if that works better for you. Thanks!

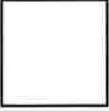
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Amy Seeraty

From: Amy Seeraty
Sent: Thursday, October 13, 2016 5:47 PM
To: Kang, Matt
Subject: Meeting tomorrow

Hi Matt-

I was just wondering if you are available to meet a bit later tomorrow morning, like around 10:30 or 11am. If not, no worries, I'll see you at 9am.

Amy Seeraty

Amy Seeraty

From: Amy Seeraty
Sent: Thursday, November 03, 2016 5:43 PM
To: 'Kang, Matt'
Subject: Additional Info for CUP Project

Hi Matt-

I have spoken with the Director and obtained the following direction. While the information that was pulled out of the old files for 1991 is helpful, he stated that we do need a more complete picture of all the jobs from 1991, i.e., we will need to pull all purchase orders and Stockroom summaries from 1991.

Please submit this information **within the next two weeks, or by November 18, 2016**. Please let me know if you have any questions, thank you.

Amy Seeraty
Associate Planner
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amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Amy Seeraty
Sent: Wednesday, November 16, 2016 7:51 AM
To: 'Kang, Matt'
Subject: Contractors

Hi Matt-

I was just thinking about the project and realized that it would be great if I simply get the information that Cal Water doesn't have from the contractor's themselves. I am glad to contact them myself, if you do not have the time. Or if you need to reach out to them directly, I understand that as well. Is it just Doty Brothers that Cal Water contracts with? If so, I would like to ask them if they have the information for 2013 and 2014 for example, regarding deliveries of spoils to the Crest Road site, as well as the deliveries and pickups of the base material (sand, gravel, etc.). Please let me know this week if you can contact them for me, and/or if you have a contact person there who I can speak with. I appreciate your help, thanks!

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Amy Seeraty
Sent: Thursday, November 17, 2016 4:18 PM
To: Kang, Matt
Subject: Any updates?
Attachments: 11-3-16 email to Matt.pdf; 11-16-16 email.pdf

Importance: High

Hi Matt-

I will be out of the office tomorrow but will have access to my email. I was just following up on my emails from a couple weeks ago and yesterday (attached) to see if you were able to pull together the additional 1991 information, and also if you can get information from your contractors for me and/or get me in touch with your contractors so I can converse with them about what records about spoils delivery and pickup, as well as base material delivery and pickup they can share with me from 2013 and/or 2014. Please let me know ASAP. I will be in the office next week on Monday, Tuesday and half of Wednesday. Thanks very much for your help.

Sincerely,

Amy Seeraty
Associate Planner
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Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, November 22, 2016 12:14 PM
To: 'Kang, Matt'
Cc: 'dtrejo@calwater.com'; 'rsorensen@calwater.com'; 'jtootle@calwater.com'; Ara Mihranian; So Kim
Subject: Cal Water CUP Project Meeting

Hi Matt-

I spoke with the Community Development Director today and we would like to meet with you and Cal Water Management to discuss the next steps in the process and what will be expected. Please let me know if you and the management Staff are available to meet here at the City at **9:00am on Monday 11/28**. If Monday does not work for you, I have an alternate time of **3:30pm on Wednesday 11/30**. Thank you.

Sincerely,

Amy Seeraty
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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Wednesday, November 23, 2016 1:19 PM
To: Amy Seeraty
Cc: Trejo, Daniel; Sorensen, Ronald; Tootle, John; Ara Mihranian; So Kim
Subject: RE: Cal Water CUP Project Meeting

We are confirmed for Monday the 5th @ 11am

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Wednesday, November 23, 2016 10:13 AM
To: Kang, Matt <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <rsorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

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Hi Matt-

Thank you for letting me know. Please let me know if **11:00am on Monday 12/5** will work for you and your colleagues to meet here at the City. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
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From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Wednesday, November 23, 2016 9:32 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <rsorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

Amy,
The earliest I can meet would be Dec 5. I will be out of town all next week.
Matt Kang

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, November 22, 2016 12:14 PM
To: Kang, Matt <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <rsorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
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Amy Seeraty

From: Amy Seeraty
Sent: Monday, November 28, 2016 7:53 AM
To: 'Kang, Matt'
Cc: Trejo, Daniel; Sorensen, Ronald; Tootle, John; Ara Mihranian; So Kim
Subject: RE: Cal Water CUP Project Meeting

Thank you Matt. We will plan on seeing you here at the City on Monday 12/5 at 11am. Messrs. Trejo, Sorensen and Tootle, please let me know if you will be able to attend as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Friday, January 13, 2017 10:44 AM
To: Amy Seeraty
Subject: RE: Cal Water CUP Project Meeting

Thank you, Amy. I appreciate your help.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Friday, January 13, 2017 8:05 AM
To: Randy Risner <rrisner@dpmclaw.com>; Kang, Matt <mkang@calwater.com>
Cc: Sorensen, Ronald <rsorensen@calwater.com>; DArmentariz@calwater.com; Ara Mihanian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; McGhee, Lynne <lmcghee@calwater.com>; Christina M. Burrows <cburrows@awattorneys.com>
Subject: RE: Cal Water CUP Project Meeting

Hi Randy-

Please see the following Section 17.78.040 of the City's Municipal Code. Because an application for the diesel fuel tank was submitted, new conditions of approval may be included.

17.78.040 - Amendments to approved applications.

- A. An amendment, which proposes a substantive revision to the plans or project approved by an application that has been granted in accordance with this title, may be initiated by the property owner, at any time it is deemed necessary or desirable, upon petition to the director and submittal of a fee, as established by resolution by the city council. The determination of what constitutes a substantive revision shall be made by the director. Amendments to the project shall include, but are not limited to, the deletion or modification of existing conditions of approval, or the inclusion of new conditions of approval.
- B. The amendment to the project shall be considered by the same body which took the final action in granting the original application, utilizing the same hearing and noticing procedures, review criteria and appeal procedures as required by this title, for consideration of the original application.
(Ord. 320 § 7 (part), 1997)

https://www.municode.com/library/ca/rancho_palos_verdes/codes/code_of_ordinances

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
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Rancho Palos Verdes, CA 90275
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amys@rpvca.gov - (310) 544-5231

From: Randy Risner [mailto:rrisner@dpmclaw.com]
Sent: Wednesday, January 11, 2017 2:43 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Kang, Matt <mkang@calwater.com>
Cc: Sorensen, Ronald <rsorensen@calwater.com>; DArmendariz@calwater.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; McGhee, Lynne <lmcghee@calwater.com>
Subject: RE: Cal Water CUP Project Meeting

Amy,

Thank you for that information. I do have a question just to clarify. When you say that submission of the diesel application opened up the original CUP for review do you mean to ensure compliance with the existing conditions in the CUP or is there some authority in the City's municipal code that allows the City to reconsider a previous CUP by virtue of a request for revision? I haven't been able to identify such a provision in your code and I just want to understand your local process so that I can do my best to help.

Thank you..

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Wednesday, January 11, 2017 2:31 PM
To: Randy Risner <rrisner@dpmclaw.com>; Kang, Matt <mkang@calwater.com>
Cc: Sorensen, Ronald <rsorensen@calwater.com>; DArmendariz@calwater.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; McGhee, Lynne <lmcghee@calwater.com>
Subject: RE: Cal Water CUP Project Meeting

Hello Randy-

Thank you for your email. You are correct that the only item submitted for consideration by Cal Water is the diesel fuel tank. However, when a CUP revision was requested, this opened up the entire CUP for review, and why the City is asking for information about the overall operations of the site, as the existing CUP does not include any details or specific mitigation measures about the site-specific operations.

I have attached some draft conditions excerpted from the 12-8-15 Staff Report but there are no new conditions drafted as of yet. Additionally, to access the previous Staff Reports, which would include any previously proposed conditions, please see the following link to all previous Planning Commission (PC) Agendas. Once you click on Planning Commission and the agenda link for the appropriate year/date, you can click the link for the Staff Report within that agenda.

<http://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>

The previous PC meetings for Cal Water were held on:

10-27-15
11-10-15
12-8-15
9-13-16

Please let me know if you have any additional questions at this time. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Randy Risner [mailto:rrisner@dpmclaw.com]
Sent: Wednesday, January 11, 2017 8:21 AM
To: Amy Seeraty <AmyS@rpvca.gov>; Kang, Matt <mkang@calwater.com>
Cc: Sorensen, Ronald <rsorensen@calwater.com>; DArmandariz@calwater.com; Ara Mihanian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; McGhee, Lynne <lmcghee@calwater.com>
Subject: RE: Cal Water CUP Project Meeting

Good Morning Ms. Seeraty:

As you know, my firm represents California Water.

As we discussed earlier this week, California Water has requested that we assist them with their CUP revision application requesting a revision allowing the installation of a diesel storage tank. It is our intent to review and work on these questions this week and, although I cannot commit to a response today or tomorrow, I assure you that we will work with California Water as quickly as possible to provide you with the best possible response in the shortest amount of time. It is our intent to move the process along expeditiously. We certainly understand the time constraints staff is working under and will do all that we can to assist in this process.

Given the fact that this application has been pending since May of 2015, I think it is important to move toward resolution as quickly as possible in order to be fair to everyone involved. I assure you, I will do my part to further that goal.

It is my understanding that the only item submitted for consideration by California Water is the diesel tank revision. If I am incorrect, and there is an additional application or request from California Water that requires planning commission action, please let me know as soon as possible.

At the present time, California Water intends to continue with the diesel tank request.

Has staff proposed any new CUP conditions at this point? If you have, please provide me with a copy.

If you have any questions, please call.

Kindest Regards,

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]

Sent: Wednesday, January 11, 2017 7:52 AM

To: Kang, Matt <mkang@calwater.com>; Randy Risner <rrisner@dpmclaw.com>

Cc: Sorensen, Ronald <rsorensen@calwater.com>; DArmendariz@calwater.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: RE: Cal Water CUP Project Meeting

Hello Matt-

I understand that Cal Water has retained Devaney Pate Morris & Cameron, LLP, to assist you through the CUP process. I spoke with Mr. Randy Risner on Monday and I sent him some background information on the original CUP and the link for the previous Planning Commission meeting minutes.

Clearly, I will not be able to finish the revised MND for the 2/28 meeting, as the first draft would need to be completed this week. However, I will need to get an estimate ASAP regarding how much time Cal Water needs to complete review of the questions related to critical infrastructure information protected under the Homeland Security Act, and to address the "other legal matters" you mention in your email below.

Additionally, please provide me with any and all answers which do not require this additional review (i.e., not protected under the Homeland Security Act and/or subject to other legal issues) ASAP. The most critical item which I need as soon as possible, by today or tomorrow, (so that I can provide it to the Planning Commission in the Staff Report) is written confirmation that Cal Water does or does not wish to proceed with the above ground diesel fuel tank portion of the application.

Please let me know if you will be able to provide me with this information today or tomorrow, or if all the answers to the questions below require the additional review. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, January 09, 2017 9:33 AM
To: 'Kang, Matt' <mkang@calwater.com>
Cc: Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

I see, thanks Matt. Can you please get an estimate on timing for me for how long your legal team will need to review and provide answers?

Amy Seeraty
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30940 Hawthorne Blvd.
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amys@rpvca.gov - (310) 544-5231

From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Friday, January 06, 2017 3:54 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

I'm not sure. I filled out my responses and was told it needed to be review.

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Friday, January 06, 2017 3:51 PM
To: Kang, Matt <mkang@calwater.com>
Cc: So Kim <SoK@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; Sorensen, Ronald <rsorensen@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>
Subject: Re: Cal Water CUP Project Meeting

This is an **EXTERNAL EMAIL**. Stop and think before clicking a link or opening attachments.

Hi Matt-

Thanks for your response. As we are not asking for the location of pipes, etc, Ara and I are wondering what information is causing the need for that extra review. The only thing I can think of is that your legal staff may have concerns about the following two items.

- Full description of all the current Cal Water facilities at the site, e.g., office, maintenance yard, reservoir, etc.;
- Full description of all current Cal Water activities and operations utilizing these onsite facilities, including hours, frequency, location, etc.;

Please let us know as soon as possible, thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Kang, Matt <mkang@calwater.com>
Sent: Thursday, January 5, 2017 2:11 PM
To: Amy Seeraty
Cc: So Kim; Ara Mhramian; Sorensen, Ronald; Armendariz Jr., Daniel
Subject: RE: Cal Water CUP Project Meeting

Amy,

We are requesting that our matter be continued one additional planning meeting. Because your questions relate to critical infrastructure information protected under the Homeland Security Act and other legal matters, we need additional time to finalize responses. I apologize that I had not anticipated this extra level of managerial review when I originally committed to the December 19th date (and the delay with the holidays). I greatly appreciate your assistance in this matter and understand the information is needed for the MND.

Thank You,
Matt Kang

From: Ara Mhramian [<mailto:AraM@rpvca.gov>]
Sent: Tuesday, January 03, 2017 4:15 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Kang, Matt <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <rsorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Matt,
It is imperative that we hear back from you by tomorrow morning.
Thank you,
Ara

Ara Michael Mhramian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



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From: Amy Seeraty
Sent: Tuesday, January 03, 2017 3:49 PM
To: Kang, Matt <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <sorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting
Importance: High

Hi Matt-

I haven't received anything in the mail so please let me know when you will be submitting the information described below as it is needed ASAP. Please let me know if you have any questions. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Tuesday, December 20, 2016 3:54 PM
To: Kang, Matt <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <sorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

Hi Matt-

I was just following up to see if you would be able to submit the requested information below sometime this week prior to Thursday 12/22, as I will need to finish up the revised MND sometime during the first two weeks of January. Please also see the attached notice for the January 24, 2017 Planning Commission meeting. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, December 05, 2016 5:49 PM
To: 'Kang, Matt' <mkang@calwater.com>
Cc: Trejo, Daniel <DTrejo@calwater.com>; Sorensen, Ronald <rsorensen@calwater.com>; Tootle, John <JTootle@calwater.com>; Ara Mhrianian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water CUP Project Meeting

Hi Matt-

Thank you and your team for meeting with Ara, So, and myself this morning. As we discussed, the following is a list of additional information the City needs to proceed with processing the update to the Conditional Use Permit and the associated Environmental Document:

- Full description of all the current Cal Water facilities at the site, e.g., office, maintenance yard, reservoir, etc.;
- Full description of all current Cal Water activities and operations utilizing these onsite facilities, including hours, frequency, location, etc.;
- Description of the traffic circulation pattern (including identifying the primary and secondary points of ingress/egress) for Cal Water & contractor vehicles when onsite;
- Full description of all non-Cal Water uses for the site (cell tower, etc.)
- Description of implemented and/or potential mitigation measures, including but not limited to:
 - A complete description of the changes that were made in the last year to the ordering/delivery process for fill material, that is, materials are drop-shipped at site (due to accounting rules, etc.);
 - Painting the dead lawn (provide exact dates of 2015 and 2016 applications)
 - Dust control measures:
 - Watering the maintenance yard when trucks and/or equipment travel through area with materials (spoils, pipes, etc.)
 - Sprinklers on the walls of the materials bins at the north side of the property
 - Noise control measures such as:
 - Minimizing equipment and vehicle backups,
 - Noise attenuation fencing. Please include location, materials and height in all descriptions.
 - Additional plantings (described below)
 - Visual Screening measures such as:

- Earthen Berms (include height and any landscaping on berms themselves)
- Existing and proposed plantings, including location, species and number of plants. Also provide a landscape plan along with the written information.
- Visual attenuation fencing. Please include location, materials and height in all descriptions.
- Written confirmation that Cal Water does or does not wish to proceed with the above ground diesel fuel tank portion of the application;
- Description of what an emergency is and a couple examples of an emergency job (include a description of the emergency protocol);
- Any information you can provide which shows that the surrounding soil is not contaminated when a pipe breaks.

As discussed, you have agreed to make your best efforts to provide this information by **5:30pm on Monday 12/19**. We understand that providing a site plan which visually shows the information provided above may take additional time, but please advise me as soon as possible if you will not be able to have your engineering department prepare this by the 19th as well.

Additionally, the record shows that the Planning Commission did continue this item to the January 24, 2017 meeting so this will be agendaized accordingly and a public notice will be issued on December 15th. Thank you and please let me know if you have any questions.



Please provide a landscaping and/or improvement plan for all red-outlined areas plus any additional areas where work is being proposed.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Matt Kang
Superintendent II

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Amy Seeraty

From: Amy Seeraty
Sent: Monday, September 19, 2016 4:10 PM
To: 'Helen'; aram@rpvca.giv
Subject: RE: Dust from cal water 30 minus ago

Thank you for your email Helen. I will remind Matt about what we discussed. Thanks.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Helen [<mailto:heju8@yahoo.com>]
Sent: Friday, September 16, 2016 2:55 PM
To: Amy Seeraty <AmyS@rpvca.gov>; aram@rpvca.giv
Subject: Dust from cal water 30 minus ago

Amy Seeraty

From: Mary Rezk-Hanna <mrezk@ucla.edu>
Sent: Tuesday, October 18, 2016 3:36 PM
To: Kang, Matt
Cc: Amy Seeraty; David; Ara Mihranian; djdev@verizon.net; Ommen, Brett
Subject: Re: Dead grass area

Thank you.

On Tue, Oct 18, 2016 at 12:47 PM, Kang, Matt <mkang@calwater.com> wrote:

I have this scheduled for November 1.

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Friday, October 14, 2016 4:25 PM
To: Rezk-Hanna, Mary <mrezk@g.ucla.edu>; Kang, Matt <mkang@calwater.com>
Cc: David <dhanna.jdmba@gmail.com>; Ara Mihranian <AraM@rpvca.gov>; djdev@verizon.net; Ommen, Brett <bommen@calwater.com>
Subject: RE: Dead grass area

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Mary-

It's my understanding that Matt intends to paint the field towards the end of October, so it will still look nice for the holidays. Matt, please confirm or correct me if I'm wrong, thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Rezk-Hanna, Mary [<mailto:mrezk@g.ucla.edu>]

Sent: Friday, October 14, 2016 2:57 PM

To: Kang, Matt <mkang@calwater.com>

Cc: David <dhanna.jdmba@gmail.com>; Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>; djdev@verizon.net; Ommen, Brett <bommen@calwater.com>

Subject: Dead grass area

Hello Matt - would you please re-paint the dead grass area our house as well as our neighbors overlook?

We recall it was painted once during our first city meeting. Do you have plans of re-painting this area again?

Thank you for your feedback in advance.
Mary

Matt Kang

Superintendent II

CALIFORNIA WATER SERVICE

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Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, October 25, 2016 5:22 PM
To: 'Swielin'
Subject: RE: Diesel fuel tank at Cal. Water
Attachments: 2015-06-13-Plans_Page_1.jpg

Hello Mr. Wielin-

Thank you for your email. Please note that the tank has not yet been approved. I have attached a plan with the tanks proposed location. I will call you tomorrow to discuss. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Swielin [mailto:swielin@aol.com]
Sent: Monday, October 24, 2016 9:56 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Diesel fuel tank at Cal. Water

I am a resident of Seaview Villas which is West of the California Water Service Company. Has the Diesel fuel tank at the California Water Company been approved? If not, I have some questions about the location of the tank.

Sid Wielin,
16 Seaview Dr. South
swielin@aol.com
310-541-6189

NOTES

PROJECT OWNER

CALIFORNIA WATER SERVICE COMPANY
5657 CREST ROAD
RANCHO PALOS VERDES, CA 90275
PHN: 714-214-0288

PROJECT OVERVIEW

CAL WATER IS PROPOSING THE PERMANENT INSTALLATION OF (1) 1,000 GALLON DIESEL FUEL TANK TO FILL COMPANY VEHICLES AND EQUIPMENT ON THE EXISTING COMMERCIAL PROPERTY. THE PROPOSED WORK WILL CONSIST OF THE FOLLOWING:

- (1) 1,000 GALLON ABOVE GROUND DIESEL FUEL TANK
- (1) PRECAST CONCRETE TANK PAD WITH HOUSE KEEPING CURB
- CRASH POLES FOR BARRIER PROTECTION
- EQUIPMENT TO FILL, VENT, AND GAUGE DIESEL
- SOLAR POWERED DIESEL DISPENSING EQUIPMENT

GENERAL NOTES

- TANK AND EQUIPMENT MANUFACTURED AND INSTALLED IN ACCORDANCE WITH 2015 CFC CHAPTER 25 & 27, & NFPA 80, 2012 EDITION.
- TANK INSTALLATION SHALL BE IN ACCORDANCE WITH 2015 CFC.
- TANK SHALL NOT BE VISIBLE FROM OFF-SITE AND IS NOT INTENDED FOR RETAIL FUEL SALES TO GENERAL PUBLIC.
- TANK SHALL NOT RESULT IN THE LOSS OR RELOCATION OF PREVIOUSLY APPROVED PARKING SPACES.

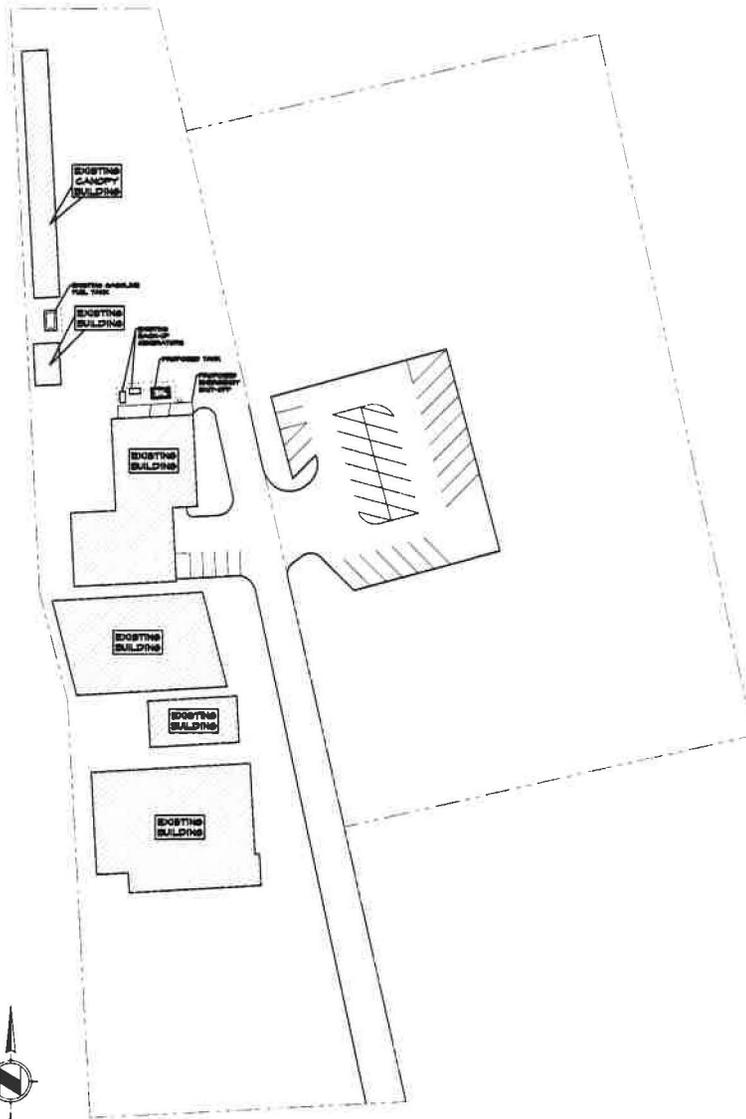
LABELING

- TANK CONTENTS AND PRODUCT ID. SHALL BE FINED TO TANKS CONSPICUOUSLY VISIBLE ON ALL SIDES WHERE FIRE DEPARTMENT ACCESS OCCURS PER 2015 CFC 5704.2.3.2
- NO "SMOKING", "COMBUSTIBLE", AND "FLAMMABLE" SIGNS AS APPLICABLE WILL BE POSTED ON TANKS PER 2015 CFC SECTION 5704.2.3.1.
- FILLBOX WILL BE MARKED WITH THE APPROPRIATE PRODUCT IDENTIFICATION, FILL LIMITER VALVE WARNINGS, FILL INSTRUCTIONS AND TANK CALIBRATION TABLE.
- DISPENSERS WILL BE MARKED WITH THE APPROPRIATE PRODUCT IDENTIFICATION.
- STATIC WARNINGS DECAL AND FUELING INSTRUCTIONS WILL BE POSTED.
- SIGNS STATING PROCEDURES TO FOLLOW IN CASE OF SPILL AND TELEPHONE CONTACT NUMBERS SHALL BE POSTED PER 2015 CFC SECTION 2304.5.5.

FIRE DEPARTMENT NOTES

- THIS REVIEW IS FOR ABOVE GROUND STORAGE TANK ONLY
- SEPARATE SUBMITTAL REQUIRED FOR BUILDING AND SAFETY DEPARTMENT FOR ELECTRICAL, FOUNDATION, AND SEISMIC ANCHORS OF TANK
- A FIRE PERMIT IS REQUIRED
- PART OF THIS REVIEW SHALL BE BY FIRE DEPARTMENT'S HAZARDOUS MATERIALS DIVISION
- TANK SHALL BE LOCATED IN ACCORDANCE WITH 2015 CFC 5704.2.4.1.1.B AND TABLE 2506.2.5, WHICHEVER IS MORE RESTRICTIVE
- TANKS ARE DESIGNED AS A DOUBLE NALLED SELF-DIKING TANK AND ALLOW NO RAINFALL TO ENTER SYSTEM.
- TANK IS UL 2008 AND UL 142 LISTED MAKING IT A "PROTECTED TANK" MEETS AND OR EXCEEDS FIRE RATINGS AS WELL AS PROJECTILE REQUIREMENTS AS PER 2015 CFC 2506.2.3
- TANK SUPPORTS ARE CAST AS PART OF THE TANK AND HAVE PASSED A TWO (2) HOUR FIRE TEST AS PART OF THE UL 2008 REQUIREMENTS
- FOUNDATION PAD AND CONTAINMENT CURB ARE CONCRETE WHICH IS NOT AFFECTED BY THE MATERIAL BEING STORED IN TANK
- PAD DRAIN SHALL HAVE 1" BRASS LOCKING BALL VALVE AND BE COMPATIBLE WITH MATERIALS BEING STORED
- OPERATOR FILLING THE TANKS WILL BE ALERTED THAT THE TANK IS AT 90% CAPACITY BY AUDIBLE AND VISUAL HIGH LEVEL ALARM. VISIBLE FROM FILL BOX LOCATION
- FILL LIMITER VALVES SET TO SHUT-OFF AT 95% CAPACITY PER 2015 CFC 5704.2.4.1.1.
- ALL EQUIPMENT, DISPENSERS, HOSE, NOZZLES, AND SUBMERSIBLE AND SUBSURFACE PUMPS USED IN FUEL DISPENSING SYSTEMS SHALL BE LISTED PER THE 2015 CFC 2506.7
- ALL VISIBLE ABOVE GROUND PIPING SHALL BE IDENTIFIED
- EMERGENCY SHUT-OFF SWITCH LOCATION SHALL BE LOCATED IN A SAFE POSITION TO ALLOW OPERATOR TO SHUT-DOWN THE SYSTEM IN THE EVENT OF AN EMERGENCY. ESO WILL BE IN LINE IF SITE OF THE DISPENSING POINT. SIGNS SHALL BE LEGIBLE FROM 30'
- EMERGENCY SAFETY EQUIPMENT (PER CFC 2505.2) TO BE MOUNTED NO MORE THAN 75 FEET FROM TANK SYSTEM:
 - 0 4A600.C FIRE EXTINGUISHER
 - 02 MUSHROOM STYLE PUSH BOTTOM EMERGENCY SHUT-OFF SWITCH
- FIRE DEPARTMENT IS TO TEST DISPENSING EQUIPMENT, PIPING AND THE EMERGENCY SHUT-OFF DEVICE PRIOR TO APPROVAL.
- DISPENSING OPERATIONS WILL BE UNDER THE SUPERVISION OF A QUALIFIED ATTENDANT AT ALL TIMES. PER THE 2015 CFC 2504.1.
- ALL EMPLOYEES WILL BE TRAINED TO SAFELY OPERATE AND MAINTAIN THE FUEL SYSTEM, FIRE EXTINGUISHER, AND EDUCATED ON HOW TO PROTECT THE ENVIRONMENT FROM HARMFUL CONTAMINANTS
- ELECTRICAL & BUILDING DEPARTMENT INSPECTIONS ARE REQUIRED PRIOR TO SCHEDULING FIRE INSPECTION.

SCOTWOOD DRIVE



CREST ROAD

OVERALL PLOT PLAN

CAL WATER

ABOVE GROUND FUEL TANK INSTALLATION

SHEET INDEX

T-1	COVER SHEET/ PLOT PLAN
T-2	ENLARGED PLOT PLAN
A-1	TANK PLAN & ELEVATIONS
A-2	TANK SPECIFICATIONS
A-3	TANK EQUIPMENT
A-4	TANK EQUIPMENT
S-1	TANK FOUNDATION PLAN
S-2	SEISMIC CALC'S

AGENCIES

CITY OF RANCHO PALOS VERDES
PLANNING DEPARTMENT
30940 HAWTHORNE BLVD
RANCHO PALOS VERDES, CA 90275
(310) 544-5228

CITY OF RANCHO PALOS VERDES
BUILDING & SAFETY DEPARTMENT
30940 HAWTHORNE BLVD
RANCHO PALOS VERDES, CA 90275
(310) 263-2792

LOS ANGELES COUNTY
FIRE DEPARTMENT PREVENTION BR
4475 WEST EL SEGUNDO BLVD
HAWTHORNE, CA 90250
(310) 263-2792

VICINITY MAP



GRAPHIC SCALE



CALIFORNIA WATER SERVICE COMPANY
5657 CREST ROAD
RANCHO PALOS VERDES, CA 90275

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
IN CHARGE: _____

COVER SHEET/
PLOT PLAN

ORANGE COUNTY
A COUNTY OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 44866-CEC
DATE: _____



ORANGE COUNTY
A COUNTY OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 44866-CEC
DATE: _____

DATE: _____

DATE: _____

T-1

RECEIVED

November 3, 2016

To: Amy Seeraty
Associate Planner
City of Rancho Palos Verdes

NOV 08 2016

COMMUNITY DEVELOPMENT
DEPARTMENT

The following is a comment and questions about the installation of an above ground Diesel Fuel Tank by the California Water Service Company at their yard on Crest Road. It is our understanding that the fuel tank will be installed directly beneath an existing Cell Phone Tower. The cell tower was recently modified to accept larger antennas and we were assured that the installation was reengineered to account for the extra weight and wind load. It seems that not only were the existing antennas enlarged but more of them were installed.

We do not object to the tank but we wonder if is wise to install it beneath a possibly overloaded cell tower which could drop some of its antennas on top of the tank during an Earthquake for example. In addition the cell tower is the highest point of contact to ground in the area and if it should be struck by lightning the fuel tank would be struck as well and maybe cause a fire. The Fire Department approves of above ground fuel tanks because a fire is less difficult fight. In the event of a major disaster however it may take the Fire Department some time to respond to an emergency at the Water Service Company.

We hope that you will examine the potential for these problems and let us know what your finding are.

Written for the Seaview Villas Homeowners Association by:

Sid Wielin
16 Seaview Dr. South
Rolling Hills Estates
310-541-6189
swielin@aol.com

Sid Wielin
President

Seaview Villas Homeowners Association

Amy Seeraty

From: Amy Seeraty
Sent: Thursday, November 17, 2016 11:44 AM
To: Joe Devenuto
Cc: Ara Mihranian
Subject: RE: Cal Water CUP Status

Hi Joe-

I am finishing up obtaining some historical and more recent information about activity on the property, and then plan on working on the revised environmental document. I am still shooting for the 2nd meeting in January. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [mailto:djdev@verizon.net]
Sent: Wednesday, November 16, 2016 7:25 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Cal Water CUP Status

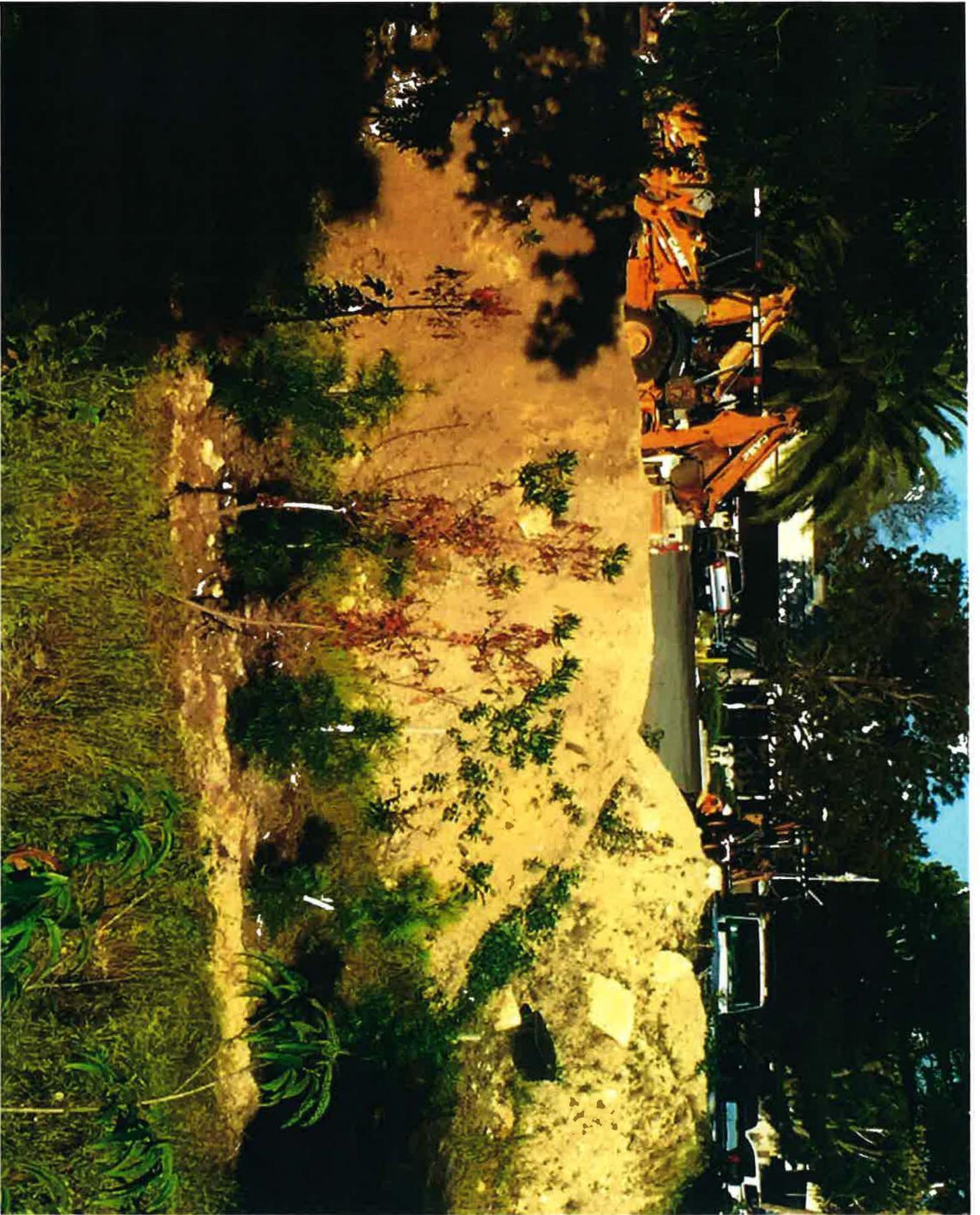
Amy,

I haven't heard in the past few weeks what is happening with the update to the Cal Water CUP update? Could you let me know?

Thanks,

Joe







Amy Seeraty

From: Amy Seeraty
Sent: Monday, January 09, 2017 9:12 AM
To: Joe
Cc: Ara Mihranian; So Kim
Subject: Re: January 24, 2017 PC Meeting

Hi Joe-

Thank you for your email. I followed up with Cal Water again after receiving your email, as I had indeed expected to receive the final required information from Cal Water before the first of the year. However, we were informed by them that because some of the City's questions related to critical infrastructure information protected under the Homeland Security Act, they need additional time for their legal staff to review and finalize the responses. I will be following up with them again this week to get an update on the timing, i.e., will they need additional time which will push us past the February 28th meeting. Thank you and I'll keep you apprised of any developments as they occur.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe <djdev@verizon.net>
Sent: Wednesday, January 4, 2017 9:08 AM
To: Amy Seeraty
Subject: Re: January 24, 2017 PC Meeting

Amy,

Thank you for the email with the explanation regarding the current status of the CUP.

I did receive the letter from the city regarding the delay. I must say I do not understand the continual Delay from Cal Water. The neighbors' resolution requests are quite clear and reasonable for a neighborhood.

I do hope we are not going to start another protracted debate.

Will I have an opportunity soon to understand what the recommendations are being made prior to formal discussions?

Thanks much for your help. Let me know how I can help with this resolution

Joe

Sent from my iPhone

K-184

On Dec 22, 2016, at 6:39 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Joe-

When we had last emailed, I had anticipated being able to finish the revised MND to keep to the original tentative timeline laid out at the September 13th PC meeting. However, since then, it has taken a bit longer for Cal Water to submit the last portions of required information to the City, they are requesting that move the PC hearing to the second meeting in February. As the City is trying to work with Cal Water to create some mitigation measures including but not limited to landscaping and dust control, we will be recommending that the Planning Commission allow one extension to the second meeting in February (28th).

I understand that there have been numerous delays with this project, and you and the other neighbors have been extremely patient throughout this whole process. I am expecting a final submittal of information from Cal Water between now and when the City reopens on January 3rd, so that I can finish the revised MND in early January and mail it out with the Public Notice by February 2nd. Please note you will be getting a notice in the mail (also attached) which states that Cal Water will be requesting at the January 24th meeting that the MND and revised CUP be reviewed by the PC on February 28th. Please let me know if you have any questions, thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

<Public Notice-12-22-16.pdf>

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Monday, January 09, 2017 9:57 PM
To: Ara Mihranian
Cc: Amy Seeraty
Subject: Re: Dust from Cal water today

Hi Ara,
Happy New year!

I am available next week:
Whole day on Monday, 8:00-1:00 on Wednesday and Thursday.
Thank you!

Helen

On Monday, January 9, 2017 9:44 PM, Ara Mihranian <AraM@rpvca.gov> wrote:

Hi Helen and Happy New Year,
This is not a good week for me, what does next week look like for you?
Ara

From: heju li [mailto:heju8@yahoo.com]
Sent: Sunday, January 8, 2017 9:18 PM
To: Ara Mihranian <AraM@rpvca.gov>
Subject: Re: Dust from Cal water today

Hi Ara,

I would like to make a appointment with you next week to update some information about.

Thanks,

Helen

On Friday, September 2, 2016 4:47 PM, Ara Mihranian <AraM@rpvca.gov> wrote:

Thank you.
Your email and video are now part of the public record.
Ara

Sent from my iPhone

On Sep 2, 2016, at 3:58 PM, heju li <heju8@yahoo.com> wrote:

On Friday, September 2, 2016 3:53 PM, Helen <heju8@yahoo.com> wrote:

Sent from my iPhone

<IMG_5120.MOV>

Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, January 17, 2017 3:25 PM
To: 'Farzad Rad'
Cc: Kang, Matt
Subject: RE: California Water Service Conditional Use Permit
Attachments: image 1 pine tree.jpg; image 2.jpg

Hello Mr. Rad-

Thank you for your email. I am familiar with the trees along your property line, as I have visited the Cal Water site, as well as your neighbor's properties. I am copying Matt Kang, the Superintendent over at Cal Water as I believe he would be the best person to help you out with these concerns. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

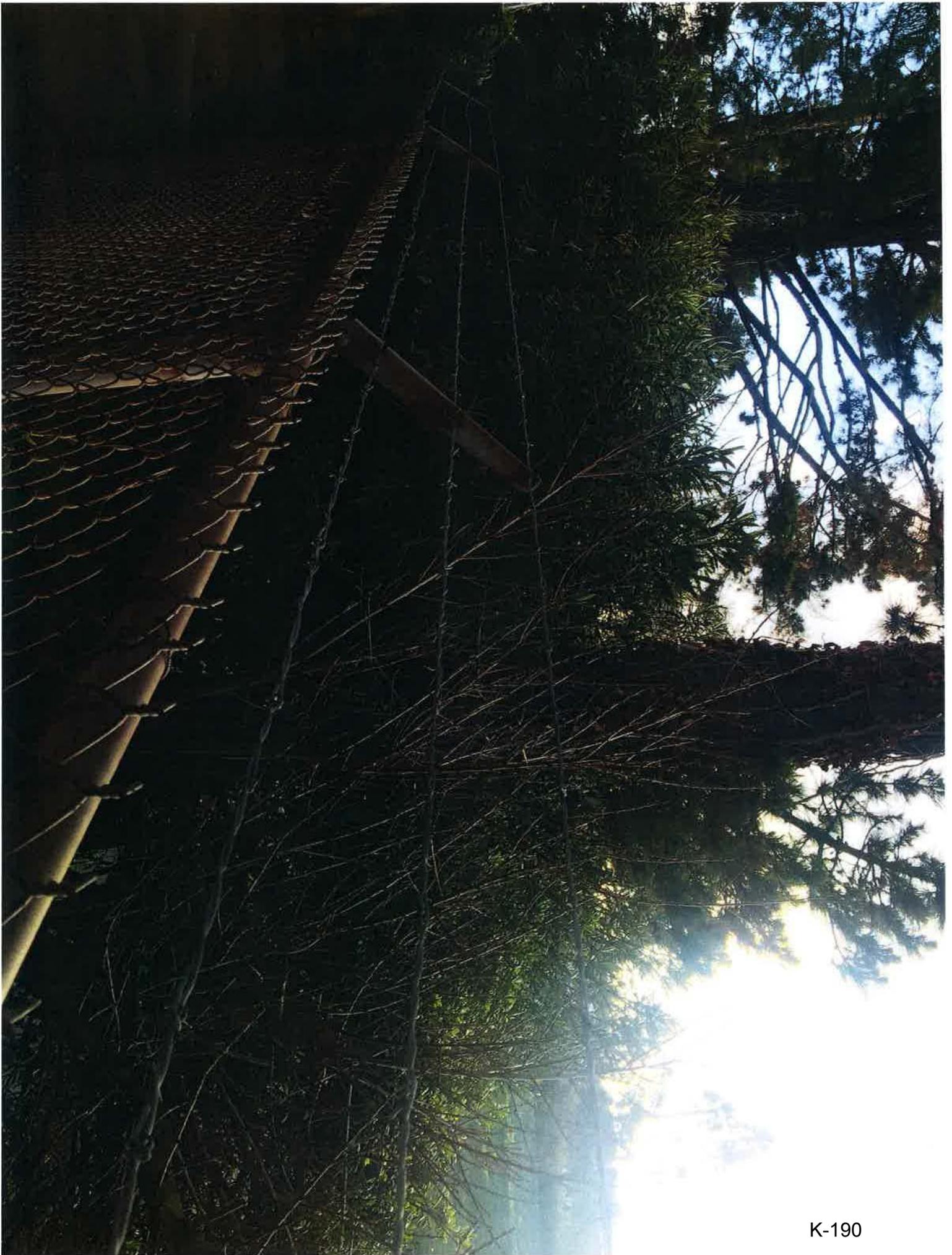
From: Farzad Rad [mailto:farzadrad@gmail.com]
Sent: Monday, January 16, 2017 10:15 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: California Water Service Conditional Use Permit

Hi Amy,

I'm Farzad Rad over at 5832 Scotwood Drive. I've attached two images. The first being the tall pine needle trees on the property of the water department. They need to be trimmed at least once every six months. The pine needles get all over my backyard. The second being the length of tree's that are directly behind my property line. They too must be trimmed on a regular basis, as it blocks ocean views. I have also noticed that the gardeners that are hired by the water department only focus on cutting the grass and blowing just around the field and not the entire area of the property, leaving those areas completely neglected and full of leaves. If you would like to visit my property please email me. Thank you.

Farzad Rad





Applicant's Email Requesting Continuance

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Wednesday, March 22, 2017 2:23 PM
To: Amy Seeraty; Randy Risner
Cc: McGhee, Lynne; Christina Cameron; Ara Mihranian; So Kim; Kang, Matt; Bradbury, Korey S.; Armendariz Jr., Daniel
Subject: RE: PV Yard- Site Map
Attachments: PV Yard- Current Vegetation Map.PDF

Hi Amy,

See the attached landscape map showing the current tree layout, and identifying the species of the trees. Please note the 77 Podocarpus (Green Line), and the 20 Acacia (Red Line), were all planted recently as good faith to our neighbors, and irrigation was installed to promote their growth.

Cal Water is currently in design with of the following:

- Relocating sand and base bins to the center of the yard (next to the existing spoil bin), as suggested by city planning.
 - A water source will be added to help with dust control while loading and unloading the materials.
- Identify and plot out any additional landscape needed to help with screening.
- Fencing options on top of the berms to assist with screening.

Cal Water's proposed timeline to complete the above items is a follows:

- 6 to 8 weeks to complete final design of: sand and base bins; final landscape plan; and final fencing plan. We are in the process of receiving estimates for the above items. Those estimates will be subject to internal review.
 - These final designs would be submitted to city planning for review on or around the week of May 22nd.
- 6 to 8 weeks for procurement and contractor selection.
- 6 to 8 weeks for construction.

(Please note this timeline excludes time for city review, redlines and edits, and weather delays.)

Cal Water is committed to being a good neighbor, and we look forward to resolving this.

Thanks,
Brett

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, March 21, 2017 8:10 AM
To: Ommen, Brett; Randy Risner
Cc: McGhee, Lynne; Christina Cameron; Ara Mihranian; So Kim; Kang, Matt; Bradbury, Korey S.; Armendariz Jr., Daniel
Subject: RE: PV Yard- Site Map

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Brett-

Thank you for providing the attached yard survey site plan. However, as previously discussed, we still require a landscape and proposed fencing plan which identifies the types and locations of the existing foliage, as well as the information and specifications for the proposed fencing/trees/bushes. Please provide a timeline by **Thursday, March 22, 2017** for submittal of these plans, as it has been over a month since we met to discuss the items required for continued processing of the CUP. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Amy Seeraty
Sent: Monday, March 06, 2017 7:50 AM
To: 'Ommen, Brett' <bommen@calwater.com>; Randy Risner <rrisner@dpmclaw.com>
Cc: McGhee, Lynne <lmcghee@calwater.com>; Christina Cameron <ccameron@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Kang, Matt <mkang@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>
Subject: RE: PV Yard- Site Map

Thank you Brett. We will take a look at this.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Ommen, Brett [<mailto:bommen@calwater.com>]
Sent: Monday, February 27, 2017 1:56 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Randy Risner <rrisner@dpmclaw.com>
Cc: McGhee, Lynne <lmcghee@calwater.com>; Christina Cameron <ccameron@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Kang, Matt <mkang@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>
Subject: PV Yard- Site Map

Hi Amy,

As requested, please see attached site map.

Thanks,
Brett

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

From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Wednesday, February 22, 2017 10:12 AM
To: Randy Risner
Cc: McGhee, Lynne; Christina Cameron; Ara Mihranian; So Kim; Kang, Matt; Ommen, Brett; Bradbury, Korey S.
Subject: RE: AQMD Inspection

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Thank you Randy. We look forward to receiving the site map soon.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Randy Risner [<mailto:rrisner@dpmclaw.com>]
Sent: Wednesday, February 22, 2017 9:46 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: imcghee@calwater.com; Christina Cameron <ccameron@dpmclaw.com>
Subject: AQMD Inspection

Amy,

AQMD inspected the Cal Water site this morning in relation to a complaint from one of the neighbors. The inspector was Mitali Datta. Mitali inspected the entire site and found no violations and said that she could see that Cal Water was taking sufficient measures to control dust.

Also, Cal Water has begun preparation of the site map. I'll keep you updated as things progress.

Regards,

Randy J. Risner
Devaney Pate Morris & Cameron LLP

Sent from my iPad

Brett Ommen
Operations Manager
California Water Service
310-377-5528
<<https://www.calwater.com/>>[<cid:image001.png@01D034BA.FB1652D0>]<<https://www.calwater.com/>>
Quality. Service. Value.
calwater.com<<https://www.calwater.com/>>

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Staff's Correspondence with Applicant

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Friday, February 17, 2017 1:53 PM
To: Amy Seeraty
Cc: Kang, Matt; Bradbury, Korey S.
Subject: Pictures of Sand and Base Canvas Covers- Cal Water PV Field Yard
Attachments: IMG_0775.JPG; IMG_0776.JPG; IMG_0777.JPG

Hi Amy,

Per your request- attached are pictures of the canvas covers that Matt had special made for the sand and base bins.

Thanks,

Brett Ommen
Operations Manager
California Water Service
310-377-5528
<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
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GRAND





Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Monday, April 03, 2017 5:09 PM
To: Amy Seeraty
Cc: Ara Mihranian
Subject: PV Yard- Site Map
Attachments: PV Yard- Current Vegetation Map.PDF; PV Yard Survey 11x17.pdf

Hi Amy,

Per our phone conversation last Friday, please see below for the additional information requested:

- PY Yard site improvements that took place over the last year in attempt to minimize concerns:
 - Additional landscaping was installed to assist with screening at a cost of around \$25k
 - Irrigation was added to water the additional vegetation at a cost of around \$1,500
 - Existing layout landscape plan was developed and all trees on site were identified and tagged at a cost of around \$800 (attached)
 - Additional berm was added and K- rails installed at a cost of around \$1500
 - Entire PV Yard was surveyed using GPS and all structures were identified including dimensions (attached); approximately 40 Cal Water engineering labor hours spent to achieve this.
- Cal Water has been working on the following items since the last planning meeting in January, all items are still in progress:
 - Proposed site improvement plan showing:
 - Additional vegetation for screening
 - Fencing types and locations for screening
 - Relocation of sand, base, and asphalt bins
 - Request for bids from contractors for proposed site improvements
 - Exploring all options that would help mitigate dust, noise, and screening concerns.

Please see previous email for approximate timeline. Let me know if you need any additional information.

Thanks,
Brett

From: Ommen, Brett
Sent: Wednesday, March 22, 2017 2:23 PM
To: 'Amy Seeraty' <AmyS@rpvca.gov>; Randy Risner <rrisner@dpmclaw.com>
Cc: McGhee, Lynne <lmcghee@calwater.com>; Christina Cameron <ccameron@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Kang, Matt <mkang@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>
Subject: RE: PV Yard- Site Map

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Cal Water is committed to being a good neighbor, and we look forward to resolving this.

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Brett

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Sent: Tuesday, March 21, 2017 8:10 AM
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Sincerely,

Amy Seeraty
 Associate Planner
 City of Rancho Palos Verdes
 Community Development Department
 30940 Hawthorne Blvd.
 Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

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 Subject: RE: PV Yard- Site Map

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Amy Seeraty
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Subject: PV Yard- Site Map

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Sent: Wednesday, February 22, 2017 10:12 AM
To: Randy Risner
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Subject: RE: AQMD Inspection

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Amy Seeraty
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Amy,

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Also, Cal Water has begun preparation of the site map. I'll keep you updated as things progress.

Regards,

Randy J. Risner
Devaney Pate Morris & Cameron LLP

Sent from my iPad

Brett Ommen
Operations Manager
California Water Service
310-377-5528

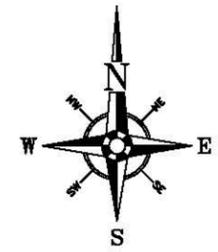
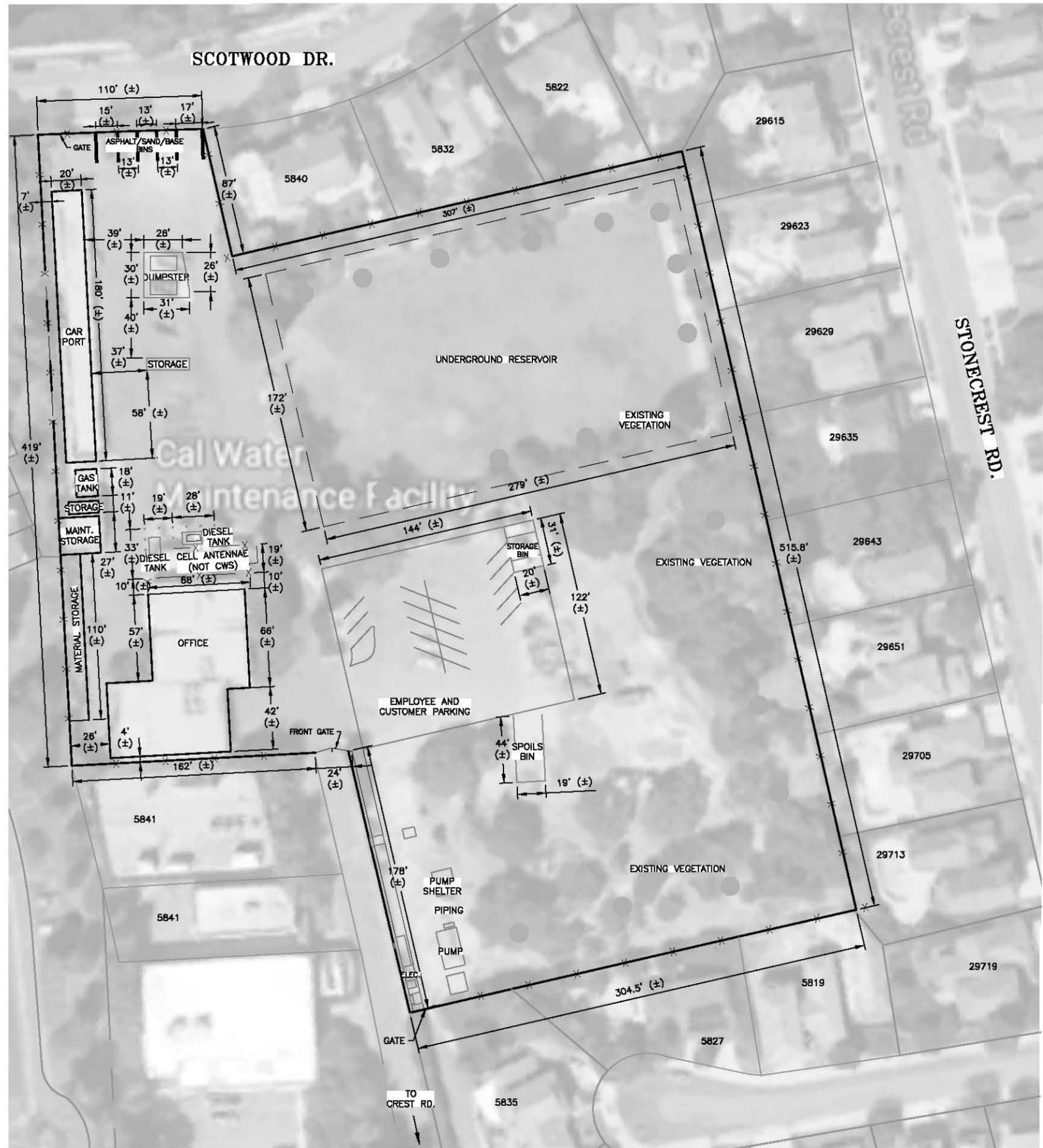
<https://www.calwater.com/><[cid:image001.png@01D034BA.FB1652D0]><<https://www.calwater.com/>>

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SITE PLAN
SCALE 1:80

ENGINEERING



DEPARTMENT

REVISIONS:

PLAT SHEET:
PV-28-25

SCALE:
AS NOTED

DRAWN BY:
R. MATTHIESEN

DESIGNED BY:
R. MATTHIESEN

CHECKED BY: DATE:

APPROVED BY: DATE:

	DATE:	INIT.
DISTRIBUTION MAP	<input type="checkbox"/>	
PLAT MAP	<input type="checkbox"/>	
SYSTEM SCHEMATIC	<input type="checkbox"/>	
STATION SCHEMATIC	<input type="checkbox"/>	

TITLE:

SITE PLAN - FIELD OPS YARD

DISTRICT:
PALOS

VERDES

DATE:
02/27/2017

PROJECT ID.:

DRAWING NO.:



2	●	Ficus nitida
4	●	Podocarpus
7	●	Brazilian Pepper
2	●	California Pepper
2	●	Chinese Elm
12	●	Spotted Gum Eucalyptus
7	●	Eucalyptus
2	●	Olive
2	●	Black Acacia
3	○	Canary Island Pine
4	●	Avocado
1	☼	Date Palm
7	●	Juniper
1	●	Cotoneaster
3	●	Aleppo Pine
1	—	Acacia Hedge
1	—	Podocarpus Hedge
1	—	Oleander Hedge



SITE PLAN
SCALE 1/8" = 1'-0"



PLAN SHEET: PV-08-05

SCALE: AS NOTED

DESIGNED BY: E. MATTHEWS

PREPARED BY: E. MATTHEWS

DATE: _____

APPROVED BY: _____ DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

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DATE: _____

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DATE: _____

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DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Tuesday, April 04, 2017 4:52 PM
To: Amy Seeraty
Cc: Ommen, Brett
Subject: Clarification of Delay for Site Mitigation Measures

Amy:

Brett forwarded an email from you concerning a clarification of the additional time to provide the City with a conceptual plan. The issue is not necessarily with the plan. The extra time requirement deals more with obtaining internal approvals from Cal Water management. As you know, Cal Water is based in Northern California and has operations statewide. They are a large organization and it takes time to get direction and approvals for projects.

So, Brett is trying to get the financial commitment from management for the project before we commit to a concept. In a large organization like Cal Water, it takes a bit of time. That is primarily the reason for the delay.

We want to make sure that the potential cost of the mitigation work is within the Cal Water budget. As you know, they are regulated by the CPUC and rates are set by that agency. Companies operating under CPUC regulations often operate under fairly tight budgets compared to other businesses because it is not easy to request a rate increase.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Tuesday, April 18, 2017 9:45 AM
To: Amy Seeraty; Randy Risner
Cc: Ara Mihranian; So Kim; Armendariz Jr., Daniel
Subject: RE: Clarification of Delay for Site Mitigation Measures
Attachments: 4-17-17 Concept-PV Yard Improvements.pdf

Hi Amy,

Please see attached concept map, showing the proposed PV Yard improvements. I did my best to get this to you as soon as possible, so that it could be presented at the planning commission meeting next week on April 25th.

Couple things to point out:

- Sand, base, and asphalt bins are being relocated next to the existing spoil bin.
 - This should centralize loading and unloading of materials, and limit dust complaints.
 - Date Palm and Olive tree will need to be removed to achieve this.
 - We have existing water lines for the reservoir that would prevent us from placing the bins at the location suggested by planning.
- 8 foot wood or vinyl fencing will be constructed on top of the existing 8 foot dirt berms (Fence type to be determined at a later date)
- Fencing, or a line of hedges would be added to the west side of the reservoir for screening.
- Additional trees and hedges will be added to the east side of the property to fill the gaps.

Thank you again for all your assistance in resolving this situation.

Brett

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, April 04, 2017 5:25 PM
To: Randy Risner <rrisner@dpmclaw.com>
Cc: Ommen, Brett <bommen@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Clarification of Delay for Site Mitigation Measures

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hello Randy-

Thank you for the additional clarification, it is much appreciated.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Randy Risner [<mailto:rrisner@dpmclaw.com>]
Sent: Tuesday, April 04, 2017 4:52 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ommen, Brett <bommen@calwater.com>
Subject: Clarification of Delay for Site Mitigation Measures

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Brett Ommen

Operations Manager

CALIFORNIA WATER SERVICE

310-377-5528



Quality. Service. Value.

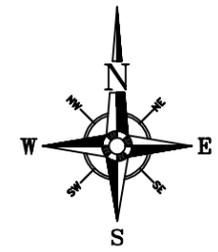
calwater.com

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- EXISTING TREE LEGEND:**
- FICUS NITIDA
 - PODOCARPUS
 - * BRAZILIAN PEPPER
 - CALIFORNIA PEPPER
 - CHINESE ELM
 - SPOTTED GUM EUCALYPTUS
 - * EUCALYPTUS
 - * OLIVE
 - * BLACK ACACIA
 - CANARY ISLAND PINE
 - * AVOCADO
 - * DATE PALM
 - * JUNIPER
 - * COTONEASTER
 - * ALEPPO PINE
 - ACACIA HEDGE
 - PODOCARPUS HEDGE
 - OLEANDER HEDGE
 - PROPOSED TREE/SHRUBS



SITE PLAN
SCALE 1:60

ENGINEERING



DEPARTMENT

REVISIONS:

PLAT SHEET:
PV-28-25

SCALE:
AS NOTED

DRAWN BY:
R. MATTHIESEN

DESIGNED BY:
R. MATTHIESEN

CHECKED BY: DATE:

APPROVED BY: DATE:

	DATE:	INT.
DISTRIBUTION MAP	<input type="checkbox"/>	
PLAT MAP	<input type="checkbox"/>	
SYSTEM SCHEMATIC	<input type="checkbox"/>	
STATION SCHEMATIC	<input type="checkbox"/>	

TITLE:

SITE PLAN - FIELD OPS YARD

DISTRICT:
PALOS

VERDES

DATE:
04/17/2017

PROJECT ID.:
00111258

DRAWING NO.:

Public Comments

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, February 01, 2017 12:58 PM
To: Amy Seeraty
Cc: heju li; Mary Rezk-Hanna; farzad rad; Sonya Sims; Joe
Subject: Re: dust question

Amy,

All the operations involving moving sand, gravel and other materials cause clouds of dust which are clearly visible from Helen Li's and Sonya Sims' yard. The city has been provided with multiple photos and videos which illustrate this.

There have been many, many occasions when piles of sand, gravel, asphalt, and dirt have been moved, that involve activities other than dumping or picking up spoils.

At Helen's request, I called the AQMD this morning to file a dust complaint. I told them that we are concerned about the spoils and other materials on Cal Water property could contain silica dust, which is a known carcinogen. I was given a Complaint Number, and told that an investigation will begin, and tests for silica dust will be collected.

Helen asked me to visit her house this morning to see the conditions at the Cal Water property behind her house. The berms are not serving the purpose for which they were built. They are not obstructing the view of the trucks and dirt piles. She tells me that when they are dry, the berms merely supply dirt that blows into her yard. From her yard, I could see a row of one foot tall dead trees. Behind that row, I could observe a row of very short healthy appearing trees. The berms do not obscure the trucks and their activity, nor the materials that they are moving at all. They certainly do not keep dust clouds from coming into her yard. Helen would like you or Ara to visit her property this week or next week so that you can see that the conditions have not improved since Ara's last visit several months ago. In essence, nothing has changed.

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Sincerely,

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Hi Denise-

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Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Mary Rezk-Hanna <mrezk@ucla.edu>
Sent: Wednesday, February 01, 2017 8:34 PM
To: Denise DeVenuto
Cc: Amy Seeraty; heju li; farzad rad; Sonya Sims; Joe; David
Subject: Re: dust question
Attachments: 2.1.17.JPG

Dear Amy,

David and I agree with Denise's email!

We also would like to add that the piles of sand, gravel, asphalt, and dirt adjacent to our backyard is not often covered as we had discussed and promised by Matt Kang. Thus, given the strong wind lately and the increase of Cal Water's operation/ dumping and picking up, much of this material is being blown into our backyard, pool and inhaled by our family. This has been an ongoing issue for more than a year now. Please see attached picture taken this morning showing uncovered piles.

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Thank you,
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amys@rpvca.gov - [\(310\) 544-5231](tel:(310)544-5231)

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Thursday, February 02, 2017 5:39 PM
To: Amy Seeraty; Mary Rezk-Hanna; Denise DeVenuto
Cc: farzad rad; Sonya Sims; Joe; David; Ara Mihranian; So Kim
Subject: Re: dust question

Hi All,

I notice Councilman Duhovic considers an area at Green Hills a “blight” and “a disgrace.”

“I can tell you, with all due respect, that’s a blighted area. That’s a disgrace,” Duhovic said. “I understand it’s a working area, but something needs to be done there.”

<http://www.dailybreeze.com/government-and-politics/20170201/rancho-palos-verdes-wants-more-from-green-hills-memorial-park>

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Thank you.

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From: Mary Rezk-Hanna [mailto:mrezk@ucla.edu]

Sent: Wednesday, February 01, 2017 8:34 PM

To: Denise DeVenuto <dendev88@gmail.com>

Cc: Amy Seeraty <AmyS@rpvca.gov>; heju li <heju8@yahoo.com>; farzad rad <farzadrad@gmail.com>; Sonya Sims <sonyasims@me.com>; Joe <djdev@verizon.net>; David <dhannalaw@aol.com>

Subject: Re: dust question

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Amy Seeraty

From: Rezk-Hanna, Mary <mrezk@g.ucla.edu>
Sent: Friday, February 03, 2017 5:16 AM
To: heju li
Cc: Amy Seeraty; Mary Rezk-Hanna; Denise DeVenuto; farzad rad; Sonya Sims; Joe; David; Ara Mihranian; So Kim
Subject: Re: dust question

Good point Helen! It is a disgrace!

Currently and this morning, my son, husband and myself all have waken up since 4 am because of loud construction beeping and noise from cal water.

When can we rest? During the morning operations or night operations?

It is NOT acceptable!

On Feb 2, 2017, at 5:38 PM, heju li <heju8@yahoo.com> wrote:

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From: Rezk-Hanna, Mary <mrezk@g.ucla.edu>
Sent: Friday, March 03, 2017 4:59 PM
To: mkang@calwater.com; djdev@verizon.net; Amy Seeraty; David Hanna
Subject: Video 5pm 3/2/17
Attachments: IMG_5804.MOV; ATT00001.txt

Please advise on this level of noise, what the construction is for and how long it will last!

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Thursday, March 23, 2017 7:59 AM
To: Amy Seeraty
Cc: dende88@gmail.com; Ara Mihranian
Subject: Re: Crest CUP Status

Amy,

Thanks for the update and a copy of the site survey.

A few items to note on the attached survey:

1. The diagram shows two diesel tanks which have not been authorized.
2. There is a storage bin listed, that again was not authorized.
3. The spoils bin has never been part of any CUP. Over a year ago, work was done to install this large spoils bin. This spoils bin is the source of one of the issues the neighbors have, both the delivery of the spoils and the removal of the spoils.
4. If you were to go to the maintenance yard you will see there are additional structures located in the employee parking area.
5. The grayed-out vegetation depicted in the diagram is from an old photo and does not represent the current situation.
6. The berms they have built up are not indicated

The neighbors very much interested in the resolution of the landscaping and operations issues that we have raised in our previous correspondence and numerous discussions. We look forward to the discussions to address our concerns.

Thanks again.

Joe

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

From: Amy Seeraty <AmyS@rpvca.gov>
To: Joe <djdev@verizon.net>
Cc: Denise DeVenuto <dende88@gmail.com>; Ara Mihranian <AraM@rpvca.gov>
Sent: Wed, Mar 22, 2017 11:09 am
Subject: RE: Crest CUP Status

Hi Joe-

Thank you for your email. I have received the attached site survey map from Cal Water, which documents their existing structures, but am still waiting to receive the landscape plan with the existing and proposed foliage and fencing. And I believe that Staff does agree that there does need to be adequate landscaping to soften the look of any proposed fencing. I will keep you posted with any updates. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Joe [<mailto:djdev@verizon.net>]

Sent: Tuesday, March 21, 2017 10:25 AM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Denise DeVenuto <dendev88@gmail.com>

Subject: Crest CUP Status

Amy,

I wanted to check what is happening regarding the Crest Water CUP changes, we have not heard anything and my notes indicate it is to be addressed in 25 April

I thought we would have a chance to meet and understand proposed changes and path forward. I know a few weeks ago we had the issue of landscaping that was blocking the maintenance yard view removed which has once again created an issue. I thought we were past this type of issues

As a neighborhood we would like to understand the landscaping being proposed. Everyone I've spoken too is not in favor of a 16 foot redwood fence to be staring at. If a fence is being proposed hopefully there will be landscaping to hide it and not new landscaping that will take 3-5 years to grow

Please let us know what is the plan.

Thanks

Joe

Sent from my iPhone

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Tuesday, April 11, 2017 12:55 PM
To: Amy Seeraty
Cc: Joe; farzad rad; Mary Rezk-Hanna; Sonya Sims; heju li
Subject: Cal Water CUP

Amy,

What is the timeline for disseminating to the concerned residents Cal Water's site plan and the city's mitigation plan? We need at least 30 days for review and comment.

The neighbors have expressed to me and my husband a consensus objection to the placement of a redwood fence. As you know, Cal Water removed trees two hours before their meeting to discuss their landscaping plan with the city in February, in order to prepare that area for construction of a redwood fence. (Matt Kang told me that morning this was the reason for removing the trees on the edge of the large grass lot, which had obscured their maintenance yard from neighbors to the north of Cal Water.) This incident occurred just weeks after Matt had assured me that no trees would be removed or trimmed without the neighbors first having gotten together and then letting him know which trees to trim to preserve ocean views while still obscuring Cal Water's yard. What little trust I had in Cal Water's employees was gone that day.

We expect a reasonable solution to this landscaping issue; a fence and removal of trees with a promise of planting new trees on the residents' side of the fence is not going to suffice. The trees/bushes they have planted have either died or have grown extremely slowly.

Trying to get Cal Water to restore the landscaping to how it was in spring of 2015 should not be a constant battle. Two years is unreasonably long to have to wait for a resolution of this issue.

Cal Water's actions relative to landscaping these past two years have shown that restoring the landscaping to its state in 2015 does not appear to be a priority, even though landscaping does not impede or affect Cal Water's operation in any way.

We don't understand why, after repeated promises that they were going to adequately address this issue, they have not.

Why wasn't their site plan ready for the April 25 meeting? If feel like we've been slow-rolled.

Sincerely,

Denise DeVenuto

From: [Denise DeVenuto](#)
To: [Amy Seeraty](#); [farzad rad](#); [Marzieh Raza](#); [heju li](#); [Sonya Sims](#); [Joe](#)
Subject: Cal Water Landscaping Plan
Date: Thursday, February 16, 2017 10:19:19 AM

Amy,

This is to memorialize our discussion during my visit this morning.

Joe and I ran I into Ara last night at the CHOA meeting held at Hesse Park last night. Ara reiterated to us that the city is working with Cal Water to develop a landscaping plan that is acceptable to the property owners neighboring Cal Water. So it came as a great surprise to me that early this morning Cal Water removed foliage that obscures their work yard.

In my last discussion a couple weeks ago with Matt regarding tree trimming or removal, he told me that he was only removing two dead trees directly behind Frank's back yard. He assured me that after that was accomplished nothing else would be cut until he heard back from the neighbors regarding how it would affect their view. The removal of the foliage today is in direct contradiction to Matt's assurance.

I understand that the city has a meeting with Cal Water that was scheduled for this morning. It is incomprehensible to me that Cal Water would remove foliage before this meeting where a landscaping plan that is mutually agreeable was supposed to be worked out. We, the neighbors, want more foliage, not less.

If a redwood fence is to be erected, then trees, tall bushes, or vines should be planted to soften its effect. A fence by itself will only serve to reinforce the industrial appearance of the work yard behind our homes. The previously existing foliage that was removed this morning had served as a perfectly adequate visual barrier. If anyone had bothered to check with me, Frank, or Mary, we would have told you this. (This morning during my visit I text messaged you a photo of the area from which the foliage was removed, which shows the now current large gap that provides a clear view into the Cal Water work yard.)

It is clear, by Cal Water's actions this morning by removing the foliage, that they do not care to have the input of the city or the neighbors before implementing a unilaterally prepared landscaping plan.

Please convey to Cal Water in writing, at your earliest convenience, that they are to cease removing foliage until a landscaping plan is worked out that is acceptable to all parties.

Sincerely,

Denise DeVenuto

From: [farzad rad](#)
To: [Amy Seeraty](#); [Matt Kang](#)
Subject: Trimming
Date: Thursday, February 16, 2017 9:16:12 AM
Attachments: [ATT00001.txt](#)

Amy and Matt,

I thought any trimming or removal of trees would be told to Joe, who would send an email to the neighbors. A few of the neighbors can now directly see into the construction yard and they are not happy. What's going on?

Picture is from this morning



From: [Denise DeVenuto](#)
To: [Amy Seeraty](#)
Subject: View from 5822 Scotwood
Date: Thursday, February 16, 2017 10:42:42 AM
Attachments: [ATT00001.txt](#)





From: [Denise DeVenuto](#)
To: [Amy Seeraty](#); [Ara Mihanian](#)
Cc: [Joe](#); [heju li](#); [farzad rad](#); [Mary Rezk-Hanna](#)
Subject: Cal Water Site Plan
Date: Friday, April 14, 2017 4:07:50 PM

Amy,

The Cal Water site plan dated 2/27/17 shows "Existing Vegetation" which was removed more than two years ago. Please ask Cal Water to prepare a site plan that reflects current conditions. March 23 Joe emailed you about this specific issue as well as other issues regarding their site plan.

This 2/27/17 site plan and aerial photos presented by Cal Water constitute a misrepresentation of current conditions and should not be used or referenced further. We have brought this up regarding the aerial photos at numerous meetings and hearings. Either Cal Water is trying to mislead the commissioners or they lack attention to details.

Request For Extension of Comment Period: Because the next hearing is being continued to September, the comment period for residents should be extended beyond April 17. When I saw Ara today he said the deadline remains April 17.

the letter notifying residents of the availability of the project file and the deadline for comments was received April 10, the Monday before Easter. Some residents are vacationing this week and have not received the letter or are not free to prepare comments. For that reason alone the deadline for comments should be extended.

Thanks,
Denise DeVenuto

Amy Seeraty

From: ldkaji@aol.com
Sent: Monday, April 17, 2017 3:02 PM
To: Amy Seeraty
Cc: jonkaji@gmail.com
Subject: California Water Service Conditional Use Permit

Dear Ms. Seeraty,

Our residence is directly behind the 5837 Crest Road property, and we have lived in our home for the last fourteen years. Within the last few years, we have noticed the traffic noise from the California Water Service property has worsened. We are aware that there is a city noise ordinance, however, it has been completely ignored. We hear large trucks going in and out of the driveway anywhere from midnight to five or six in the morning. In March, we placed a call to the Lomita Sheriff's station around 6:00am as we were awoken by a loud scraping noise from a large truck attempting to drive onto the property. It made several attempts before realizing it couldn't clear the driveway and parked along Crest.

We are very concerned about an increase in traffic and noise with the proposed installation of the above ground diesel fuel tank. The mention of vegetation, screening, and fencing are merely for aesthetic purposes only and do not provide a sound barrier.

We are not in agreement of the proposed installation of the above ground fuel tank by California Water Service. The fueling station is a convenience for the California Water Service, and a nuisance for the surrounding neighbors.

Sincerely,

The Kaji Family

Amy Seeraty

From: Sonya Sims <sonyasims@me.com>
Sent: Wednesday, April 19, 2017 11:39 AM
To: Amy Seeraty; Ara Mihranian
Cc: Denise DeVenuto; Helen
Subject: Cal Water Proposed Draft

> Hello Amy,

>

> This short letter is in response to the proposed draft by Cal Water that has been forwarded to us regarding their site use. There are many issues that we are extremely unhappy about and we would cherish the opportunity to speak with you face to face to inform you in more detail of our concerns. A few of our concerns are listed below.

>

> 1. The berm stops right in front of our house. We believe the berm should extend all the way past Helen's house. Cal Water's proposal is to put shrubs in between the 2 berms. We do not want to be able to see through - the whole idea of a berm is so we do not see the ugly construction equipment and waste scattered on property.

>

> 2. We also do not approve of the idea to move the supply bins that are currently located on the northwest portion of Cal Water's property and have it located directly in front of our house as well as others.

>

> 3. Although a fence on top of the berm sounds like a great idea, we would hope that they will put trees and vegetation on the property owner's side of the fence so that we don't have to look at a fence and berm that is 16' tall. Is the 16' feet that has been referenced in the draft a total of the fence and berm height or is it just the fence?

>

>

> Please make sure that we are informed in any discussion about all of the proposed changes that are being considered as this issue greatly impacts our quality of life in this beautiful city.

>

> Sincerely.

>

> Kelly and Sonya Sims

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Wednesday, April 19, 2017 11:45 AM
To: Amy Seeraty
Subject: cal water landscaping

Hi Amy,

Thanks for showing me the site map. here is some my concern about the cal water landscaping.

1..No being Removed & relocated existing AC/sand/base bins from other side to our side ! No remove olive tree & date tree!

2..no dumping of spoils , Cal water has large maintenance yard in Torrance by Hof restaurant to take the spoils to instead of up on PV! NO dust! No Noise!

3..we want to see what kind of the fence? what color ?....No redwood fence , is 16' from ground to top of fence or from top of berm to top of fence ? we don't want any tree to be remove because of the fence! we need to have fast grow trees planed in front of the fence . so we could have all the nature look back !

4....we want to have trees planed at the empty space next the berm where the trees removed .

5..Trim the trees which blocked ours and Kelly's view.

Thank you ,

Helen

Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, April 19, 2017 12:57 PM
To: Amy Seeraty; Ara Mihranian
Cc: Sonya Sims; heju li; farzad rad; Mary Rezk-Hanna; Joe
Subject: Cal Water - Landscaping

Amy,

This email is to memorialize certain concerns I expressed during my visit to your office today. My main area of concern regarding the landscaping is the removal of additional trees in order to install a fence. On February 16, 2017 a number of large mature trees were removed just south of the reservoir. This was done in order to install a fence, per Matt Kang. Subsequently, he was told by city staff to hold off on trimming or cutting any other trees until a landscaping plan is approved by the city.

From this incident, it appears that trees will be removed in order to install fencing, unless Cal Water is specifically instructed not to do so. I am requesting that this be spelled out in any directives regarding the city's requirements.

Please see the photos that were taken on Feb. 16 by neighbor Frank Rad, as well as the photos I text messaged to you.

Thank you for taking the time to go over the schedule of reporting requirements necessitating the continuance of the hearing. The unfortunate part of this is that the neighbors had looked forward to a resolution of this issue that has existed for two years. It has adversely affected us in several ways, and will continue to do so until beyond September 18, given the fact that it will take years for bushes and/or trees to grow sufficiently to take the place of those that have been removed for no good reason.

While I appreciate receiving today at 11.30 a.m., the revised site plan you were given on April 18 by Cal Water, I have not had sufficient time to compare it in detail with the site plan Ara gave me on April 10. I did note, however, that this revised site plan continues to misrepresent existing foliage. The proposal in the revised site plan to place the bins south of the employee and customer parking is going to cause issues for the neighbors on Stonecrest Road.

Thanks,

Denise DeVenuto

Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, April 25, 2017 5:09 PM
To: 'Ommen, Brett'
Cc: Denise DeVenuto; Joe; Randy Risner
Subject: RE: New pile of Dirt at cal water

Thank you Brett.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Ommen, Brett [mailto:bommen@calwater.com]
Sent: Tuesday, April 25, 2017 3:35 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Denise DeVenuto <dendev3@hotmail.com>; Joe <djdev@verizon.net>; Randy Risner <rrisner@dpmclaw.com>
Subject: RE: New pile of Dirt at cal water

Hi Amy,

My direct office line is (310) 257-1465. Unfortunately, I do not have a cell phone to share with the neighbors.

Attached is a current picture of our spoil bin. The spoil bin was used today under normal operations.

Thanks,
Brett

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

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, April 25, 2017 3:01 PM
To: Ommen, Brett <bommen@calwater.com>
Cc: Denise DeVenuto <dendev3@hotmail.com>; Joe <djdev@verizon.net>
Subject: FW: New pile of Dirt at cal water

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Brett-

I am on a 5 minute break from a 1-5pm training and just saw a couple emails from Denise and Joe. Could you let us know what is happening at the site as described in the attached email and the attached photo? Also, do you have a cell phone number that you can share with the neighbors? If so, please list it on your response. Thank you.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Joe [mailto:djdev@verizon.net]
Sent: Tuesday, April 25, 2017 1:19 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: dende88@gmail.com
Subject: New pile of Dirt at cal water

Amy,

This is the picture that Denise just mention on the in the voice message she just left

Joe

Brett Ommen
Operations Manager
California Water Service
310-377-5528

<<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>

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Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Tuesday, April 25, 2017 1:20 PM
To: Amy Seeraty
Subject: Cal Water

Amy,

This is a follow up to my recent phone message.

There is a front loader dropping dirt in a huge pile in their yard near the spoils put. This is something new.

Please call Brett to ask what they're doing.

Photos are on their way from Joe via text message.

Thanks,
Denise DeVenuto





K-244

From: [heju li](#)
To: [Denise DeVenuto](#); [Amy Seeraty](#)
Cc: [Joe](#); [Mary Rezk-Hanna](#); [Sonya Sims](#); [farzad.rad](#)
Subject: Re: May 11 Meeting re Cal Water
Date: Wednesday, April 26, 2017 9:44:23 AM

Hi Amy,

I can attend the meeting.

I agree with Denise: In addition to Cal Water's proposed site plan, we expect to also address the following: the diesel fuel tank, the dropping off of spoils at all hours, the noise and the dust.

and also I expect to address: trim the trees which block our view.

Thanks,
Helen

On Tuesday, April 25, 2017 5:42 PM, Denise DeVenuto <dendev88@gmail.com> wrote:

Amy,

Joe and I can attend the meeting May 11 at 4 pm. Mary let me know that she can also attend.

In addition to Cal Water's proposed site plan, we expect to also address the following: the diesel fuel tank, the dropping off of spoils at all hours, the noise and the dust.

Thanks,
Denise DeVenuto

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Wednesday, April 26, 2017 3:29 PM
To: Ara Mihranian; Amy Seeraty; Joe Devenuto; Denise DeVenuto
Subject: Fw: video

Hi Ara & Amy,

Please see the video I just took. How long we have to live at this dusty area . it has been 2 more years !

Thanks,

Helen

On Wednesday, April 26, 2017 2:58 PM, heju li <heju8@yahoo.com> wrote:

[Download Attachment](#)
[Available until May 26, 2017](#)

[Click to Download](#)

IMG_1763.MOV
0 bytes

Sent from my iPhone

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Thursday, April 27, 2017 8:43 AM
To: Amy Seeraty
Subject: from Helen

Hi Amy,

Good Morning!

What time are you available,I need talk to you today.

Thank you

Helen

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Thursday, April 27, 2017 9:19 AM
To: Amy Seeraty
Subject: Re: video

Kelly , Sonya , Denise and I will come to you at 11:00

Thank you

Helen

Sent from my iPhone

On Apr 27, 2017, at 8:58 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Thank you for the video Helen. I will send a message to Brett reminding him to water the area.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: heju li [<mailto:heju8@yahoo.com>]
Sent: Wednesday, April 26, 2017 3:29 PM
To: Ara Mhramian <AraM@rpvca.gov>; Amy Seeraty <AmyS@rpvca.gov>; Joe Devenuto <djdev@verizon.net>; Denise DeVenuto <dendev88@gmail.com>
Subject: Fw: video

Hi Ara & Amy,

Please see the video I just took. How long we have to live at this dusty area . it has been 2 more years !

Thanks,

Helen

On Wednesday, April 26, 2017 2:58 PM, heju li <heju8@yahoo.com> wrote:

[Download Attachment](#)
[Available until May 26, 2017](#)

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IMG_1763.MOV
0 bytes

Sent from my iPhone

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Thursday, April 27, 2017 10:13 AM
To: Amy Seeraty
Subject: Re: video

We probably be there around 11:15

Sent from my iPhone

On Apr 27, 2017, at 9:44 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Thanks Helen. I will see you all then.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: heju li [<mailto:heju8@yahoo.com>]
Sent: Thursday, April 27, 2017 9:19 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Re: video

Kelly , Sonya , Denise and I will come to you at 11:00

Thank you

Helen

Sent from my iPhone

On Apr 27, 2017, at 8:58 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Thank you for the video Helen. I will send a message to Brett reminding him to water the area.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: heju li [<mailto:heju8@yahoo.com>]
Sent: Wednesday, April 26, 2017 3:29 PM
To: Ara Mihranian <AraM@rpvca.gov>; Amy Seeraty <AmyS@rpvca.gov>; Joe Devenuto <djdev@verizon.net>; Denise DeVenuto <dendev88@gmail.com>
Subject: Fw: video

Hi Ara & Amy,

Please see the video I just took. How long we have to live at this dusty area . it has been 2 more years !

Thanks,

Helen

On Wednesday, April 26, 2017 2:58 PM, heju li <heju8@yahoo.com> wrote:

[Download Attachment](#)
[Available until May 26, 2017](#)

Click to Download	IMG_1763.MOV 0 bytes
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Sent from my iPhone

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Monday, May 01, 2017 2:33 PM
To: Amy Seeraty
Subject: RE: CAL WATER_Notice (4-28-17)_ARAS EDITS 4-28-17.docx

Thanks Amy

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, May 01, 2017 8:08 AM
To: Ommen, Brett <bommen@calwater.com>
Subject: CAL WATER_Notice (4-28-17)_ARAS EDITS 4-28-17.docx

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hi Brett-

Please note that a copy of the attached notice went out on Friday. Thanks.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Brett Ommen
Operations Manager
CALIFORNIA WATER SERVICE
310-377-5528



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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Monday, May 01, 2017 3:15 PM
To: Amy Seeraty
Cc: Ommen, Brett; Armendariz Jr., Daniel; McGhee, Lynne; Christina Cameron
Subject: Cal Water May 11, 2017 meeting

Good Afternoon, Amy:

I want to thank you for arranging the community meeting concerning Cal Water's conceptual plan. Cal Water staff and I look forward to listening to the concerns of the neighborhood and determining a way forward.

I wanted to let you know that I will be in attendance. Brett will also be there. It is also my understanding that Dan Armendariz, Brett's immediate supervisor, may also attend.

I see this as an opportunity to discuss the issues related to operating the site and to begin to determine what can be done, if anything, to address concerns. Cal Water is open to considering mitigation measures which are operationally feasible and financially responsible. It is important, during this process, to consider not only the desires of the adjacent homeowners, but also the impacts upon the community as a whole, in addressing these issues, including the potential impact on rate payers. As the water purveyor for Rancho Palos Verdes, Cal Water's responsibility goes beyond its immediate neighbors. I do not say that to minimize the neighbors' concerns. I say it because it is important to remember that Cal Water serves an entire community and must continue to do so including emergency operations. Such operations may have an impact on adjacent neighbors from time to time that may be difficult to mitigate.

It is also important to remember that Cal Water has used the Rancho Palos Verdes facility for operations and maintenance of the City's water system for many, many years. It is further important to remember that relocation of some or all of the functions at the facility is not feasible given the lack of available non-residential space on the peninsula.

Given that framework, Cal Water is prepared to talk about what can be done to address the neighborhood concerns. I appreciate City Staff's assistance in organizing this meeting and for keeping the dialogue going.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

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Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Sunday, May 07, 2017 9:22 PM
To: Amy Seeraty
Cc: Joe; heju li; Sonya Sims; Mary Rezk-Hanna; jonkaji@aol.com; farzad rad
Subject: Cal Water - May 11 Meeting Agenda

Amy,

One of the main areas of concern that I would like addressed at the May 11 meeting is the dumping of spoils at the Crest Rd. facility. This brings traffic to the site at all hours of the day and night causing noise that disrupts neighboring residents' sleep as well as dust. Both the noise and the dust have adversely affected this neighborhood and its residents for the past two years and the spoils dumping is a large part of this.

Because the dump where Cal Water disposes of the spoils charges by weight instead of volume as the previous dump had charged, I believe that Cal Water is not inclined to comply with dust abatement requirements. Their goal is to have the spoils sit for certain periods of time to dry, so that they can be charged less to dispose of it. Cal Water employees have said as much at meetings that we neighbors and city representatives have attended.

If the spoils were to be dumped somewhere other than the Crest Rd. facility, this would go a long way to alleviating some of the neighbors' concerns. There is no reason to have the spoils dumped at this site other than Cal Water's convenience.

I understand that the landscaping will be one of the items on the agenda, but I would like to ensure that the issue of the dumping of the spoils will also be on the agenda as well.

With regard to the landscaping, it should be returned to the condition it was in two years ago, inasmuch as it obscured most of the the storage areas and activities on the eastern and southern parts of the site. Although Cal Water has planted some foliage at the southern part of the reservoir area, they removed a large area of trees and/or bushes on February 16, thus exposing their equipment, the overflowing spoils bin and an outbuilding. Instead of a fence along the southern part of the reservoir, I would prefer to have foliage there. I believe a fence would only make the area look worse and call attention to that area.

There is still a gap in the foliage directly behind my house where Cal Water planted some foliage to replace the large scale removal of foliage that took place two years ago. This gap needs to be filled with foliage that will screen Cal Water's equipment and activities.

This ongoing nuisance of dust, noise, and aggravation has had an adverse affect on the residents of this neighborhood. We have done everything we could to seek mitigation of this assault on the quality of our lives. All we are asking is that we be restored to the living conditions we had for many years before Cal Water decided to change their operations with no regard for their neighbors.

Thanks,
Denise DeVenuto

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Sunday, May 07, 2017 5:06 PM
To: Amy Seeraty; Ara Mihranian
Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com; kmb0421@gmail.com; jonkaji@aol.com
Subject: Comments to Cal Water's Draft Site Plan

Amy,

It is the objective of the neighbors surrounding the Cal Water Crest facility to return to conditions that included a peaceful and tranquil neighborhood and to re-establish the landscaping that provided ocean views that we had prior to February 2015. Before the change in Cal Water's operations, as well as drastic changes to the landscaping, Cal Water was an excellent neighbor. We do not have any issues with regard to Cal Water maintaining the Peninsula's required water reservoir/pumping station or the administrative and storage buildings at the Crest facilities. Our issue is Cal Water's operations which are turning this residentially zoned land into a light industrial/commercial facility.

Listed below are my comments to the proposed draft conceptual site plan included in your April 28, 2017 Neighborhood Meeting Notice.

1. Since Cal Water's CUP #172 does not allow for spoils dumping, the "Ex. Spoils Bin" (see Cal Water's proposed site plan) needs to be removed, and Cal Water's practice of dumping spoils for drying before later being removed and taken to a dump site needs to be immediately discontinued. This is in violation of the CUP. These operations are a public nuisance of noise and dust, are not in the general interest of the public's safety and welfare, and adversely affect the neighbors. It is our neighborhood expectation that the city enforce the CUP. It should be noted that the spoils are dumped at this site for the purpose of drying before being removed. That presents an impediment to Cal Water's compliance with dust prevention measures such as spraying water on the spoils after they are dumped at the site. For these reasons, Cal Water's draft site plan needs to be modified to eliminate the spoils bin. There is no reason why the spoils bin needs to be located at the Crest facility.
2. Since the AC/Base /Sand bins are for the purpose of emergency operations, why are these bins larger than the current bins? (Per our meetings in February and April 2016, it was agreed that material for Cal Water's infrastructure projects would not be staged at the Crest facility, but could be delivered directly to the infrastructure site.) Is this increase in size a change to our previous agreements?
3. The proposed site plan provides no description of dust control systems, nor procedures for the delivery of AC/base/sand, nor its removal to support emergency operations. What are the proposed site plans to address this issue? Will there be any landscaping to conceal these bins?
4. The attached plan provides only a vague description of proposed landscaping. It lacks the specifics of what new shrubs/trees will be planted, when and how this landscaping will conceal the maintenance yard, and what will happen to existing landscaping. Since we have been discussing a general plan for over a year, we now need specific details. Our expectations are a return to the landscaping conditions that existed before February 2015 when there was a

wholesale removal of landscaping by Cal Water. For purposes of discussion at the meeting, it would be helpful to have ground level pictures of currently existing areas for the proposed landscaping changes to ensure a common understanding of the specifics of the plan. We need to be provided with a complete description of Cal Water's site plan, not simply a draft conceptual rendering. This one page diagram is insufficient as a site plan.

5. Installing a 16 foot high fence alone will create just another unsightly item. What is the plan for landscaping in front of any proposed fencing intended to conceal parking lots? The areas marked in the site plan as a parking lot are actually being used for equipment storage.
6. What specific fencing will be installed? We were told by Matt Kang that fencing will be installed on the south side of the reservoir, however there is none indicated on the drawing. Referring back to comment #4, we need to understand the full extent of Cal Water's proposed plan as part of a comprehensive package, as opposed to a single page draft drawing.
7. As part of the proposed site plan, there needs to be a description of existing landscaping and future plans to retain this landscaping. The last thing we want to have happen is to have landscaping removed, only to have to wait years for replanting to grow. This would be an unacceptable plan.
8. Once again we must reiterate our opposition to the installation of another fuel tank to store diesel fuel. An additional tank can only mean additional operations. We cannot turn this facility into a fuel depot. While we understand the need for emergency diesel fuel, the existing tank can be configured to support 1000 gallons of diesel fuel and 1000 gallons of gasoline. Surely this will support late night emergency operations. We were told that the fuel at this site is only for Cal Water vehicles, therefore since Cal Water contracts out a substantial portion of its work these subcontractors cannot use this facility for emergency fueling. We have never received a valid explanation as to the need for a new fuel storage tank.
9. The employee parking lot south of the reservoir contains storage bins that are not authorized by the CUP. What is the future plan for these storage bins, and will they be authorized as part of an updated CUP?
10. Once a landscaping plan is agreed upon, what is the plan for maintaining the landscaping and ensuring trimming of trees to maintain our ocean views per city ordinances?

Hopefully, these comments will enable the neighbors, Cal Water and the city to find a consensus plan at our 11 May meeting.

Respectfully,
Joe DeVenuto

Amy Seeraty

From: Farzad Rad <farzadrad@gmail.com>
Sent: Sunday, May 07, 2017 8:32 AM
To: Amy Seeraty
Subject: Revision to Conditional Use Permit No.172 - Proposed Mitigation Requests

Hi Amy,

I have four requests for Cal Water:

1. Paint the grass every 4 months.
2. Trim the foliage directly behind the properties on Scotwood to the height of the border fence, as to not disturb ocean views.
3. When Cal Water has gardening services, that they use a leaf blower across the entire property. Including directly behind our homes.
4. Find an alternative to installing a diesel tank.

Thank you,

Farzad

Amy Seeraty

From: ALAN NAGAMOTO <anagamot@ucla.edu>
Sent: Monday, May 08, 2017 4:31 PM
To: Amy Seeraty
Subject: Upcoming Neighborhood Meeting

May 7, 2017

Ara Mihranian
Director of Community Development
City of Rancho Palos Verdes

RE: CWS Conceptual Site Plan

Dear Mr. Mihranian:

I am responding to your request for written comments regarding California Water Service's (CWS's) conceptual site plan. First of all, I would like to thank you and Ms. Amy Seeraty for all that you have been doing since early 2015 to understand 1) the abrupt, distressing and unannounced changes in operations at CWS's site at 5837 Crest Road, 2) the impact these changes have had over the pasts two years upon residents and 3) the potential impact of the proposed installation of an additional fuel tank and potential associated increase in activity at this site.

I. A Little About Me

I moved to the Mesa Verde section of Rancho Palos Verdes after I retired because it is peaceful, quiet, safe, has clean air and is stunningly beautiful. I was fortunate to find my dream home, which is charming and offers gorgeous ocean views. Buyers of homes in RPV pay significantly more than they do in many other communities precisely because of the special features RPV has to offer. Before I purchased my home, my realtor and I did our due diligence and researched the surrounding neighborhood, including the adjoining CWS site. I spoke with several neighbors adjacent to my house and ascertained that, aside from minor and infrequent sounds, the neighborhood, including CWS, is very peaceful overall. I even visited CWS with my realtor and we spoke with two employees about the site.

Since the abrupt changes at CWS occurred in 2015 I have attended all Planning Commission Meetings at Hess Park and have participated actively at all neighborhood meetings between residents and CWS representatives. I submitted a letter to the Planning Commission on November 27, 2015, and shared some photos and videos chronicling changes at CWS since 2015.

II. The Shocking Changes

In early April of 2015 the peaceful and beautiful world of this area was suddenly disrupted. I was surprised one morning to see a crew of workers cutting down large bushes along one perimeter of the reservoir, resulting in a gaping eyesore. Soon thereafter there was a dramatic burst of activity on CWS's site, where for several hours at a time, huge trucks started bringing in large piles of various types of gravel, sand and dirt. Large

bulldozers began to move this material from one area to another or onto other trucks. All this activity resulted in a cacophony of clanging, beeping and roaring sounds as well as plumes of dust and exhaust fumes. I, along with my neighbors, was shocked and dismayed. What a nightmare!

III. What Residents Have Learned Since 2015

In late September of 2015 residents learned that CWS intends to install an additional fuel tank on this site. Specifically, they intend to install a 1000 gallon diesel fuel tank on their property, which is directly adjacent to 17 homes in Rancho Palos Verdes and dozens of condominiums in Rolling Hills. No adequate explanation of why now they wish to install this tank has been offered to the residents. Since then the neighbors have realized that the proposed installation of a new fuel tank may point to issues far beyond a fuel tank. Through various meetings moderated by Ara and Amy, residents have had the opportunity to communicate directly with CWS representatives. Through these meetings the residents learned that, in fact, CWS is expanding its operations on the entire Peninsula in order to replace gradually the aging water infrastructure. This project is likely to last at least several decades. This may explain the sudden increase in heavy machinery being used to transport materials to this site and then distribute them to work sites throughout the Peninsula. We also learned that CWS used to transport spoils (materials dug up at work sites) to a land fill on the Peninsula. However, this land fill closed and now CWS is bringing this wet material to the Crest Rd site to dry until it is again transported to another land fill.

IV. Impact of Changes

The aforementioned changes have impacted residents in a number of ways. CWS may have the right to do whatever it needs to do, but it does not have the right to intrude upon the private space of homeowners and cause us harm. This should be common sense.

a. Health

Exposure to unpredictable and significant noise from industrial vehicles coming and going for long periods of time is probably harmful to physical and emotional health, including the immune system. These sounds are audible even with windows closed. Exposure to dust from construction materials and spoils, as well as to exhaust fumes from trucks, is probably harmful as well.

b. Quality of Life

Disruption to all the qualities that homeowners in RPV paid dearly for, such as peace, quiet, stability, beautiful vistas and air quality all can impact our overall quality of life. Unpredictable noise and unexpected changes keeps us “on edge”, making us think, “what now? Residents, be they senior citizens, younger families, or working couples, who worked hard to purchase homes in RPV, do not deserve their quality of life to be disrupted in this manner.

c. Property Values

Just as physical and emotional health as well as quality of life can be harmed by increased activity at the Crest site, property values of homes adjacent to the Crest site could also be negatively impacted by the aforementioned undesirable changes.

All of the aforementioned impacts are **UNACCEPTABLE** to me.

V. Call for Creative, Intelligent, and Just Solutions Based on Kindness

When a problem arises in life, it can help to have an optimistic attitude based on kindness. If a person truly cares about others and does not intentionally wish them harm, new ways of looking at a problem can arise. At one of our neighborhood meetings we learned that the reason construction materials were being transported to the Crest facility is that Rancho Palos Verdes is the only city on the Peninsula that does not allow building materials to be brought directly to the worksite. Once this was revealed an amazing thing happened right there at the meeting: a creative solution was found. You, Ara, and Brett Ommen, Operations Manager at CWS Crest found a way for construction materials to be brought directly to worksites in RPV, thereby bypassing the need to stage this construction material at the Crest site first and then be distributed to the worksites. I have found Mr. Ommen to be a particularly sincere and capable Manager and have been very impressed with his ability to solve problems effectively. As a result of this creative solution, construction materials no longer need to be brought to the Crest site!

I believe that finding similarly creative solutions to the current system of how spoils from worksites are handled could make a huge difference in the current sources of dust and noise pollution. It doesn't seem very efficient for spoils to be picked up at the worksite, brought to the Crest site for drying, and then picked up by another truck which brings it to a landfill (which can create more dust and noise pollution).

VI. Proposed Solutions

- a. Continue working on improving communications among CWS, City Hall and homeowners. Improved communication can reduce unnecessary distress for everyone, especially for older residents, and it may lead to decisions that are more acceptable to everyone involved.
- b. Expand the Planning Committee's focus from the installation of a new diesel fuel tank to what this tank may represent, namely an expansion of the functions of CWS at Crest. Greater transparency regarding the reasons for the sudden increase in activity at the Crest site should be provided to the residents.
- c. Conduct a comprehensive and more transparent assessment of the impact of the increased activity at the Crest Cal Water site. This study should evaluate the impact of the significant increase in activity at CWS in 2015 and the potential for even greater future activity upon the health and quality of life of residents.
- d. When CWS does things that violate the rights of homeowners, City Hall should do more to protect the rights and welfare of homeowners. I sincerely hope that the Planning Committee will hear the legitimate concerns of homeowners and address them to our satisfaction. More residents should be informed of what is going on at CWS, and other directly related entities, such as the Mesa Verdes Homeowners Association and the Rolling Hills Seaview Homeowners Association, should be included in this process.
- e. Find alternative ways to handle the spoils removed from repair or construction sites. Ideally CWS would find a way to bring spoils from a repair site directly to a landfill. I am opposed to CWS on Crest Drive expanding its services in any way that could deleteriously impact the health and quality of life of residents, as well as property values. It does not seem fair that this particular CWS site become the central industrial hub serving the entire Peninsula. Why should the homeowners who live around this CWS site in Rancho Palos Verdes have to suffer for all four cities on the Peninsula? The burdens involved in retrofitting the entire water infrastructure should be shared by all cities on the Peninsula.
- f. While I appreciate CWS's stepped up efforts to replace the bushes and trees that they cut down, I hope that the new bushes will completely obscure unsightly piles of building materials and industrial

vehicles. If a vinyl fence is erected on one side of the reservoir, I prefer that vegetation be planted in front of this fence to soften its presence.

g Evaluate the impact of large dust plumes (especially on windy days) caused by the loading and unloading of building materials (sand, gravel, etc.) or spoils upon the health of residents who live in proximity to CWS.

h. Evaluate the impact of significant and sustained noise upon the health of residents who live in proximity to CWS.

i. Put into place a system of monitoring, verifying and maintaining a written record of compliance with restrictions placed on CWS.

In closing I would like to thank you, Ara, and Amy Seeraty for all that you have done to get us to this point. I would also like to thank the staff at CWS Crest for hearing the concerns of residents and responding to us as soon as possible. Things are much quieter now than they were since 2015, especially since construction material is now being transported directly to worksites. My hope is that the noise level at CWS be rolled back to the level they were in early 2015. I recognize that CWS provides valuable, essential services and very much appreciate their presence. Mr. Matt Kang, the Superintendent at the Crest site, Mr. Brett Ommen, Operations Manager and several other their staff who have participated in our neighborhood meetings have been sincere in their intentions to work with homeowners to reach mutually acceptable solutions. I can tell that the management at the Crest site is trying to help us with the landscaping solutions and have demonstrated their kindness by painting the drought-damaged grassy surface of the reservoir green two years in a row, in time for the holidays. I am encouraged that we have already improved our communication and that significant progress is being made. What I wish most is for the homeowners and CWS staff to have a mutually respectful, cooperative and peaceful relationship.

In closing, your City website shows that you value transparency. I am confident that you will abide by this value in arriving at solutions that are fair and acceptable to CWS and to residents of the City of Rancho Palos Verdes.

Thank you for taking the time to read my comments and for involving the residents most directly impacted by the proposed diesel fuel tank and what it may represent.

Respectfully,

Alan Nagamoto
Resident of Scotwood Drive

Amy Seeraty

From: Kathy Bartow <kmb0421@gmail.com>
Sent: Monday, May 08, 2017 5:06 PM
To: Amy Seeraty
Subject: Comments to the Cal Water Proposed Changes

Dear Amy,

Thank you for the opportunity to respond to Cal Water's proposed site changes.

As a fairly new resident (3 years) at Seaview Villas South with a townhome directly behind the Cal Water site, I would like to make a few comments. This is my first time participating in this discussion and my address is Rolling Hills Estates. Apparently the boundary is between Seaview and Cal Water? However, any changes at Cal Water do impact homeowners in the Seaview community, so I would appreciate consideration of the following points:

1. We appreciate the work that Cal Water performs for those of us who live in this peninsula community. Good clean accessible water is of primary importance. But I was assured when I purchased my residence in late 2013 that the Cal Water site was not active and noise would be minimal. The last couple of years, we have noticed an increase in activity, both during the day and into the late evenings. At times there is truck noise until nearly midnight. This does not lend itself to a peaceful residential community.
2. Of particular concern is the addition of a diesel fuel tank. Diesel fuel is more polluting than gasoline and does this mean the activity will increase? As well as the exhaust pollution from large diesel trucks? I moved to the peninsula for the clean ocean air.
3. Aesthetically, is there any consideration to change the white (vinyl?) fencing that borders the property and is becoming quite unsightly? (This is minor compared to my other concerns.)
4. Increased industrial activity in a residential community also negatively impacts property values. This would not be in the best interests of the community. I would appreciate a better understanding of why it is necessary to increase industrial activity at this particular location. It does not appear necessary for the P.V. Peninsula?

We would hope to have a quiet and peaceful, as well as pollution-free neighborhood going forward. Thank you for your consideration.

Regards,

Kathy Bartow
Seaview Villas South
RHE

Amy Seeraty

From: Jonkaji <Jonkaji@aol.com>
Sent: Monday, May 08, 2017 4:54 PM
To: Amy Seeraty
Subject: Cal Water

Dear Amy:

Having lived next to the entrance of the Cal Water site since 2000, we have seen an increase in activity at all hours, including the evenings and early mornings.

We do not appreciate being awakened from sleep. The CUP should limit the hours of operation and exclude any work onsite between 9pm and 7am at the very least.

Regarding the spoils, these should be stored offsite. One suggestion would be the former farm location used by the Ishibashi family.

Jon Kaji
5832 Sunmist Drive
310 3773742

Sent from my Verizon, Samsung Galaxy smartphone

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Tuesday, May 09, 2017 7:03 PM
To: Amy Seeraty
Cc: Ara Mihranian; Kang, Matt; Bradbury, Korey S.; Fernandezees, Cardinal; Fred Perez; Hernandez, Ernesto; Uribe, Carol; Nelson, Donald
Subject: Empty Spoil Bin- 5/11 Thursday

Hi Amy,

Doty Bros will be emptying our spoil bin this Thursday 5/11 and refilling our sand bins. All material will be watered down as needed. Please send a list serve to the residents if possible.

Thanks for your help,

Brett Ommen
Operations Manager- Rancho Dominguez
California Water Service
(310) 257-1400

Brett Ommen
Operations Manager
California Water Service
310-257-1465

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Amy Seeraty

From: Fred Perez <fperez@dotybros.com>
Sent: Wednesday, May 10, 2017 12:08 PM
To: Ommen, Brett; Amy Seeraty
Subject: RE: Empty Spoil Bin- 5/11 Thursday

Amy, Brett

We will be starting at 8am with hauling spoils and should be done by 2pm at the latest, as long as there are no hold ups at the dump. We have 3 trucks so they should be able to take two loads each and that should empty the spoils bin. The sand and base being delivered is scheduled between 8:30 am and 12:30 pm Thanks

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

From: Ommen, Brett [mailto:bommen@calwater.com]
Sent: Wednesday, May 10, 2017 11:43 AM
To: Amy Seeraty; Fred Perez
Subject: Re: Empty Spoil Bin- 5/11 Thursday

Work will be completed on Thursday.

Fred,

Can you please comment on the start and approximate finish time for Thursday. 8am start?

Brett Ommen
Operations Manager- Rancho Dominguez
California Water Service
(310) 257-1400

> On May 10, 2017, at 11:40 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

>
> This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
>
> Just one quick question, when will the work begin and end, and will it be completed the same day?

>
> Amy Seeraty
> Associate Planner
> City of Rancho Palos Verdes
> Community Development Department
> 30940 Hawthorne Blvd.
> Rancho Palos Verdes, CA 90275
> www.rpvca.gov
> amys@rpvca.gov - (310) 544-5231

>
>

> -----Original Message-----

> From: Ommen, Brett [mailto:bommen@calwater.com]
> Sent: Tuesday, May 09, 2017 7:03 PM
> To: Amy Seeraty <AmyS@rpvca.gov>
> Cc: Ara Mihanian <AraM@rpvca.gov>; Kang, Matt <mkang@calwater.com>;
> Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal
> <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>;

> Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol
> <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
> Subject: Empty Spoil Bin- 5/11 Thursday
>
> Hi Amy,
>
> Doty Bros will be emptying our spoil bin this Thursday 5/11 and refilling our sand bins. All material will be watered down as needed. Please send a list serve to the residents if possible.
>
> Thanks for your help,
>
> Brett Ommen
> Operations Manager- Rancho Dominguez
> California Water Service
> (310) 257-1400
>
>
> Brett Ommen
> Operations Manager
> California Water Service
> 310-257-1465
> <<https://www.calwater.com/>>[cid:image001.png@01D034BA.FB1652D0]<<https://www.calwater.com/>>
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Amy Seeraty

From: Denise DeVenuto <dendev88@gmail.com>
Sent: Wednesday, May 10, 2017 6:03 PM
To: Amy Seeraty
Subject: Re: Attendees tomorrow?

Hi Amy,

Joe said at least 20 to be on the safe side.

Thanks,
Denise

On Wednesday, May 10, 2017, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Denise & Joe-

Do you happen to have an idea of how many attendees we should be expecting? I'm figuring at least 15-20? I just need to convey the room setup instructions to our Public Works Staff. Thanks!

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Wednesday, May 10, 2017 4:43 PM
To: Amy Seeraty
Subject: Signs to Place Near Bins

IMPO
DUST MITIGAT
PLEASE WAT
MATERIAL
LOADING C

Brett Ommen
Operations Manager
CALIFORNIA WATER SERVICE
310-257-1465



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Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Wednesday, May 10, 2017 4:43 PM
To: Amy Seeraty
Subject: Signs to Place Near Bins

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Brett Ommen
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IMPORTANT

DUST MITIGATION REQUIRED

PLEASE WATER DOWN ALL

MATERIALS PRIOR TO

LOADING OR DUMPING

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Thursday, May 11, 2017 12:26 PM
To: Amy Seeraty
Subject: RE: today's meeting
Attachments: California_native_hedges.pdf; ceanothus conch pic.jpg; ceanothus concha.pdf; toyon.pdf; toyon2.pdf; Possible Replacement Foliage list.docx

Hi Amy,

See my responses below in **“Red”**

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Thursday, May 11, 2017 10:38 AM
To: Ommen, Brett <bommen@calwater.com>
Subject: today's meeting

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hi Brett-

Quick question, can you remind me, will the new dust signs be just at the materials bin or at the spoils bin also? **I ordered enough signs to place at the material bins as well as the spoil bins.**

Also, you should be ready to answer the question of why the potential new materials bins appear larger than the existing ones. **Our existing bins are undersized, if we relocate bins we would increase the size. Increasing the bin size will reduce the frequency of material deliveries, and have more material on hand to be able to respond to emergencies.**

Also, I was wondering if you were ever in on the conversation regarding storing things in a truck or trailer at the job sites. You cannot store things on the street in RPV, but Public Works has said that with a proper encroachment permit and if it is safe, materials could be stored in truck/trailer on the street. I'm just wondering if this would work at all for the spoils?? Just something to think about for the meeting. **I recall hearing it brought up regarding leaving pipe or other material loaded on a trailer overnight. Not sure how this would work for spoils, we can discuss in further detail.**

I have also pulled the research I did for another project with native bushes that are fast growers, not too tall, and grown in thick. I have also done a little bit of new research regarding native, drought-tolerant, screening trees. I have attached the materials for your review and will bring them to the meeting tonight that so hopefully we can start discussing tree/shrub species as well. Thanks!

Thanks and send you anything else that I think of during the day. ☺

Thanks for doing the research, I will try to review the attachments before tonight.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Brett Ommen

Operations Manager

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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Friday, May 12, 2017 12:11 PM
To: Ara Mihranian; Amy Seeraty
Cc: Ommen, Brett; Armendariz Jr., Daniel; Christina Cameron
Subject: Cal Water Community Meeting

Ara and Amy:

Thank you so much for putting together yesterday's community meeting concerning the mitigation measures for the Cal Water site. I felt that the meeting was productive and helpful and provided some excellent insight into the neighbor's concerns. Although these types of meetings can often be difficult, I appreciate how you handled it and kept it moving forward.

It is clear to Cal Water that the primary point of concern for the neighbors is the spoils and materials bins. Specifically, the neighbors believe that there is an inordinate amount of dust and too much noise after working hours. The neighbor's demand is removal of the spoils bin from the site.

As you know, relocation of the site is a big obstacle because of the lack of available real estate in the area. Likewise, relocation to Cal Water's Torrance facility is not feasible not only because of available space, but because of the distance from RPV and the time constraints in an emergency situation. Cal Water's staff believes there may be other mitigation measures which will mitigate the noise and dust issues to less than significant. New technology in sound control is available as well as new, directional back-up alarms for vehicles. Cal Water is consulting a third-party engineer to determine if the spoils and materials bins can be designed in such a way as to direct sound to the Southwest corner of the site which is mainly utility and other buildings. Also, we believe the bins can be moved to the center of the parking lot against the berm for the reservoir which should reduce the sound as well. The design would also consider additional dust mitigation. As soon as we have an indication of the feasibility of any such design, we will share it with you.

We appreciate the opportunity to work cooperatively in resolving these issues in a reasonable way. Thank you again, for your participation with us.

Kindest Regards,

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP

 Devaney Pate
Morris & Cameron, LLP
www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
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402 West Broadway, Suite 1300
San Diego, CA 92101

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Amy Seeraty

From: Villain Matteo <Matteo.Villain@bachem.com>
Sent: Sunday, May 14, 2017 7:10 PM
To: Amy Seeraty; Joe Devenuto; Ara Mihranian
Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; kmb0421@gmail.com; jonkaji@aol.com
Subject: Re: Comments to Cal Water's Draft Site Plan
Attachments: Dirt Spoil Cal Water.ppt

Dear Amy,

in reference to one statement made by Cal Water during the meeting, it was stated that the Torrance Cal Water facility does not have space to dump more spoil dirt. But in this age of internet, a statement like that should only be made when you know you can not be contradicted.

I review the Cal Water site map from google map. I calculated the square feet available at the Torrance facility (Dominguez) for spoil damp, and I estimated that the area reserved for this activity is 30,000 SqFt. Of this only approximately 10,000 are currently occupied.

To put this in prospective, the bin for the dirt spoil in the PV facility is approximately 750 sqFt, so the spoil from RPV could be very well been stored at the Dominiguez Reservoir facility.

I include a ppt presentation with the images and the measurement of the two areas.

I would appreciate if during the discussion in the next weeks this could be taken into consideration while we ask to eliminate spoil dump in the facility.

This morning I cleaned my pool for the first time, and I understood the issue associated with the dust taken into my pool by the last week strong wind. It was not fun.

Matteo

Matteo Villain PhD.

Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

Phone +1 310 539 4171, Direct +1 310 784 3336

Matteo.Villain@bachem.com, www.bachem.com

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From: Amy Seeraty <AmyS@rpvca.gov>

Sent: Monday, May 08, 2017 4:32 PM

To: Joe Devenuto; Ara Mihranian

Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; Villain Matteo;

kmb0421@gmail.com; jonkaji@aol.com

Subject: RE: Comments to Cal Water's Draft Site Plan

Thank you for your email Joe. I will forward it to Brett at Cal Water so he can prepare to discuss the items below on Thursday and I will review the items before Thursday as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [mailto:djdev@verizon.net]

Sent: Sunday, May 07, 2017 5:06 PM

To: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com; kmb0421@gmail.com; jonkaji@aol.com

Subject: Comments to Cal Water's Draft Site Plan

Amy,

It is the objective of the neighbors surrounding the Cal Water Crest facility to return to conditions that included a peaceful and tranquil neighborhood and to re-establish the landscaping that provided ocean views that we had prior to February 2015. Before the change in Cal Water's operations, as well as drastic changes to the landscaping, Cal Water was an excellent neighbor. We do not have any issues with regard to Cal Water maintaining the Peninsula's required water reservoir/pumping station or the administrative and storage buildings at the Crest facilities. Our issue is Cal Water's operations which are turning this residentially zoned land into a light industrial/commercial facility.

Listed below are my comments to the proposed draft conceptual site plan included in your April 28, 2017 Neighborhood Meeting Notice.

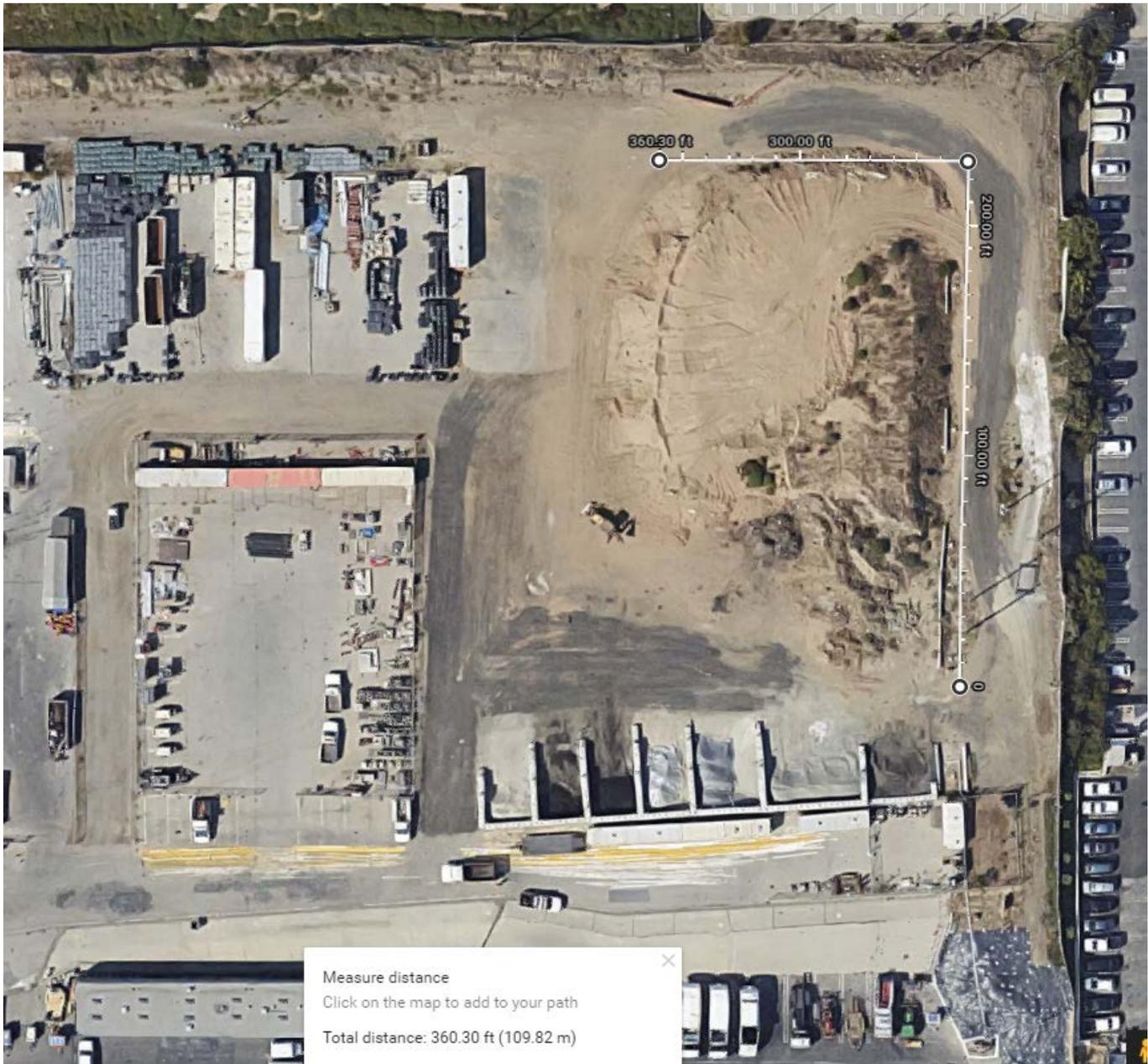
1. Since Cal Water's CUP #172 does not allow for spoils dumping, the "Ex. Spoils Bin" (see Cal Water's proposed site plan) needs to be removed, and Cal Water's practice of dumping spoils for drying before later being removed and taken to a dump site needs to be immediately discontinued. This is in violation of the CUP. These operations are a public nuisance of noise and dust, are not in the general interest of the public's safety and welfare, and adversely affect the neighbors. It is our neighborhood expectation that the city enforce the CUP. It should be noted that the spoils are dumped at this site for the purpose of drying before being removed. That presents an impediment to Cal Water's compliance with dust prevention measures such as spraying water on the spoils after they are dumped at the site. For these reasons, Cal Water's draft site plan needs to be modified to eliminate the spoils bin. There is no reason why the spoils bin needs to be located at the Crest facility.
2. Since the AC/Base /Sand bins are for the purpose of emergency operations, why are these bins larger than the current bins? (Per our meetings in February and April 2016, it was agreed that material for Cal Water's infrastructure projects would not be staged at the Crest facility, but

could be delivered directly to the infrastructure site.) Is this increase in size a change to our previous agreements?

3. The proposed site plan provides no description of dust control systems, nor procedures for the delivery of AC/base/sand, nor its removal to support emergency operations. What are the proposed site plans to address this issue? Will there be any landscaping to conceal these bins?
4. The attached plan provides only a vague description of proposed landscaping. It lacks the specifics of what new shrubs/trees will be planted, when and how this landscaping will conceal the maintenance yard, and what will happen to existing landscaping. Since we have been discussing a general plan for over a year, we now need specific details. Our expectations are a return to the landscaping conditions that existed before February 2015 when there was a wholesale removal of landscaping by Cal Water. For purposes of discussion at the meeting, it would be helpful to have ground level pictures of currently existing areas for the proposed landscaping changes to ensure a common understanding of the specifics of the plan. We need to be provided with a complete description of Cal Water's site plan, not simply a draft conceptual rendering. This one page diagram is insufficient as a site plan.
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6. What specific fencing will be installed? We were told by Matt Kang that fencing will be installed on the south side of the reservoir, however there is none indicated on the drawing. Referring back to comment #4, we need to understand the full extent of Cal Water's proposed plan as part of a comprehensive package, as opposed to a single page draft drawing.
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8. Once again we must reiterate our opposition to the installation of another fuel tank to store diesel fuel. An additional tank can only mean additional operations. We cannot turn this facility into a fuel depot. While we understand the need for emergency diesel fuel, the existing tank can be configured to support 1000 gallons of diesel fuel and 1000 gallons of gasoline. Surely this will support late night emergency operations. We were told that the fuel at this site is only for Cal Water vehicles, therefore since Cal Water contracts out a substantial portion of its work these subcontractors cannot use this facility for emergency fueling. We have never received a valid explanation as to the need for a new fuel storage tank.
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Hopefully, these comments will enable the neighbors, Cal Water and the city to find a consensus plan at our 11 May meeting.

Respectfully,
Joe DeVenuto



Measure distance ✕
Click on the map to add to your path
Total distance: 360.30 ft (109.82 m)



61.50 ft 50.00 ft

Measure distance
Click on the map to add to your path
Total distance: 61.50 ft (18.75 m)

Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Monday, May 15, 2017 3:10 PM
To: Amy Seeraty
Subject: RE: Comments to Cal Water's Draft Site Plan
Attachments: Dirt Spoil Cal Water.ppt

Hi Amy,

Slide one is not Cal Water's property, I believe this is the City of Torrance's.

We can discuss further on Wednesday.

Thanks,
Brett

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, May 15, 2017 2:50 PM
To: Ommen, Brett <bommen@calwater.com>
Subject: RE: Comments to Cal Water's Draft Site Plan

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Oh yes, of course, sorry about that.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Ommen, Brett [mailto:bommen@calwater.com]
Sent: Monday, May 15, 2017 2:48 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: RE: Comments to Cal Water's Draft Site Plan

Hi Amy,

Can you forward the images or power point that the resident sent.

Thanks,
Brett

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, May 15, 2017 2:44 PM
To: Ommen, Brett <bommen@calwater.com>
Subject: FW: Comments to Cal Water's Draft Site Plan

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Brett-

Please see the email below from one of the neighbors. We can discuss on Wednesday. Thank you.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, May 15, 2017 2:43 PM
To: 'Villain Matteo' <Matteo.Villain@bachem.com>; Joe Devenuto <djdev@verizon.net>; Ara Mihranian <AraM@rpvca.gov>
Cc: dendev88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; kmb0421@gmail.com; jonkaji@aol.com
Subject: RE: Comments to Cal Water's Draft Site Plan

Thank you for your email Villain. I will forward this email to Brett and also ask him about this the next time I meet with him. However, just thinking about it preliminarily, I'm thinking that perhaps the Google Maps photo is not completely up to date, and so it is possible that the Dominguez facility spoils area is fuller now than it was when the photo was taken. However, I will still discuss it with Brett. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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Sent: Sunday, May 14, 2017 7:10 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Joe Devenuto <djdev@verizon.net>; Ara Mihranian <AraM@rpvca.gov>
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Matteo Villain PhD.

Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

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Matteo.Villain@bachem.com, www.bachem.com

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Cc: dendev88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; Villain Matteo; kmb0421@gmail.com; jonkaji@aol.com

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To: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

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Respectfully,
Joe DeVenuto

Brett Ommen

Operations Manager

CALIFORNIA WATER SERVICE

310-257-1465



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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Monday, May 15, 2017 3:42 PM
To: Amy Seeraty
Cc: Ommen, Brett; McGhee, Lynne
Subject: Cal Water Mitigation Measures

Hi Amy:

Has planning staff done any assessment of the Cal Water site and the potential environmental impacts? I'm assuming that you've at least done a Phase 1 assessment of the site. I know staff's ultimate goal is a Mitigated Negative Declaration. However, what I'm looking for is some standard for understanding what is significant. Although we understand that noise, dust and views are the concerns, what is the standard we should be looking at to determine that we are making progress?

My preference is to have an objective standard that we can use in determining appropriate mitigation measures. If the staff has done anything in this regard, it would be most helpful in understanding what Cal Water needs to do and how to do it.

I think everyone gets the view issues and Cal Water is prepared to do whatever is needed to address that issue. That is an issue we can measure because we can see when mitigation is working. That is, if Cal Water plants a tree to block a view of the work area, everyone can see that. However, noise and dust are more difficult. For example, it is not entirely clear to me that Cal Water is to blame for every single noise complaint. It is entirely possible that some of the noise is being generated from other sources. Further, potential mitigation measures are not as easy for the surrounding property owners to see unlike the planting of vegetation and building of fences.

I have reviewed the City's municipal code. I think the most applicable noise standard is the one set forth in Chapter 17.26 – Institutional District. Cal Water is essentially a quasi-public facility since it is the City's water purveyor and distributor. That Chapter at Section 17.26.040 F states as follows:

“Deliveries and Mechanical Equipment. Where an institutional district abuts a residential district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m. Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.”

So, is 65 dBA the standard? Also, generally, sound limitations are measured over a given time period. In other words, 65 dBA for short period of time is probably not a violation of this particular ordinance. Sound experts generally calculate the level of sound by factoring in a certain time period so that intermittent sounds are considered.

What I'm trying to get to is an understanding of what staff is going to consider a reasonable standard for sound mitigation. Can you help with that?

Thank you.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

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Main: 619-354-5030

Fax: 619-354-5035

402 West Broadway, Suite 1300

San Diego, CA 92101

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Amy Seeraty

From: Ommen, Brett <bommen@calwater.com>
Sent: Wednesday, May 17, 2017 8:46 AM
To: Amy Seeraty
Cc: Ara Mihranian; 'Randy Risner'; Armendariz Jr., Daniel; Bradbury, Korey S.; Gilbride, Angie
Subject: Dust Mitigation Signs for PV Yard
Attachments: IMG_0569.JPG; IMG_0570.JPG; IMG_0571.JPG

Hi Amy,

Please see the attached pictures of the signs that are currently posted at the material bins and the spoil bins.

I will bring the pictures with me to our meeting today.

Thanks,

Brett Ommen

Operations Manager

CALIFORNIA WATER SERVICE

310-257-1465



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IMPORTANT
DUST MITIGATION REQUIRED
PLEASE WATER DOWN ALL
MATERIALS PRIOR TO
LOADING OR DUMPING



K-291

SAND

IMPORTANT

**DUST MITIGATION REQUIRED
PLEASE WATER DOWN ALL
MATERIALS PRIOR TO
LOADING OR DUMPING**

Amy Seeraty

From: Jonkaji <Jonkaji@aol.com>
Sent: Wednesday, May 17, 2017 9:16 PM
To: Joe Devenuto; Amy Seeraty; Ara Mihranian
Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com; kmb0421@gmail.com
Subject: RE: Comments to Cal Water's Draft Site Plan

Dear Joe

Thank you for your leadership on this issue.

Assembly member Al Muratsuchi of the 66th Assembly District which includes RPV is a member of the California Assembly Utilities and Energy Committee.

<http://autl.assembly.ca.gov/>

I would suggest that Mr. Muratsuchi's Assembly office be invited to the upcoming RPV city meeting and briefing materials such as your indepth research be forwarded to his office.

Best Regards,
Jon Kaji
5832 Sunmist Drive
301 429 7170

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Joe Devenuto <djdev@verizon.net>
Date: 5/7/17 5:06 PM (GMT-08:00)
To: AmyS@rpvca.gov, aram@rpvca.gov
Cc: dende88@gmail.com, farzadrad@gmail.com, heju8@yahoo.com, sonyasims@me.com, matteo.villain@bachem.com, kmb0421@gmail.com, jonkaji@aol.com
Subject: Comments to Cal Water's Draft Site Plan

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Listed below are my comments to the proposed draft conceptual site plan included in your April 28, 2017 Neighborhood Meeting Notice.

1. Since Cal Water's CUP #172 does not allow for spoils dumping, the "Ex. Spoils Bin" (see Cal Water's proposed site plan) needs to be removed, and Cal Water's practice of dumping spoils for drying before later being removed and taken to a dump site needs to be immediately discontinued. This is in violation of the CUP. These operations are a public nuisance of noise and dust, are not in the general interest of the public's safety and welfare, and adversely affect the neighbors. It is our neighborhood expectation that the city enforce the CUP. It should be noted that the spoils are dumped at this site for the purpose of drying before being removed. That presents an impediment to Cal Water's compliance with dust prevention measures such as spraying water on the spoils after they are dumped at the site. For these reasons, Cal Water's draft site plan needs to be modified to eliminate the spoils bin. There is no reason why the spoils bin needs to be located at the Crest facility.
2. Since the AC/Base /Sand bins are for the purpose of emergency operations, why are these bins larger than the current bins? (Per our meetings in February and April 2016, it was agreed that material for Cal Water's infrastructure projects would not be staged at the Crest facility, but could be delivered directly to the infrastructure site.) Is this increase in size a change to our previous agreements?
3. The proposed site plan provides no description of dust control systems, nor procedures for the delivery of AC/base/sand, nor its removal to support emergency operations. What are the proposed site plans to address this issue? Will there be any landscaping to conceal these bins?
4. The attached plan provides only a vague description of proposed landscaping. It lacks the specifics of what new shrubs/trees will be planted, when and how this landscaping will conceal the maintenance yard, and what will happen to existing landscaping. Since we have been discussing a general plan for over a year, we now need specific details. Our expectations are a return to the landscaping conditions that existed before February 2015 when there was a wholesale removal of landscaping by Cal Water. For purposes of discussion at the meeting, it would be helpful to have ground level pictures of currently existing areas for the proposed landscaping changes to ensure a common understanding of the specifics of the plan. We need to be provided with a complete description of Cal Water's site plan, not simply a draft conceptual rendering. This one page diagram is insufficient as a site plan.
5. Installing a 16 foot high fence alone will create just another unsightly item. What is the plan for landscaping in front of any proposed fencing intended to conceal parking lots? The areas marked in the site plan as a parking lot are actually being used for equipment storage.
6. What specific fencing will be installed? We were told by Matt Kang that fencing will be installed on the south side of the reservoir, however there is none indicated on the drawing. Referring back to comment #4, we need to understand the full extent of Cal Water's proposed plan as part of a comprehensive package, as opposed to a single page draft drawing.
7. As part of the proposed site plan, there needs to be a description of existing landscaping and future plans to retain this landscaping. The last thing we want to have happen is to have landscaping removed, only to have to wait years for replanting to grow. This would be an unacceptable plan.
8. Once again we must reiterate our opposition to the installation of another fuel tank to store diesel fuel. An additional tank can only mean additional operations. We cannot turn this

facility into a fuel depot. While we understand the need for emergency diesel fuel, the existing tank can be configured to support 1000 gallons of diesel fuel and 1000 gallons of gasoline. Surely this will support late night emergency operations. We were told that the fuel at this site is only for Cal Water vehicles, therefore since Cal Water contracts out a substantial portion of its work these subcontractors cannot use this facility for emergency fueling. We have never received a valid explanation as to the need for a new fuel storage tank.

9. The employee parking lot south of the reservoir contains storage bins that are not authorized by the CUP. What is the future plan for these storage bins, and will they be authorized as part of an updated CUP?
10. Once a landscaping plan is agreed upon, what is the plan for maintaining the landscaping and ensuring trimming of trees to maintain our ocean views per city ordinances?

Hopefully, these comments will enable the neighbors, Cal Water and the city to find a consensus plan at our 11 May meeting.

Respectfully,
Joe DeVenuto

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Saturday, May 20, 2017 5:38 PM
To: Ara Mihranian
Cc: Amy Seeraty; dende88@gmail.com; Brian Campbell
Subject: Cal Water's CUP #172

Ara,

One of the biggest issues the neighbors have with current Cal Water operations is the dumping of spoils at their Crest facility. As I have spoken to you on numerous occasions, as well discussed in numerous emails regarding Cal Water's CUP request, this situation needs to be corrected.

I am sure you are familiar with Conditional Use Permits code of Ordinances for Rancho Palos Verdes:

- Chapter 17.60.050.A.6.e - "The planning commission, may grant a use permit, only if it finds: That conditions regarding any of the requirements listed in this paragraph, which the planning commission finds to be necessary to **protect health, safety and general welfare**, have been imposed: noise, vibration, odors and similar emissions."
- Chapter 17.60.050.C - "For multiple use developments under a conditional use permit, where the uses permitted in the development are specified in the conditional use permit resolution, the uses permitted in the zoning district **shall not apply unless such uses are among those permitted by the conditional use permit.**"

In accordance with California's [The Planner's Training Series: The Conditional Use Permit](#), on Conditional Use Permits - "As a rule, conditional use permits do not authorize uses that the zoning ordinance does not authorize, nor uses not expressly authorized by the permit."

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- Nuisance Standard: "**Any use found to be objectionable or incompatible with the character of the city and its environs due to noise, dust, odors or other undesirable characteristics may be prohibited**" (Snow v. City of Garden Grove (1961) Cal.App.2d 496)

With this information, I do not understand why we are continuing to debate Cal Water's depositing of spoils at their Crest facility:

1. These operations are not explicitly authorized by the CUP #172 in place
2. The neighbors are united in their opposition to any change to the CUP to authorize such operations
3. Spoils dumping at this facility, which is in a residential neighborhood and this facility is zoned residential, clearly should not be permitted or occur according to both Rancho Palos Verdes ordinances and California guidelines regarding General Use Standards and Nuisance Standard.

There are alternatives that Cal Water could employ to stop the spoils dumping at their Crest facility. No operational imperative has been presented to the community as to why spoils should be dumped at the Crest facility other than it is convenient for Cal Water. This is an insufficient reason given the other deleterious effects it is causing. As property owners in this high end community, our rights must be protected, our health and welfare must not be compromised. As a property owner, if we choose to sell, we must now list Cal Water as a nuisance on disclosure forms which could mean monetary impacts. This situation could be immediately remedied if Cal Water changes their operations.

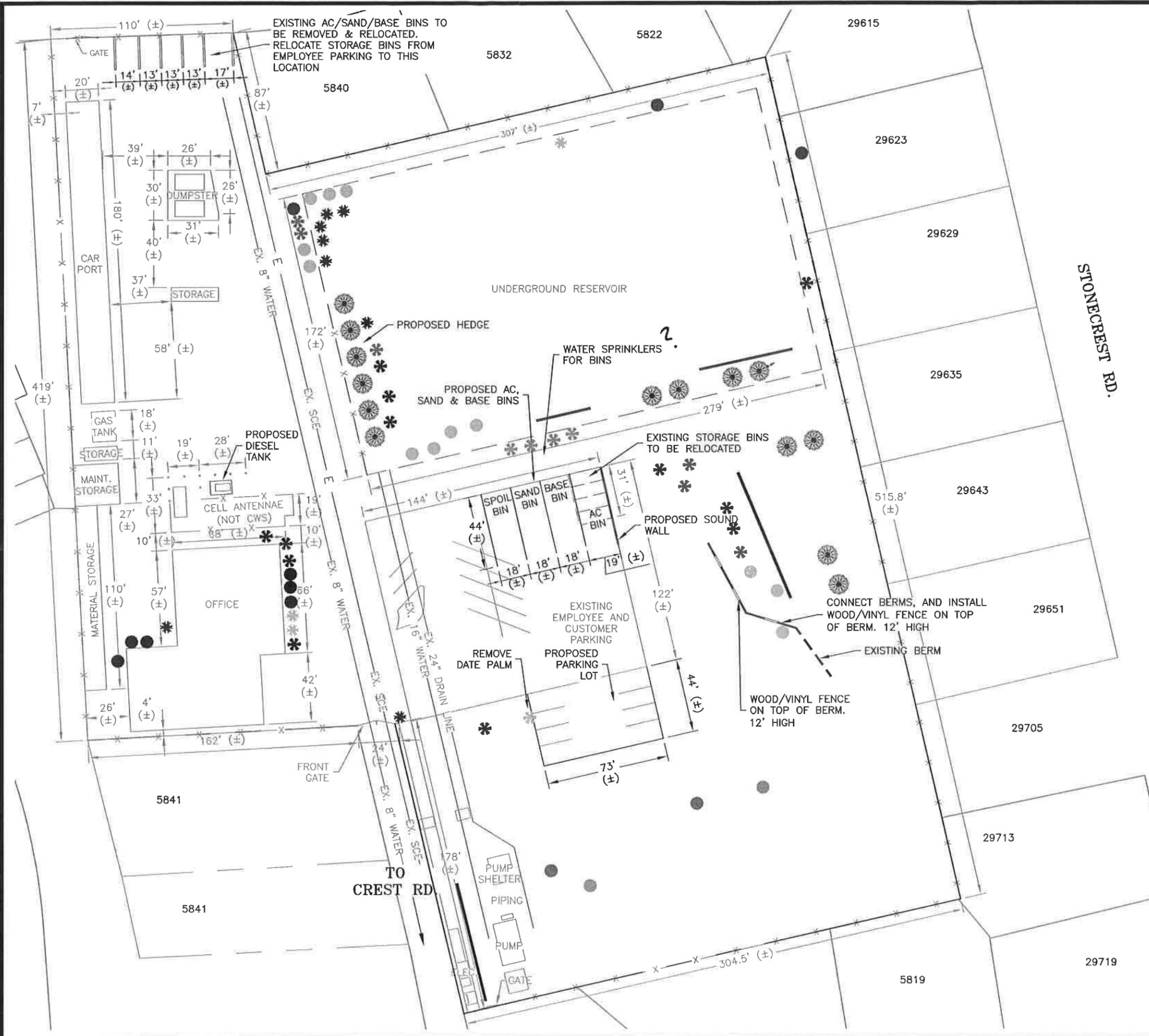
It is the expectation of the neighbors that this spoils dumping operation at Cal Water's Crest facility be terminated immediately and that it is the City's responsibility to see that this occurs.

I will be happy to discuss this with you further. If there is someone else at the City whom I should get involved I will be happy to do so.

Thanks for your attention to this matter and look forward to resolving this with you.

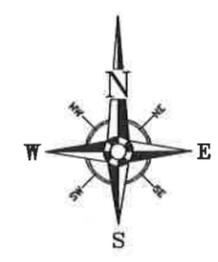
Respectfully,

Joe DeVenuto
MESA PV HOA President



EXISTING TREE LEGEND:

- FICUS NITIDA
- PODOCARPUS
- * BRAZILIAN PEPPER
- CALIFORNIA PEPPER
- CHINESE ELM
- SPOTTED GUM EUCALYPTUS
- * EUCALYPTUS
- * OLIVE
- * BLACK ACACIA
- CANARY ISLAND PINE
- * AVOCADO
- * DATE PALM
- * JUNIPER
- * COTONEASTER
- * ALEPPO PINE
- ACACIA HEDGE
- PODOCARPUS HEDGE
- OLEANDER HEDGE
- PROPOSED TREE/SHRUBS



SITE PLAN

SCALE 1:60

DRAFT

ENGINEERING



DEPARTMENT

REVISIONS:

PLAT SHEET:
PV-28-25

SCALE:
AS NOTED

DRAWN BY:
R.MATTHIESEN

DESIGNED BY:
R.MATTHIESEN

CHECKED BY: DATE:

APPROVED BY: DATE:

DISTRIBUTION MAP	DATE:	INT:
PLAT MAP		
SYSTEM SCHEMATIC		
STATION SCHEMATIC		

FILE:
SITE PLAN - FIELD OPS YARD

DISTRICT:
PALOS

VERDES

DATE:
05/22/2017

PROJECT ID.:
00111258

DRAWING NO.:

SHT 1 OF 1

Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Monday, May 22, 2017 11:45 AM
To: Amy Seeraty
Cc: Ommen, Brett; Ara Mihranian
Subject: Construction noise Not coming from Cal Water Field Yard

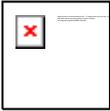
Amy,
I would like to make the City aware that if there is any noise complaints of jackhammering or tile saw work it is not Cal Water. The noise is coming from 5840 Scotwood Dr jackhammering and 5822 Scotwood Dr tile saw work.
Thanks,
Matt

Matt Kang

Superintendent II

CALIFORNIA WATER SERVICE

310-377-5526



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calwater.com

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Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, May 23, 2017 3:39 PM
To: 'andrew.deblock@asm.ca.gov'
Cc: 'Jonkaji'; Joe Devenuto; Ara Mihranian; dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com; kmb0421@gmail.com; So Kim
Subject: FW: Comments to Cal Water's Draft Site Plan

Hello Mr. Deblock-

Your email was forwarded to me from a residence adjacent to the Cal Water site at 5837 Crest Road, Rancho Palos Verdes, CA 90275. If you wish to be kept apprised of the status of this project and the timing of any upcoming meetings, I suggest that you sign up for our Listerv email messages as I send out email notifications regularly about this project. You can simply go to the link below, enter your email to sign in, and click the envelope icon next the text "Cal Water". Please let me know if you have any questions, thank you.

<http://www.rpvca.gov/list.aspx>

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Jonkaji [mailto:Jonkaji@aol.com]
Sent: Tuesday, May 23, 2017 12:22 PM
To: Joe Devenuto <djdev@verizon.net>; Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Cc: dende88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com; kmb0421@gmail.com
Subject: RE: Comments to Cal Water's Draft Site Plan

Dear Joe:

I contacted Assembly member Muratsuchi's office.

They suggested that the Mesa HOA forward a summary to the field representative for RPV.

andrew.deblock@asm.ca.gov

I'd also invite him to attend the next RPV planning commission meeting.

Regards,
Jon Kaji

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jonkaji <Jonkaji@aol.com>

Date: 5/17/17 9:16 PM (GMT-08:00)

To: Joe Devenuto <djdev@verizon.net>, AmyS@rpvca.gov, aram@rpvca.gov

Cc: dendev88@gmail.com, farzadrad@gmail.com, heju8@yahoo.com, sonyasims@me.com,
matteo.villain@bachem.com, kmb0421@gmail.com

Subject: RE: Comments to Cal Water's Draft Site Plan

Dear Joe

Thank you for your leadership on this issue.

Assembly member Al Muratsuchi of the 66th Assembly District which includes RPV is a member of the California Assembly Utilities and Energy Committee.

<http://autl.assembly.ca.gov/>

I would suggest that Mr. Muratsuchi's Assembly office be invited to the upcoming RPV city meeting and briefing materials such as your indepth research be forwarded to his office.

Best Regards,
Jon Kaji
5832 Sunmist Drive
301 429 7170

Sent from my Verizon, Samsung Galaxy smartphone

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Tuesday, May 23, 2017 1:10 PM
To: Amy Seeraty
Cc: Ara Mihranian; dende88@gmail.com; Brian Campbell
Subject: Re: Cal Water's CUP #172

Ara,

Based upon the references I provided you, which are quite clear regarding applying standards to zoned property - ensuring public general welfare and the nuisance standard, how we can continue to debate ambiguity.

What Cal Water did in the 1960s at this facility when they installed the water system infrastructure should not be the basis of the enforcement of a CUP that describes what is authorized in the context of a residential neighborhood. We have present the city numerous examples of the problem, yet we are still debating what is authorized and what Cal Water claims they were doing.

Cal Water has admitted operations changed in 2015 during our meetings last spring.

I understand the city must do due diligence, but the impression I have and many other neighbors have is that they are dumping material at this facility in violation of city ordinance and are being allowed to get away with it. The city ordinances are clear on protecting the welfare of the community. Cal Water has alternatives regarding dumping.

I do not understand the position the city is taking. I am hoping this situation changes immediately. I raised this particular issue last August with you and yet we have made no progress. What is I going to take to remedy this situation?

Joe DeVenuto

Sent from my iPhone

On May 23, 2017, at 7:53 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Thank you for your email Joe. I will consult with the Director of Community Development and the City Attorney and get back to you as soon as possible. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [<mailto:djdev@verizon.net>]

Sent: Saturday, May 20, 2017 5:38 PM

To: Ara Mhuranian <AraM@rpvca.gov>

Cc: Amy Seeraty <AmyS@rpvca.gov>; dendev88@gmail.com; Brian Campbell <BrianC@rpvca.gov>

Subject: Cal Water's CUP #172

Ara,

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I am sure you are familiar with Conditional Use Permits code of Ordinances for Rancho Palos Verdes:

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With this information, I do not understand why we are continuing to debate Cal Water's depositing of spoils at their Crest facility:

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There are alternatives that Cal Water could employ to stop the spoils dumping at their Crest facility. No operational imperative has been presented to the community as to why spoils should be dumped at the Crest facility other than it is convenient for Cal Water. This is an insufficient reason given the other deleterious effects it is causing. As property owners in this high end community, our rights must be protected, our health and welfare must not be compromised. As a property owners, if we choose to sell, we must now list Cal Water as a nuisance on disclosure forms which could mean monetary impacts. This situation could be immediately remedied if Cal Water changes their operations.

It is the expectation of the neighbors that this spoils dumping operation at Cal Water's Crest facility be terminated immediately and that it is the City's responsibility to see that this occurs.

I will be happy to discuss this with you further. If there is someone else at the City whom I should get involved I will be happy to do so.

Thanks for your attention to this matter and look forward to resolving this with you.

Respectfully,

Joe DeVenuto
MESA PV HOA President

Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Friday, May 26, 2017 8:53 AM
To: Amy Seeraty
Cc: Ommen, Brett
Subject: RE: Cal Water Mitigation Measures

Hi Amy,

Any progress? We really need to know what standard we should be working toward for noise. Cal Water has retained a sound/noise and dust expert but, he needs to know the technical standard he is dealing with. Any insight you can provide on this would be most helpful in developing a solution.

We'd also like to know a standard for dust. As you know, SCAQMD has been to the site numerous times and found Cal Water in compliance with their standards for dust each time.

Without a reasonable, objective standard to work toward, it becomes difficult for the experts to devise a solution.

Thanks!

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Thursday, May 18, 2017 5:28 PM
To: Randy Risner <rrisner@dpmclaw.com>
Cc: 'Ommen, Brett' <bommen@calwater.com>; 'McGhee, Lynne' <lmcghee@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water Mitigation Measures

Hi Randy-

I will need a couple more days to get back to you. I will respond by early next week. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Tuesday, May 16, 2017 5:28 PM
To: Randy Risner <rrisner@dpmclaw.com>
Cc: Ommen, Brett <bommen@calwater.com>; McGhee, Lynne <lmcghee@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water Mitigation Measures

Hi Randy-

Thank you for your email. Please allow me an additional day or two to get back to you with answers to your questions below. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Randy Risner [<mailto:rrisner@dpmclaw.com>]
Sent: Monday, May 15, 2017 3:42 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ommen, Brett <bommen@calwater.com>; McGhee, Lynne <lmcghee@calwater.com>
Subject: Cal Water Mitigation Measures

Hi Amy:

Has planning staff done any assessment of the Cal Water site and the potential environmental impacts? I'm assuming that you've at least done a Phase 1 assessment of the site. I know staff's ultimate goal is a Mitigated Negative Declaration. However, what I'm looking for is some standard for understanding what is significant. Although we understand that noise, dust and views are the concerns, what is the standard we should be looking at to determine that we are making progress?

My preference is to have an objective standard that we can use in determining appropriate mitigation measures. If the staff has done anything in this regard, it would be most helpful in understanding what Cal Water needs to do and how to do it.

I think everyone gets the view issues and Cal Water is prepared to do whatever is needed to address that issue. That is an issue we can measure because we can see when mitigation is working. That is, if Cal Water plants a tree to block a view of the work area, everyone can see that. However, noise and dust are more difficult. For example, it is not entirely clear to me that Cal Water is to blame for every single noise complaint. It is entirely possible that some of the noise is being generated from other sources. Further, potential mitigation measures are not as easy for the surrounding property owners to see unlike the planting of vegetation and building of fences.

I have reviewed the City's municipal code. I think the most applicable noise standard is the one set forth in Chapter 17.26 – Institutional District. Cal Water is essentially a quasi-public facility since it is the City's water purveyor and distributor. That Chapter at Section 17.26.040 F states as follows:

“Deliveries and Mechanical Equipment. Where an institutional district abuts a residential district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m. Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.”

So, is 65 dBA the standard? Also, generally, sound limitations are measured over a given time period. In other words, 65 dBA for short period of time is probably not a violation of this particular ordinance. Sound experts generally calculate the level of sound by factoring in a certain time period so that intermittent sounds are considered.

What I'm trying to get to is an understanding of what staff is going to consider a reasonable standard for sound mitigation. Can you help with that?

Thank you.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
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Fax: 619-354-5035

402 West Broadway, Suite 1300
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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Friday, May 26, 2017 8:11 PM
To: Amy Seeraty
Subject: RE: Cal Water Mitigation Measures

Thank you, Amy. I'm sorry to be a pest on this. It's just that time is short and Cal Water would like to have something positive to report to not only staff and the neighbors, but to the planning commission in July. So, they are pushing their expert for a solution. By the way, the expert is not the internal Cal Water engineering staff. They have retained an outside engineer who is an expert in this area. So, anything you can do to get us objective criteria would help speed up this process. Thank you, again. As always, I appreciate what you and the rest of the staff are doing to try to reach a resolution of this issue.

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Friday, May 26, 2017 4:48 PM
To: Randy Risner <rrisner@dpmclaw.com>
Cc: Ommen, Brett <bommen@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Cal Water Mitigation Measures

Hi Randy-

I have sent your questions to the City attorney for input. I will be following up with them next week to work on some answers. Thank you!

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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Sent: Friday, May 26, 2017 8:53 AM
To: Amy Seeraty <AmyS@rpvca.gov>
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Thanks!

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



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Sent: Thursday, May 18, 2017 5:28 PM
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Sincerely,

Amy Seeraty
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To: Randy Risner <rrisner@dpmclaw.com>
Cc: Ommen, Brett <bommen@calwater.com>; McGhee, Lynne <lmcghee@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
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Thank you for your email. Please allow me an additional day or two to get back to you with answers to your questions below. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
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Sent: Monday, May 15, 2017 3:42 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ommen, Brett <bommen@calwater.com>; McGhee, Lynne <lmcghee@calwater.com>
Subject: Cal Water Mitigation Measures

Hi Amy:

Has planning staff done any assessment of the Cal Water site and the potential environmental impacts? I'm assuming that you've at least done a Phase 1 assessment of the site. I know staff's ultimate goal is a Mitigated Negative Declaration. However, what I'm looking for is some standard for understanding what is significant. Although we understand that noise, dust and views are the concerns, what is the standard we should be looking at to determine that we are making progress?

My preference is to have an objective standard that we can use in determining appropriate mitigation measures. If the staff has done anything in this regard, it would be most helpful in understanding what Cal Water needs to do and how to do it.

I think everyone gets the view issues and Cal Water is prepared to do whatever is needed to address that issue. That is an issue we can measure because we can see when mitigation is working. That is, if Cal Water plants a tree to block a view of the work area, everyone can see that. However, noise and dust are more difficult. For example, it is not entirely clear to me that Cal Water is to blame for every single noise complaint. It is entirely possible that some of the noise is being generated from other sources. Further, potential mitigation measures are not as easy for the surrounding property owners to see unlike the planting of vegetation and building of fences.

I have reviewed the City's municipal code. I think the most applicable noise standard is the one set forth in Chapter 17.26 – Institutional District. Cal Water is essentially a quasi-public facility since it is the City's water purveyor and distributor. That Chapter at Section 17.26.040 F states as follows:

“Deliveries and Mechanical Equipment. Where an institutional district abuts a residential district, all deliveries of goods and supplies; trash pick-up, including the use of parking lot trash sweepers; and the operation of machinery or mechanical equipment which emits noise levels in excess of sixty-five dBA, as measured from the closest property line to the equipment, shall only be allowed between the hours of seven a.m. and seven p.m. Monday through Sunday, unless otherwise specified in an approved conditional use permit or other discretionary approval.”

So, is 65 dBA the standard? Also, generally, sound limitations are measured over a given time period. In other words, 65 dBA for short period of time is probably not a violation of this particular ordinance. Sound experts generally calculate the level of sound by factoring in a certain time period so that intermittent sounds are considered.

What I'm trying to get to is an understanding of what staff is going to consider a reasonable standard for sound mitigation. Can you help with that?

Thank you.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Monday, May 29, 2017 11:21 AM
To: Amy Seeraty; dende88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; matteo.villain@bachem.com; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com
Cc: Ara Mihranian; So Kim
Subject: Re: PowerPoint

Amy,

Thanks again for hosting our community meeting on 11 May and for posting your presentation with the pictures so everyone can better understand how Cal Water's yard currently looks. At the conclusion of the meeting, we agreed we would have another community meeting towards the end of June, so that we could have the details that will be presented at the 11 July Planning Commissioner's meeting. Do we have any tentative dates yet for a June meeting?

Based upon the discussions at the 11 May meeting, I made note of the the following items that still need resolution:

1. Detailed landscaping plan (vegetation and fencing) for area by houses along Stonecrest
2. Detailed landscaping plan for west and south south sides of reservoir. There seemed to be consensus that with proper vegetation no fence was required for this area.
3. Location, construction approach and dust mitigation system for emergency material bins. Mr. Villian's 14 May email to me (which I am forwarding to you) provided several suggestions regarding the construction of these bins which should be considered. Hopefully, these bins can be located so that the date palm and olive tree will not be removed. They both provide landscaping to shield the view of Cal Water's facilities. The landscaping goal should be to preserve foliage, not remove it.

Regarding the landscaping plans, Cal Water should provide the group with type, size of plants and timing of installation. How will the berms be reworked to incorporate Ara's guidance? If a fence is being installed, what is size, type and construction material?

All of the neighbors that we have heard from are unanimous in their objection to the spoils operation and bin. As we have stated in Planning Council meetings, in our correspondence with City Planning staff, and at our last meeting, Cal Water needs to terminate these operations immediately. This type of operations is not authorized by the CUP. Their spoils operations is a major source of the nuisance the neighbors are experiencing. Based upon their draft Site Plan and overhead pictures of Cal Waters' Torrance commercially zoned facility, it appears that there is sufficient space to locate a 18 feet X 44 ft bin (792 square ft of space total.)

To address the diesel tank issue, I suggest that prior to our next meeting, we be provided Cal Water's responses to the questions you sent them last fall regarding their current and planned operations at the Crest facility. Among the questions, Cal Water needs to describe the operations that necessitate the diesel tank. We are most concerned with changes to the operation tempo and increase truck traffic that could be a result of this tank.

Please let me know if you have any questions or concerns I can address.

Thanks again.

Joe DeVenuto

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

From: Amy Seeraty <AmyS@rpvca.gov>
To: Denise DeVenuto <dende88@gmail.com>; Joe <djdev@verizon.net>; heju li <heju8@yahoo.com>; ALAN NAGAMOTO <anagamot@ucla.edu>
Cc: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Sent: Fri, May 12, 2017 4:35 pm
Subject: PowerPoint

Hello-

Please note that the PowerPoint has been posted on the City's Cal Water site listed below. Thank you.

<http://www.rpvca.gov/1000/Cal-Water>

Sincerely,
Amy Seeraty

From: [Villain Matteo](#)
To: [Amy Seeraty](#); [Joe Devenuto](#); [dendev88@gmail.com](#); [heju8@yahoo.com](#); [anagamot@ucla.edu](#); [sonyasims@me.com](#); [mrezk@ucla.edu](#); [kmb0421@gmail.com](#)
Cc: [Brett Ommen](#) ([bommen@calwater.com](#)); [Ara Mihranian](#); [So Kim](#)
Subject: RE: PowerPoint
Date: Tuesday, May 30, 2017 5:35:28 PM

I apologize with the group for my incorrect assessment, I mixed up of the two facilities.

I review the current Torrance facility situation, and the current bin located in Torrance has a surface of 269 sqft (13ftx13ft).

What I find surprising is that the Torrance Facility, which covers the area of Torrance, Carson, I think Hawthorn and Redondo (total population approximately 400,000), has a bin for spoil of 269 sq. On the other hand the bin for the spoil at the PV Maintenance facility has a bin of 820 sqft to support a population of 90,000 souls.

The Palos Verde Peninsula bin is not surrounded by any wall, just three 1 ft wood trunks, while the Torrance facility, located in an Industrial areas, is well protected and has a wall around the spoil bin of approximately 8 ft.

It seems extremely disproportionate for the respective areas.

Matteo

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone +1 310 539 4171, Direct +1 310 784 3336
Matteo.Villain@bachem.com, www.bachem.com

BACHEM
PIONEERING PARTNER FOR PEPTIDES

This message and any files transmitted with it are confidential and intended only for the named recipient(s). If you are not the intended recipient you are hereby notified that any use, dissemination or distribution of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply and immediately delete this message and all its attachments

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Tuesday, May 30, 2017 08:32
To: Joe Devenuto; [dendev88@gmail.com](#); [heju8@yahoo.com](#); [anagamot@ucla.edu](#); Villain Matteo; [sonyasims@me.com](#); [mrezk@ucla.edu](#); [kmb0421@gmail.com](#)
Cc: Brett Ommen ([bommen@calwater.com](#)); Ara Mihranian; So Kim
Subject: RE: PowerPoint

Hi Joe-

Thanks for your email. I have sent a couple of tentative dates to Ara to see when we can next meet and I'll email you the possible date ASAP. I'll let you know as soon as I find out and I'll copy Brett so he can see your comments. Also, I have checked and the photo that Matteo sent is actually of the City of Torrance Public Works yard. I sent a diagram so you can compare the two locations. Also, I'll pull up the information sent by Cal Water and send it to you shortly. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [<mailto:djdev@verizon.net>]

Sent: Monday, May 29, 2017 11:21 AM

To: Amy Seeraty <AmyS@rpvca.gov>; dendev88@gmail.com; heju8@yahoo.com;
anagamot@ucla.edu; matteo.villain@bachem.com; sonyasims@me.com; mrezk@ucla.edu;
kmb0421@gmail.com

Cc: Ara Mihanian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: Re: PowerPoint

Amy,

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Please let me know if you have any questions or concerns I can address.

Thanks again.

Joe DeVenuto

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

From: Amy Seeraty <AmyS@rpvca.gov>

To: Denise DeVenuto <dendev88@gmail.com>; Joe <djdev@verizon.net>; heju li <heju8@yahoo.com>;

ALAN NAGAMOTO <anagamot@ucla.edu>

Cc: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Sent: Fri, May 12, 2017 4:35 pm

Subject: PowerPoint

Hello-

Please note that the PowerPoint has been posted on the City's Cal Water site listed below.

Thank you.

<http://www.rpvca.gov/1000/Cal-Water>

Sincerely,

Amy Seeraty

Amy Seeraty

From: Gilbride, Angie <agilbride@calwater.com>
Sent: Wednesday, May 31, 2017 10:42 AM
To: Amy Seeraty
Subject: Planning Commissioners

Hi Amy,

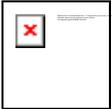
Since there a few of us who are new either to Cal Water or in our respective roles, we wanted to set up meet-and-greet meetings with the elected officials and commissioners at the City. I saw that your website has the emails of the City Council but not the Commissioners. Would you be able to share the email addresses of the Planning Commissioners with me so I can reach out and introduce myself? Thank you!

Angie Gilbride

Regional Community Affairs Specialist

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310-257-1437



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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Wednesday, May 31, 2017 5:06 PM
To: Amy Seeraty
Cc: Ommen, Brett; Ara Mihranian; So Kim
Subject: Re: June 19- Meeting with the Residents

Thanks, Amy. I apologize for jumping the gun on you not emailing me. I always appreciate your help in keeping things moving and working with everyone toward a solution. I look forward to the meeting and keeping things going.

Thank you, again Amy.

Sent from my iPhone
Randy Risner

On May 31, 2017, at 16:59, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Randy-

I didn't send out the email to organize the meeting yet as I had not yet even seen Brett's email until just now, so I of course was going to include you when I sent out the formal email in addition to the Listserv message. Yes, the meeting will just be an update as we need to confer with everyone regarding the idea about the spoils and materials bins in addition to the other ideas Brett & I discussed before Cal Water's engineer's start working on it.

However, I was able to email with our Director while he was gone and he said that he suggested having Brett develop plans and graphics illustrating the options that I discussed with him so we can present them to the neighbors at the next meeting. He also mentioned that he was concerned that without a fence placed on top of the berm it would take years for the vegetation to provide an effective buffer. He also mentioned that he thought a 12 foot tall fence would be unsightly. Given this, I think it would be helpful to have Brett provide some type of diagram/plan which would show what the support structure for a fence on the top of the berm would look like, as Brett had mentioned he thought that may be unsightly as well. I'll follow up with Brett tomorrow or Friday to discuss. Thanks.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Randy Risner [<mailto:rrisner@dpmclaw.com>]
Sent: Wednesday, May 31, 2017 4:07 PM
To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Ommen, Brett <bommen@calwater.com>
Subject: FW: June 19- Meeting with the Residents

Amy,

I did not receive an email from you concerning this meeting. Please be sure to include me on future emails. Thanks!

I am assuming this is simply a meeting to provide everyone with an update. We are not ready to talk about the mitigation for the spoils bin at this point because we do not yet have the information concerning the noise and dust standard so that Cal Water's engineering expert can design a solution.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP
<image001.jpg>
www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

<image002.jpg>

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From: Ommen, Brett [<mailto:bommen@calwater.com>]
Sent: Wednesday, May 31, 2017 4:00 PM
To: 'Amy Seeraty' <AmyS@rpvca.gov>
Cc: Armendariz Jr., Daniel <DArmendariz@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Gilbride, Angie <agilbride@calwater.com>; Randy Risner <rrisner@dpmclaw.com>
Subject: June 19- Meeting with the Residents

Hi Amy,

Yes, Cal Water is able to attend a meeting with the residents Monday June 19th at 4pm.

Thanks,

Brett Ommen
Operations Manager
CALIFORNIA WATER SERVICE
310-257-1465
<image003.jpg>
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Amy Seeraty

From: Amy Seeraty
Sent: Thursday, June 01, 2017 9:54 AM
To: Gilbride, Angie
Cc: Ara Mihranian; So Kim
Subject: RE: Planning Commissioners

I don't know if those are public. I would suggest that you simply email the group address and then request that they email you back individually. Thanks.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Gilbride, Angie [mailto:agilbride@calwater.com]
Sent: Thursday, June 01, 2017 9:29 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Planning Commissioners

Yes, thank you for sharing that and we are aware. We were hoping to have individual meetings, which is why I wanted to see if I could get individual email addresses or phone numbers? Is that possible?

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Thursday, June 01, 2017 8:13 AM
To: Gilbride, Angie <agilbride@calwater.com>
Cc: Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Planning Commissioners

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Angie-

It was nice to meet you at the May neighborhood meeting. You can email pc@rpvca.gov to reach all of them. However, please be cognizant that the Brown Act prevents a certain number (a quorum) of Commissioners or City Council members from meeting in the same place without proper public notice. Thus, if you wish to meet with several Commissioner's and/or Council members at once, you can only meet with 3 or less members of the Planning Commission at the same time, and 2 or less members of the City Council without violating the Brown Act. Please let me know if you have any questions. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Gilbride, Angie [<mailto:agilbride@calwater.com>]
Sent: Wednesday, May 31, 2017 10:42 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Planning Commissioners

Hi Amy,

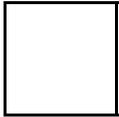
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Angie Gilbride

Regional Community Affairs Specialist

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Amy Seeraty

From: Kang, Matt <mkang@calwater.com>
Sent: Monday, June 05, 2017 3:15 PM
To: Amy Seeraty; Ommen, Brett
Cc: Ara Mihranian; Bradbury, Korey S.; Fernandezees, Cardinal; Fred Perez; Hernandez, Ernesto; Uribe, Carol; Nelson, Donald
Subject: RE: Empty Spoil Bin- 6/6

The start time will be between 8am and 9am. There is a lot of travel time when exporting material. I estimate it will take 4 trips. It will be complete before 4pm.

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

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, June 05, 2017 3:05 PM
To: Kang, Matt <mkang@calwater.com>; Ommen, Brett <bommen@calwater.com>
Cc: Ara Mihranian <AraM@rpvca.gov>; Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>; Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
Subject: RE: Empty Spoil Bin- 6/6

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

I'm going to send it out assuming 8am, as that was the start time for previous spoils pickup. I'll send out a revised notice if you state otherwise. Thanks! :-)

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Amy Seeraty
Sent: Monday, June 05, 2017 2:21 PM
To: 'Kang, Matt' <mkang@calwater.com>; 'Ommen, Brett' <bommen@calwater.com>
Cc: Ara Mihranian <AraM@rpvca.gov>; 'Bradbury, Korey S.' <kbradbury@calwater.com>; 'Fernandezees, Cardinal' <cfernandezees@calwater.com>; 'Fred Perez' <fperez@dotybros.com>; 'Hernandez, Ernesto' <ErHernandez@calwater.com>; 'Uribe, Carol' <curibe@calwater.com>; 'Nelson, Donald' <DNelson@calwater.com>
Subject: RE: Empty Spoil Bin- 6/6

What time will the work be starting and finishing?

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Amy Seeraty
Sent: Monday, June 05, 2017 11:14 AM
To: 'Kang, Matt' <mkang@calwater.com>; Ommen, Brett <bommen@calwater.com>
Cc: Ara Mihanian <AraM@rpvca.gov>; Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>; Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
Subject: RE: Empty Spoil Bin- 6/6

I will do it this morning, thank you!

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Kang, Matt [mailto:mkang@calwater.com]
Sent: Monday, June 05, 2017 11:08 AM
To: Amy Seeraty <AmyS@rpvca.gov>; Ommen, Brett <bommen@calwater.com>
Cc: Ara Mihanian <AraM@rpvca.gov>; Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>; Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
Subject: RE: Empty Spoil Bin- 6/6

Amy,
Doty Bros will be emptying our spoil bin this Tuesday, 6/6/17 and refilling our sand bins. All material will be watered down as needed. Please send a list serve to the residents if possible.
Thank you,
Matt Kang

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

From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Wednesday, May 10, 2017 11:33 AM
To: Ommen, Brett <bommen@calwater.com>
Cc: Ara Mihanian <AraM@rpvca.gov>; Kang, Matt <mkang@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>; Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
Subject: RE: Empty Spoil Bin- 5/11 Thursday

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Thanks Brett-

I will send out a listserv message today.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Ommen, Brett [mailto:bommen@calwater.com]
Sent: Tuesday, May 09, 2017 7:03 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Ara Mihranian <AraM@rpvca.gov>; Kang, Matt <mkang@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Fernandezees, Cardinal <cfernandezees@calwater.com>; Fred Perez <fperez@dotybros.com>; Hernandez, Ernesto <ErHernandez@calwater.com>; Uribe, Carol <curibe@calwater.com>; Nelson, Donald <DNelson@calwater.com>
Subject: Empty Spoil Bin- 5/11 Thursday

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Thanks for your help,

Brett Ommen
Operations Manager- Rancho Dominguez
California Water Service
(310) 257-1400

Brett Ommen
Operations Manager
California Water Service
310-257-1465

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Amy Seeraty

From: Irfan Ali <surfali2@gmail.com>
Sent: Friday, June 09, 2017 1:57 PM
To: Amy Seeraty; Villain Matteo; Suraiya Ali
Subject: Fwd: Meeting?

Amy,

Hello, My name is Irfan Ali, and I live at 5835 Sunmist Drive, RPV, next to Villain. Could you please add me to group mailer on the dialog with the water company

I have 2 situations/issues with the water company:

1. Behind my house I have an easement to the water company, its not used in normal operations, there used to be a chain blocking the entrance to it but the chain is gone and now many trucks come up that way with full view of our back yard only to reverse back out. need that chain to be replaced

2. Constant hum and at some times louder at a decibel level that we had to get double pane windows. I have brought this up to them before but the operation managers have stated that the pumps were not operating at the times I have called

Not sure if anyone else have brought these items up but I would like to be involved in the dialog

thanks,

-Irfan

----- Forwarded message -----

From: Villain Matteo <Matteo.Villain@bachem.com>
Date: Thu, Jun 8, 2017 at 11:06 PM
Subject: Fwd: Meeting?
To: Irfan Ali <surfali2@gmail.com>

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone [+1 310 539 4171](tel:+13105394171), Direct [+1 310 784 3336](tel:+13107843336)
Matteo.Villain@bachem.com, www.bachem.com

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----- Original message -----

From: Amy Seeraty <AmyS@rpvca.gov>
Date: 6/5/17 14:25 (GMT-08:00)
To: Villain Matteo <Matteo.Villain@bachem.com>
Cc: djdev@verizon.net
Subject: RE: Meeting?

Hi Villain-

We are on for 4:30 today. The Community room where we met previously should still be available, but the setup may be a bit different, as the Traffic Safety Committee meets right after our meeting. I'll post a sign on the door if anything changes. Thank you.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [mailto:Matteo.Villain@bachem.com]

Sent: Monday, June 05, 2017 12:17 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: djdev@verizon.net

Subject: RE: Meeting?

Hi Amy, just checking, are we confirmed for today at 4.30?

Same room of last time?

Matteo Villain

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Friday, June 02, 2017 12:46
To: Denise DeVenuto
Cc: Joe; Brett Ommen (bommen@calwater.com); Villain Matteo; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian; So Kim; Armendariz Jr., Daniel; 'Randy Risner'
Subject: RE: Meeting?

Hi Denise-

Dan will be able to meet with us on Monday 6/5 at 4:30, so please keep it on your calendar. I'll forward Joe's email to Dan as well. I think we should keep the 6/19 meeting for now as well. Thanks everyone for being flexible and have a nice weekend!

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

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Rancho Palos Verdes, CA 90275

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amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty

Sent: Friday, June 02, 2017 12:05 PM

To: 'Denise DeVenuto' <dendev88@gmail.com>

Cc: 'Joe' <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; 'Villain Matteo' <Matteo.Villain@bachem.com>; 'dendev88@gmail.com' <dendev88@gmail.com>; 'heju8@yahoo.com' <heju8@yahoo.com>; 'anagamot@ucla.edu' <anagamot@ucla.edu>; 'sonyasims@me.com' <sonyasims@me.com>; 'mrezk@ucla.edu' <mrezk@ucla.edu>; 'kmb0421@gmail.com' <kmb0421@gmail.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Armendariz Jr., Daniel <DArmendariz@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>

Subject: RE: Meeting?

Hi Denise-

I was just informed that Brett has left Cal Water and that Dan Armendariz will be the future contact person for this project. I believe he was at our last meeting on May 11th as well. He is out of the office today, so I'm not sure if he will be available for the interim meeting on Monday. I will follow up with him first thing on Monday morning and let everyone know ASAP if he will be able to attend.

If Dan cannot attend, please let me know what you think about perhaps setting something up for June 13th and then perhaps changing the meeting on the 19th to later in the week or the following week to allow Dan to prepare additional materials for review at that next meeting. Thank you.

Amy Seeraty

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amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Thursday, June 01, 2017 5:08 PM
To: Denise DeVenuto <dendev88@gmail.com>
Cc: Joe <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; Villain Matteo <Matteo.Villain@bachem.com>; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>
Subject: RE: Meeting?

Thanks Denise. I know we're looking at the 6/19 at 4pm as our next potential meeting date and I have copied the neighbor's emails that I have in addition to Brett. However, since the 19th is towards the end of the month, would you and Joe and the neighbors perhaps be available to meet next week on Monday June 5th as well? I know its very last minute but I think it would be helpful to have an interim meeting before the 19th to review some new options for the site. I've copied Brett to see if he is also available. If it doesn't work for you and Joe and/or the other neighbors, we can just plan on meeting on the 19th. Thank you.

Amy Seeraty

Associate Planner

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Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Sunday, June 11, 2017 8:43 PM
To: andrew.deblock@asm.ca.gov
Cc: jonkaji@aol.com; Amy Seeraty; Ara Mihranian; Brian Campbell (Gmail); dende88@gmail.com
Subject: Cal Water's Crest Rd Facility Operations Issue

Dear Mr. Deblock,

I am writing to request the assistance of Assemblyman Muratsuchi's office to resolve an issue that residents of Rancho Palos Verdes are having with Cal Water's operations at their 5837 Crest Road facility.

This facility is in a residentially zoned, approximately five acre property, on which a reservoir and a pumping station are located to support the water needs of the Palos Verdes Peninsula residents. In addition to these operations at this location, Cal Water operates an administrative building and a storage building for its equipment. This property is being operated under a Conditional Use Permit (CUP # 172) issued by the City of Rancho Palos Verdes.

In the spring of 2015, Cal Water removed landscaping which previously had obscured their unsightly maintenance yard. Simultaneously, they also expanded the utilization of this facility for their infrastructure maintenance operations, including both planned and unplanned maintenance activity.

As a neighborhood, we have requested both Cal Water management and the City of Rancho Palos Verdes Planning Staff to stop Cal Water's evident attempts to turn this residentially zoned facility into a light industrial facility. Cal Water has been dumping wet spoils, retrieving infrastructure sand and fill material and then removing dried spoils to be taken to a dump site. This operation is creating noise, disbursement of silica dust and dirt, and needless distress to the neighboring residents. For two years there have been discussions and numerous meetings and thus far we have been unable to obtain a satisfactory solution to this issue. Although the City and Cal Water have proposed foliage to restore the landscaping that Cal Water removed, this does not address the industrial operations issue.

The neighbors have requested the City to enforce the existing CUP and immediately require Cal Water to cease any and all spoils dumping and infrastructure material retrieval operations. This issue has been discussed with City staff and Cal Water personnel at neighborhood community meetings in the spring of 2016, at City Planning Commissioner meetings and at 11 May and 5 June community meetings. These operations are not explicitly authorized in the City approved CUP and are inconsistent with residentially zoned property. By a "reasonable person" standard, these operations are a nuisance, health hazard, and a disruption to the general welfare of this community. We have requested that these industrial operations be stopped and relocated elsewhere to a location which is zoned to host such operations.

As the assistant to our Assemblyman, who is also a member of the State Utility and Energy Committee, I would like to invite you to attend our next community meeting scheduled for 19 June at 4 PM at RPV's City Hall located on Hawthorne Boulevard, where this issue will continue to be discussed. Hopefully, the presence a representative of the Assemblyman's office can help the neighbors to resolve this issue.

I will be happy to provide you with additional background information if you wish. I know that PRV planning staff member Amy Seeraty has contacted you to provide background information as well.

I look forward to hearing from you and hope you can attend the 19 June meeting.

Respectfully,

Joe DeVenuto
MESA PV HOA President

5822 Scotwood Dr.
RPV, CA 90275
424 205-0664

From: [Joe Devenuto](#)
To: [Brian Campbell \(Gmail\)](#)
Cc: [Amy Seeraty](#); [Ara Mihranian](#); [dendev88@gmail.com](#)
Subject: Enforcement of Cal Water's CUP #172
Date: Sunday, June 11, 2017 9:25:26 PM

Mayor Campbell,

We have spoken several times regarding the issue of Cal Water's operation of depositing spoils material, then loading infrastructure material (e.g. sand and fill) whenever there is an "emergency water situation" (.i.e. any infrastructure activity that is not a planned event), and then monthly removal of spoils from the drying bin at their 5837 Crest Road facility. The Crest Road facility is a residentially zoned property surrounded by both multi-family and single family residences.

I have pointed out to the Planning Commission and to the Planning Commission staff on many occasions, that this operation is not authorized by the original CUP 172, nor the revisions A or B. The original CUP and PC Resolution #92-60 was to bring into legal conformance Cal Water's operation which was a reservoir / pumping station, for an administrative building and a storage shed for Cal Water's equipment. The approved CUP granted an expansion to the Admin building and storage shed. It also stated that "Applicant shall obtain approval from the Director of Environmental Services prior to making any modifications or additions to the site (including lighting, addition of any structures, etc.)."

In none of the CUP requests, the Planning Commission resolutions, nor the meeting minutes do I find any request, nor authorization of storage bins for infrastructure material or spoils material. I find no authorization of operations to include depositing of spoils for drying, retrieval of infrastructure material or removal of dried spoils. This is in violation of the original PC Resolution.

Conditional Use Permits provide authorization for non-conformance of land usage, therefore if not explicitly authorized then the activity or usage is not in compliance. Clearly, Cal Water's spoils dumping and retrieval of infrastructure material operations are not consistent with residentially zoned property and is a nuisance as defined by both Rancho Palos Verdes ordinances as well as state CUP guidance. Moreover, it is not in the general welfare of the residents.

I have requested that the City take action to stop this violation of the CUP, yet it continues to go unchecked. From May 31 - Jun 2 there was dumping of spoils each day. On May 6 Cal Water removed the dumped spoils. What is it going to take for the City to enforce the existing CUP and require Cal Water to operate within the confines of the CUP? These operations must be stopped at this facility and relocated elsewhere. At our last neighborhood community meeting with Cal Water and the City Planning Staff, Cal Water's outside counsel acknowledged that the neighbors have been harmed. This being the case, then I fail to understand why these operations are not being moved to a more appropriate location.

Please let me know how the City plans to resolve this issue that has affected our neighborhood for over two years.

Respectfully,

Joe DeVenuto
MESA PV HOA President

From: [Villain Matteo](#)
To: [Amy Seeraty](#)
Cc: djdev@verizon.net
Subject: Sand, dust and maybe I change my position
Date: Sunday, June 11, 2017 10:22:57 PM

Dear Amy,

in the last meeting I was trying to be equilibrate in my judgment of the So Cal Water.

On Saturday I went to my new home and I had quite a surprise. For the first time I understand the complain of the other neighbor, and I can tell you all their complain seems to be more that justified, including the removal of the spoil bin.

If I remember correctly last week So Cal emptied the spoil bin. I think it was supposed to happen Tuesday or Wednesday. Did this happen?

Please look at this images of my pool taken Saturday morning. It seems the wind was blowing in my direction.

In addition the pH of the water was strongly basic. This could happen in case some of this sand is mixed with a strong base. If I remember correctly one of the items they use to fill holes is a base.

I would appreciate if you could include me in the list of people informed via email on the day the bin is emptied.

My legal counselor found these images extremely interesting, and ask me if the city was doing something about it, or if they are an accessory of this situation.

I told him they were trying to mediate, but in his opinion there is nothing to mediate about such a situation.

Could you please share this with Ira?

PS the third image is the one after we cleaned a little , this provide a clear understanding of the amount of sand/dirt that was deposited.

Thanks

Matteo
Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

Phone +1 310 539 4171, Direct +1 310 784 3336

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Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 12, 2017 2:21 PM
To: 'Irfan Ali'; Villain Matteo; Suraiya Ali
Cc: Brett Ommen (bommen@calwater.com); Bradbury, Corey S.; Armendariz Jr., Daniel
Subject: RE: Meeting?

Hello-

Thank you for your email. I will forward your email to the Water Company so they will be prepared to discuss your concerns at the 6/19 meeting. I will add your email to our mailing list. Please look in your email for the confirmation link that you will have to click in order to start receiving the emails. It may go to your junk email folder, so if you cannot find it, please look there as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Irfan Ali [mailto:surfali2@gmail.com]
Sent: Friday, June 09, 2017 1:57 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Villain Matteo <Matteo.Villain@bachem.com>; Suraiya Ali <suraiyarealty@gmail.com>
Subject: Fwd: Meeting?

Amy,

Hello, My name is Irfan Ali, and I live at 5835 Sunmist Drive, RPV, next to Villain. Could you please add me to group mailer on the dialog with the water company

I have 2 situations/issues with the water company:

1. Behind my house I have an easement to the water company, its not used in normal operations, there used to be a chain blocking the entrance to it but the chain is gone and now many trucks come up that way with full view of our back yard only to reverse back out. need that chain to be replaced
2. Constant hum and at some times louder at a decibel level that we had to get double pane windows. I have brought this up to them before but the operation managers have stated that the pumps were not operating at the times I have called

Not sure if anyone else have brought these items up but I would like to be involved in the dialog

thanks,

-Irfan

----- Forwarded message -----

From: **Villain Matteo** <Matteo.Villain@bachem.com>
Date: Thu, Jun 8, 2017 at 11:06 PM
Subject: Fwd: Meeting?
To: Irfan Ali <surfali2@gmail.com>

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Matteo Villain PhD.
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----- Original message -----

From: Amy Seeraty <AmyS@rpvca.gov>
Date: 6/5/17 14:25 (GMT-08:00)
To: Villain Matteo <Matteo.Villain@bachem.com>
Cc: djdev@verizon.net
Subject: RE: Meeting?

Hi Villain-

We are on for 4:30 today. The Community room where we met previously should still be available, but the setup may be a bit different, as the Traffic Safety Committee meets right after our meeting. I'll post a sign on the door if anything changes. Thank you.

Amy Seeraty

Associate Planner

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From: Villain Matteo [mailto:Matteo.Villain@bachem.com]

Sent: Monday, June 05, 2017 12:17 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: djdev@verizon.net

Subject: RE: Meeting?

Hi Amy, just checking, are we confirmed for today at 4.30?

Same room of last time?

Matteo Villain

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Vice President, Research

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]

Sent: Friday, June 02, 2017 12:46

To: Denise DeVenuto

Cc: Joe; Brett Ommen (bommen@calwater.com); Villain Matteo; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian; So Kim; Armendariz Jr., Daniel; 'Randy Risner'

Subject: RE: Meeting?

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Sincerely,

Amy Seeraty

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Cc: 'Joe' <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; 'Villain Matteo' <Matteo.Villain@bachem.com>; 'dendev88@gmail.com' <dendev88@gmail.com>; 'heju8@yahoo.com' <heju8@yahoo.com>; 'anagamot@ucla.edu' <anagamot@ucla.edu>; 'sonyasims@me.com' <sonyasims@me.com>; 'mrezk@ucla.edu' <mrezk@ucla.edu>; 'kmb0421@gmail.com' <kmb0421@gmail.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Armendariz Jr., Daniel <DARmendariz@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>

Subject: RE: Meeting?

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From: Amy Seeraty

Sent: Thursday, June 01, 2017 5:08 PM

To: Denise DeVenuto <dendev88@gmail.com>

Cc: Joe <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; Villain Matteo <Matteo.Villain@bachem.com>; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: RE: Meeting?

Thanks Denise. I know we're looking at the 6/19 at 4pm as our next potential meeting date and I have copied the neighbor's emails that I have in addition to Brett. However, since the 19th is towards the end of the month, would you and Joe and the neighbors perhaps be available to meet next week on Monday June 5th as well? I know its very last minute but I think it would be helpful to have an interim meeting before the 19th to review some new options for the site. I've copied Brett to see if he is also available. If it doesn't work for you and Joe and/or the other neighbors, we can just plan on meeting on the 19th. Thank you.

Amy Seeraty

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amys@rpvca.gov - [\(310\) 544-5231](tel:(310)544-5231)

||

Amy Seeraty

From: jonkaji <jonkaji@gmail.com>
Sent: Thursday, June 15, 2017 9:18 AM
To: Amy Seeraty
Cc: Joe Devenuto
Subject: RE: Cal Water

Thank you Amy!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Amy Seeraty <AmyS@rpvca.gov>
Date: 6/15/17 9:01 AM (GMT-08:00)
To: jonkaji <jonkaji@gmail.com>
Cc: Joe Devenuto <djdev@verizon.net>
Subject: RE: Cal Water

Hello-

I know at least one member of that community has attended our meetings, and they have already received notices for the public meetings as well. We will be sending out a notice for the July 11th update at the PC as well.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

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www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: jonkaji [mailto:jonkaji@gmail.com]
Sent: Wednesday, June 14, 2017 5:08 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Joe Devenuto <djdev@verizon.net>
Subject: Cal Water

Amy:

Question: today I noted that units #10-57 of the Seaside Villas townhouse development border the western side of the California Water property.

While we understand that RPV has jurisdiction of the CUP process, I believe that the RHE residents are equally-impacted by California Water but are likely unaware of the current issue.

Can you reach out to the City of RHE so that they can inform the residents? Or, if you've already done so, that's great.

Thank you for your help!

Sincerely,

Jonathan Kaji

5832 Sunmist Drive

Sent from my Verizon, Samsung Galaxy smartphone

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Thursday, June 15, 2017 4:17 AM
To: Amy Seeraty
Subject: Cal Water Community Meeting

Amy,

Just wanted to check that we are still on for next Monday, 19 Jun to have our next community meeting re Cal Water? A couple of folks have asked me.

Secondly, has there been any finalization of foliage for the landscaping surrounding the reservoir as well as the area on the eastern side of the parking area - the area that parallels Soncrest Road?

Thanks,

Joe

Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Thursday, June 15, 2017 11:37 AM
To: Amy Seeraty
Cc: Ara Mihranian; Armendariz Jr., Daniel
Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Amy:

I would like to respond to one of Mr. Devenuto's statements as well as address other issues. When I recognized that the neighbors had "suffered harm" it was not in connection with what I believe to be an illegal use of the property. To the contrary, my position has been and continues to be that the current use of the site is legal under the existing CUP and is in fact a vested right held by Cal Water. My statement was in connection with a question raised by one of the residents in recognizing that they had suffered harm from noise and dust. Cal Water agrees that the noise and dust have caused issues for the neighbors and that is why they have taken measures and continue to participate in meetings with residents to hopefully find a resolution. However, the continuous adverse statements, verbal abuse and use of my statements out of context from Mr. Devenuto and his wife are counterproductive in finding a mutually agreeable solution.

At this point, we should be beyond the allegation stage and searching for solutions rather than continuing with accusations and demands for enforcement action. California Water staff remain committed to compromise with the neighbors. California Water has already spent significant amounts of money in its efforts to find a solution. If the neighbors desire to abandon these efforts in favor of enforcement action or litigation against California Water, which appears to be the case given Mr. Devenuto's most recent email and his numerous statements at the meetings, California Water is prepared to stop all mitigation efforts, including the landscaping, and follow that path to its conclusion which will likely be years down the road given the appellate rights available to the parties.

On the other hand, if the neighbors are willing to discuss these matters in a civil and constructive manner as some of them appear to be, California Water remains committed to working toward an equitable solution with all potential solutions on the table at the moment including the possible relocation of the materials and storage bins if that proves feasible for California Water's operations. However, I am no longer willing to tolerate any verbal abuse of Cal Water staff by Mr. and Mrs. Devenuto, any continued accusations by the Devenutos or any of the other neighbors during the community meetings or any innuendo that Cal Water staff is lying or attempting to cover up aspects of its operations. The purpose of these meetings is to work towards solutions. Cal Water wants to do that and it is our hope that the neighbors want the same thing.

Since the involvement of my firm in this matter I believe that I have acted reasonably and rapidly to every request presented to California Water regarding this matter. Further, California Water staff has acted in good faith and cooperated completely with City staff and spent significant sums concerning this matter. California Water's intent is to continue working with the City to resolve this matter. However, I also have an ethical obligation to California Water. Thus, if Mr. Devenuto threatens to sue California Water again, as he did at the last meeting, I will have to advise my client to stop all discussion about this matter with the neighbors in the interest of protecting California Water's rights and limiting the use of statements Cal Water staff and I make at these meetings in future litigation.

With all of that being said, Cal Water remains open to discussing all possible solutions in a civil and professional manner. As I said previously, we are open to considering any feasible solution that does not adversely affect operation of the water system.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP

Direct: 619-354-5029
Main: 619-354-5030
Fax: 619-354-5035

402 West Broadway, Suite 1300
San Diego, CA 92101

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Thursday, June 15, 2017 8:20 AM
To: Joe Devenuto <djdev@verizon.net>
Cc: dendev88@gmail.com; matteo.villain@bachem.com; farzadrads@gmail.com; heju8@yahoo.com; sonyasims@me.com; jonkaji@aol.com; kmb0421@gmail.com; mrezk@ucla.edu; andrew.deblock@asm.ca.gov; Armendariz Jr., Daniel <DArmendariz@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; Randy Risner <rrisner@dpmclaw.com>; So Kim <SoK@rpvca.gov>
Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Hi Joe-

Thanks for your email. We are still meeting on Monday at 4pm here at the City. I will send another Listserv today or tomorrow to confirm. I will be continuing to work with Dan and Korey at Cal Water finalize a draft landscape plan with Cal Water this week as well, in preparation for our meeting on Monday. I will also follow up with Dan, Korey and Randy of Cal Water to see if they were able to obtain any information about alternative spoils sites within the City of RPV or any other cities on the Peninsula and follow up with Ara in this regard as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [mailto:djdev@verizon.net]
Sent: Monday, June 12, 2017 4:28 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Cc: dendev88@gmail.com; matteo.villain@bachem.com; farzadrads@gmail.com; heju8@yahoo.com; sonyasims@me.com; jonkaji@aol.com; kmb0421@gmail.com; mrezk@ucla.edu; andrew.deblock@asm.ca.gov
Subject: 19 June City of RPV / Cal Water / Neighborhood Meeting

Amy,

At our next meeting on 19 June I'd like as a minimum to address the three following topics:

1. landscaping to be installed on western and southern sides of the reservoir - foliage type, location and specific planting plans
2. landscaping approach to the eastern side of maintenance yard (the area along the Stonecrest Rd homes) - berm(s), potential fencing or lattice work, foliage type and locations
3. spoils / infrastructure operations

With regard to the third topic, from our last meeting, it is clear that this issue is more than just potential location of bins, removal of vegetation, relocation of parking facilities, and potential mitigation of dust, noise and unsightliness. At our community meeting on 5 June 2017, Cal Water clearly explained that their operation regarding dumping of spoils and picking up infrastructure material to backfill unplanned infrastructure repair / replacement activities is not going to decrease, but rather will only get worse, since the water infrastructure on Palos Verdes Peninsula is aging.

The residents that surround the 5837 Crest Road water facility cannot continue to tolerate the spoils / infrastructure operations because it is not within the scope of usage of this residentially zoned property. Given the nature of Cal Water's operations that includes massive amounts of materials being deposited and removed, it is not logical to believe that the noise, unhealthy silica dust disbursement, dirt disbursement, and visual pollution can be completely masked. We are expending as a group considerable time and resources in an attempt to mask an operation at this facility that should not be even be conducted because it is not authorized by the CUP.

This operation is clearly detrimental to the general welfare of the residents, presents a nuisance, and is a potential health hazard, which in the words of Cal Water's attorney is "causing harm to the neighbors." We have reached a point where we are not going to tolerate continual disruption of our lives. This is a residentially zoned property and this industrial operation is not consistent with such a zoned area regardless of whether this is a public utility or not. Any reasonable person would agree that these operations are not within Rancho Palos Verdes zoning ordinances and must not be permitted to continue.

The CUP does not explicitly allow the operations that Cal Water is currently conducting. There is no ambiguity, and any attempt by Cal Water or the City to claim that this type of operation has been authorized is ignoring the zoning ordinances and the purpose of a CUP. CUPs are written to define what is allowed regarding non-conformance and are not to be interpreted that anything goes because it is not explicitly stated. This operation nor the facilities that are needed to support these operations have ever been described in CUPs, the Planning Commission meeting minutes, the planning staff reports, nor the Planning Commission resolutions. PC Resolution # 92-60 explicitly states that Cal Water must request approval for any changes to their facility, and I find no record of a request for infrastructure bins, spoils bins, additional storage containers, nor any request for authorization to conduct these operations at this facility. I am requesting once again that the City enforce the CUP # 172 and require Cal Water to immediately stop the spoils dumping / infrastructure materials retrieval / removal of dried spoils operations at this location.

This operation as stated above (e.g. wet spoils dumping, retrieval of infrastructure material, removal of dried spoils) must be relocated somewhere other than the Crest Road facility; we are unwilling to stand for anything less. None of the neighbors adjacent to the other Cal Water reservoirs on Palos Verdes Peninsula are subjected to this type of nuisance. If Cal Water is serious about addressing our issue then they need to cease this operation at the Crest Rd facility and locate the operations to a more appropriate location.

I know we have made progress on landscaping plans to restore the landscaping that Cal Water removed. I hope at this upcoming meeting we can finalize these plans, but we need to realistically address and resolve this spoils / infrastructure operations issue.

I will be happy to discuss this with you prior to our meeting if necessary.

Respectfully,

Joe DeVenuto
MESA PV HOA President

Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 7:50 AM
To: Denise DeVenuto
Cc: Ara Mihranian; Joe; Sonya Sims; heju li; farzad rad; Mary Rezk-Hanna; Christine M. Carson; Armendariz Jr., Daniel; Bradbury, Korey S.
Subject: Re: Cal Water Questions

Hi Denise-

Thanks for your email. I was able to speak with Dan late last week and he informed me that the spoils bin was installed in its current location in 2007. However, he also stated that prior to that, one space in the materials bins was used for the spoils. (It is now all material up there.) While it doesn't appear at that time that they have located records regarding this space, Dan spoke with an employee who has been there since the 1980s who remembers the bins being there and were likely there since the 1970s. Looking at the following website, I see bins in that location, although it is difficult to tell what is in them:

I should have more information for you later today regarding the other questions from the meeting. Thank you.

<https://www.historicaerials.com/viewer>



From: Denise DeVenuto <dendev88@gmail.com>
Sent: Thursday, June 22, 2017 6:16 PM
To: Amy Seeraty
Cc: Ara Mihranian; Joe; Sonya Sims; heju li; farzad rad; Mary Rezk-Hanna
Subject: Cal Water Questions

Amy,

It was agreed Monday that we would get a response to our questions regarding Cal Water's operations by midweek.

Has Cal Water responded? If not, please contact them.

Thanks,
Denise DeVenuto

Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 4:10 PM
To: Linda Jones
Subject: RE: Cal water

Hello-

Thank you for your email. The simulation will take place in the potential location of the relocated spoils and materials bins at 5837 Crest Road. I will send out a revised notice with the information attached. Thank you.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Linda Jones [<mailto:cabin54@aol.com>]
Sent: Monday, June 26, 2017 3:02 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Cal water

Based on recent experience here on Basswood, it is not just the noise but the irritants created by the activity. Also, where is the simulation taking place. Thanks.

Sent from my iPhone

Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 4:12 PM
To: Linda Jones
Subject: RE: Cal water

Also, it is only the noise that is being measured right now, but Cal Water is aware of the need for dust mitigation as well and will soon be providing additional information to the City regarding that. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Linda Jones [<mailto:cabin54@aol.com>]
Sent: Monday, June 26, 2017 3:02 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Cal water

Based on recent experience here on Basswood, it is not just the noise but the irritants created by the activity. Also, where is the simulation taking place. Thanks.

Sent from my iPhone

Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 4:09 PM
To: Victor Christensen
Subject: RE: Cal Water Noise Survey

Actually, it will take place at 5837 Crest Road, I apologize for the typo.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, June 26, 2017 4:07 PM
To: 'Victor Christensen' <elbereth@cox.net>
Subject: RE: Cal Water Noise Survey

Hello-

Thank you for your email. It will take place in the potential location of the relocated spoils and materials bins at 5637 Crest Road. I will send out a revised notice with the information attached. Thanks.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Victor Christensen [<mailto:elbereth@cox.net>]
Sent: Monday, June 26, 2017 3:21 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Re: Cal Water Noise Survey

Where is this simulation to occur? It would help to include the location/address in this type of notice.

Vic

On June 26, 2017 at 2:03 PM Cal Water <listserv@civicplus.com> wrote:

This message from the City of Rancho Palos Verdes is being sent to subscribers of this list who might be interested in its content. Please do not press "reply" when responding to this message, it is a non-monitored email address. If there is contact information it will be included in the body of the message.

On Tuesday June 27, 2017 at 12:00pm, Cal Water plans to complete a 2-3 hour long simulated spoils dumping and pickup operation in order to record the typical noise levels for these types of operations. The simulation will involve trucks and heavy equipment. This noise will be recorded with instruments placed along property lines. Inquiries should be directed to Amy Seeraty, Associated Planner, at (310) 544-5231 or amys@rpvca.gov.

This message has been sent compliments of the City of Rancho Palos Verdes. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://www.rpvca.gov/list.aspx>

Please note, The City of Rancho Palos Verdes will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to Cal Water on www.rpvca.gov. To unsubscribe, click the following link:

<http://www.rpvca.gov/list.aspx?mode=manage&Email=elbereth@cox.net>

If clicking the link doesn't work, please copy and paste the link into your browser.

Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 2:44 PM
To: Villain Matteo
Cc: djdev@verizon.net; Armendariz Jr., Daniel; Bradbury, Korey S.; Ara Mihranian; So Kim
Subject: RE: Sand, dust and maybe I change my position

Matteo-

I have copied Dan and Korey on this email so they can get back to you on the actual locations of the sound monitoring equipment.

I don't believe there will be actual dirt being moved as it is a simulation, but Dan and/or Korey should be able to confirm this. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [mailto:Matteo.Villain@bachem.com]
Sent: Monday, June 26, 2017 2:18 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: djdev@verizon.net
Subject: RE: Sand, dust and maybe I change my position

Dear Amy, I would like for my property line to be included in the survey for noise tomorrow, if possible.

There will be also actual spoil dumping and dust generated?

Matteo

Matteo Villain PhD.
Vice President, Research
Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone +1 310 539 4171, Direct +1 310 784 3336
Matteo.Villain@bachem.com, www.bachem.com
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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, June 19, 2017 13:15
To: Villain Matteo
Cc: djdev@verizon.net; Ara Mihranian
Subject: RE: Sand, dust and maybe I change my position

Also, I believe they emptied the spoils bin on Tuesday 6/6.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, June 19, 2017 1:10 PM
To: 'Villain Matteo' <Matteo.Villain@bachem.com>
Cc: djdev@verizon.net; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Sand, dust and maybe I change my position

Thank you Villain for your email and for the photos. I will share this information with Ara & with Cal Water. Please note that per your request, I added you to the Cal Water mailing list, so you will now receive these updates. Please see your email for a message asking you to confirm the subscription. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [<mailto:Matteo.Villain@bachem.com>]
Sent: Sunday, June 11, 2017 10:23 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: djdev@verizon.net
Subject: Sand, dust and maybe I change my position

Dear Amy,

in the last meeting I was trying to be equilibrate in my judgment of the So Cal Water.

On Saturday I went to my new home and I had quite a surprise. For the first time I understand the complain of the other neighbor, and I can tell you all their complain seems to be more that justified, including the removal of the spoil bin.

If I remember correctly last week So Cal emptied the spoil bin. I think it was supposed to happen Tuesday or Wednesday. Did this happen?

Please look at this images of my pool taken Saturday morning. It seems the wind was blowing in my direction.

In addition the pH of the water was strongly basic. This could happen in case some of this sand is mixed with a strong base. If I remember correctly one of the items they use to fill holes is a base.

I would appreciate if you could include me in the list of people informed via email on the day the bin is emptied.

My legal counselor found these images extremely interesting, and ask me if the city was doing something about it, or if they are an accessory of this situation.

I told him they were trying to mediate, but in his opinion there is nothing to mediate about such a situation.

Could you please share this with Ira?

PS the third image is the one after we cleaned a little , this provide a clear understanding of the amount of sand/dirt that was deposited.

Thanks

Matteo

Matteo Villain PhD.

Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

Phone +1 310 539 4171, Direct +1 310 784 3336

Matteo.Villain@bachem.com, www.bachem.com

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Amy Seeraty

From: Amy Seeraty
Sent: Monday, June 26, 2017 1:45 PM
To: 'Irfan Ali'
Subject: RE: Meeting?

Oh no, I just realized that we didn't hear from you at the meeting. I apologize if the phone line didn't connect properly. Feel free to ask me any questions regarding the meeting, thank you.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Irfan Ali [mailto:surfali2@gmail.com]
Sent: Friday, June 16, 2017 3:23 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Subject: Re: Meeting?

Great! Thank you Amy

Sent from my iPhone

On Jun 16, 2017, at 3:50 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello-

Thank you for your patience while I looked into your question. You are welcome to call in to the conference room at (310) 544-5384 at 4pm on Monday. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, June 12, 2017 3:07 PM
To: 'Irfan Ali' <surfali2@gmail.com>
Cc: Villain Matteo <Matteo.Villain@bachem.com>; Suraiya Ali <suraiyarealty@gmail.com>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; Bradbury, Corey S.

<kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>; Ara Mhrianian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: RE: Meeting?

Hello-

I will find out and get back to you within the next few days. Thank you.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Irfan Ali [<mailto:surfali2@gmail.com>]

Sent: Monday, June 12, 2017 3:07 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Villain Matteo <Matteo.Villain@bachem.com>; Suraiya Ali <suraiyarealty@gmail.com>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; Bradbury, Corey S. <kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>

Subject: Re: Meeting?

Amy,

Thank you. Unfortunately, I will be out of town on 6/19th, is there an audio conference option?

thanks,

-Irfan

On Mon, Jun 12, 2017 at 2:21 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello-

Thank you for your email. I will forward your email to the Water Company so they will be prepared to discuss your concerns at the 6/19 meeting. I will add your email to our mailing list. Please look in your email for the confirmation link that you will have to click in order to start receiving the emails. It may go to your junk email folder, so if you cannot find it, please look there as well. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - [\(310\) 544-5231](tel:(310)544-5231)

From: Irfan Ali [mailto:surfali2@gmail.com]

Sent: Friday, June 09, 2017 1:57 PM

To: Amy Seeraty <AmyS@rpvca.gov>; Villain Matteo <Matteo.Villain@bachem.com>; Suraiya Ali <suraiyarealty@gmail.com>

Subject: Fwd: Meeting?

Amy,

Hello, My name is Irfan Ali, and I live at 5835 Sunmist Drive, RPV, next to Villain. Could you please add me to group mailer on the dialog with the water company

I have 2 situations/issues with the water company:

1. Behind my house I have an easement to the water company, its not used in normal operations, there used to be a chain blocking the entrance to it but the chain is gone and now many trucks come up that way with full view of our back yard only to reverse back out. need that chain to be replaced

2. Constant hum and at some times louder at a decibel level that we had to get double pane windows. I have brought this up to them before but the operation managers have stated that the pumps were not operating at the times I have called

Not sure if anyone else have brought these items up but I would like to be involved in the dialog

thanks,

-Irfan

----- Forwarded message -----

From: Villain Matteo <Matteo.Villain@bachem.com>

Date: Thu, Jun 8, 2017 at 11:06 PM

Subject: Fwd: Meeting?
To: Irfan Ali <surfali2@gmail.com>

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone [+1 310 539 4171](tel:+13105394171), Direct [+1 310 784 3336](tel:+13107843336)
Matteo.Villain@bachem.com, www.bachem.com

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----- Original message -----

From: Amy Seeraty <AmyS@rpvca.gov>
Date: 6/5/17 14:25 (GMT-08:00)
To: Villain Matteo <Matteo.Villain@bachem.com>
Cc: djdev@verizon.net
Subject: RE: Meeting?

Hi Villain-

We are on for 4:30 today. The Community room where we met previously should still be available, but the setup may be a bit different, as the Traffic Safety Committee meets right after our meeting. I'll post a sign on the door if anything changes. Thank you.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [mailto:Matteo.Villain@bachem.com]

Sent: Monday, June 05, 2017 12:17 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: djdev@verizon.net

Subject: RE: Meeting?

Hi Amy, just checking, are we confirmed for today at 4.30?

Same room of last time?

Matteo Villain

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

Phone [+1 310 539 4171](tel:+13105394171), Direct [+1 310 784 3336](tel:+13107843336)

Matteo.Villain@bachem.com, www.bachem.com

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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]

Sent: Friday, June 02, 2017 12:46

To: Denise DeVenuto

Cc: Joe; Brett Ommen (bommen@calwater.com); Villain Matteo; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian; So Kim; Armendariz Jr., Daniel; 'Randy Risner'

Subject: RE: Meeting?

Hi Denise-

Dan will be able to meet with us on Monday 6/5 at 4:30, so please keep it on your calendar. I'll forward Joe's email to Dan as well. I think we should keep the 6/19 meeting for now as well. Thanks everyone for being flexible and have a nice weekend!

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - [\(310\) 544-5231](tel:(310)544-5231)

From: Amy Seeraty

Sent: Friday, June 02, 2017 12:05 PM

To: 'Denise DeVenuto' <dendev88@gmail.com>

Cc: 'Joe' <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; 'Villain Matteo' <Matteo.Villain@bachem.com>; 'dendev88@gmail.com' <dendev88@gmail.com>; 'heju8@yahoo.com' <heju8@yahoo.com>; 'anagamot@ucla.edu' <anagamot@ucla.edu>; 'sonyasims@me.com' <sonyasims@me.com>; 'mrezk@ucla.edu' <mrezk@ucla.edu>; 'kmb0421@gmail.com' <kmb0421@gmail.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>; Armendariz Jr., Daniel <DArmendariz@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>

Subject: RE: Meeting?

Hi Denise-

I was just informed that Brett has left Cal Water and that Dan Armendariz will be the future contact person for this project. I believe he was at our last meeting on May 11th as well. He is out of the office today, so I'm not sure if he will be available for the interim meeting on Monday. I will follow up with him first thing on Monday morning and let everyone know ASAP if he will be able to attend.

If Dan cannot attend, please let me know what you think about perhaps setting something up for June 13th and then perhaps changing the meeting on the 19th to later in the week or the following week to allow Dan to prepare additional materials for review at that next meeting. Thank you.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

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30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

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amys@rpvca.gov - [\(310\) 544-5231](tel:3105445231)

From: Amy Seeraty

Sent: Thursday, June 01, 2017 5:08 PM

To: Denise DeVenuto <dendev88@gmail.com>

Cc: Joe <djdev@verizon.net>; Brett Ommen (bommen@calwater.com) <bommen@calwater.com>; Villain Matteo <Matteo.Villain@bachem.com>; dendev88@gmail.com; heju8@yahoo.com; anagamot@ucla.edu; sonyasims@me.com; mrezk@ucla.edu; kmb0421@gmail.com; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: RE: Meeting?

Thanks Denise. I know we're looking at the 6/19 at 4pm as our next potential meeting date and I have copied the neighbor's emails that I have in addition to Brett. However, since the 19th is towards the end of the month, would you and Joe and the neighbors perhaps be available to meet next week on Monday June 5th as well? I know its very last minute but I think it would be

helpful to have an interim meeting before the 19th to review some new options for the site. I've copied Brett to see if he is also available. If it doesn't work for you and Joe and/or the other neighbors, we can just plan on meeting on the 19th. Thank you.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

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||

Amy Seeraty

From: Villain Matteo <Matteo.Villain@bachem.com>
Sent: Monday, June 26, 2017 2:18 PM
To: Amy Seeraty
Cc: djdev@verizon.net
Subject: RE: Sand, dust and maybe I change my position

Dear Amy, I would like for my property line to be included in the survey for noise tomorrow, if possible.

There will be also actual spoil dumping and dust generated?

Matteo

Matteo Villain PhD.

Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

Phone +1 310 539 4171, Direct +1 310 784 3336

Matteo.Villain@bachem.com, www.bachem.com

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Monday, June 19, 2017 13:15
To: Villain Matteo
Cc: djdev@verizon.net; Ara Mihranian
Subject: RE: Sand, dust and maybe I change my position

Also, I believe they emptied the spoils bin on Tuesday 6/6.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
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Rancho Palos Verdes, CA 90275
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amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Monday, June 19, 2017 1:10 PM
To: 'Villain Matteo' <Matteo.Villain@bachem.com>
Cc: djdev@verizon.net; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: Sand, dust and maybe I change my position

Thank you Villain for your email and for the photos. I will share this information with Ara & with Cal Water. Please note that per your request, I added you to the Cal Water mailing list, so you will now receive these updates. Please see your email for a message asking you to confirm the subscription. Thank you.

Sincerely,

Amy Seeraty

Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [<mailto:Matteo.Villain@bachem.com>]
Sent: Sunday, June 11, 2017 10:23 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: djdev@verizon.net
Subject: Sand, dust and maybe I change my position

Dear Amy,

in the last meeting I was trying to be equilibrate in my judgment of the So Cal Water.

On Saturday I went to my new home and I had quite a surprise. For the first time I understand the complain of the other neighbor, and I can tell you all their complain seems to be more that justified, including the removal of the spoil bin.

If I remember correctly last week So Cal emptied the spoil bin. I think it was supposed to happen Tuesday or Wednesday. Did this happen?

Please look at this images of my pool taken Saturday morning. It seems the wind was blowing in my direction.

In addition the pH of the water was strongly basic. This could happen in case some of this sand is mixed with a strong base. If I remember correctly one of the items they use to fill holes is a base.

I would appreciate if you could include me in the list of people informed via email on the day the bin is emptied.

My legal counselor found these images extremely interesting, and ask me if the city was doing something about it, or if they are an accessory of this situation.

I told him they were trying to mediate, but in his opinion there is nothing to mediate about such a situation.

Could you please share this with Ira?

PS the third image is the one after we cleaned a little , this provide a clear understanding of the amount of sand/dirt that was deposited.

Thanks

Matteo
Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

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Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Friday, June 16, 2017 3:29 PM
To: Amy Seeraty
Cc: Ara Mihranian; Armendariz Jr., Daniel
Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Thank you, Amy. We will do our best.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



www.DPMCLaw.com

Direct: 619-354-5029
Main: 619-354-5030
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San Diego, CA 92101

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From: Amy Seeraty [mailto:AmyS@rpvca.gov]
Sent: Friday, June 16, 2017 3:07 PM
To: Randy Risner <rrisner@dpmclaw.com>
Cc: Ara Mihranian <AraM@rpvca.gov>; Armendariz Jr., Daniel <DArmendariz@calwater.com>
Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Thank you for your email Randy. The City appreciates all the work you, Brett, Dan and the Cal Water staff have put into this project and we hope everyone can come to a mutually agreeable solution. We would like to give Cal Water an opportunity to address the neighbors' concerns. Thank you and we look forward to seeing you on Monday.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
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From: Randy Risner [<mailto:rrisner@dpmclaw.com>]

Sent: Thursday, June 15, 2017 11:37 AM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Ara Mihranian <AraM@rpvca.gov>; Armendariz Jr., Daniel <DArmendariz@calwater.com>

Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Amy:

I would like to respond to one of Mr. Devenuto's statements as well as address other issues. When I recognized that the neighbors had "suffered harm" it was not in connection with what I believe to be an illegal use of the property. To the contrary, my position has been and continues to be that the current use of the site is legal under the existing CUP and is in fact a vested right held by Cal Water. My statement was in connection with a question raised by one of the residents in recognizing that they had suffered harm from noise and dust. Cal Water agrees that the noise and dust have caused issues for the neighbors and that is why they have taken measures and continue to participate in meetings with residents to hopefully find a resolution. However, the continuous adverse statements, verbal abuse and use of my statements out of context from Mr. Devenuto and his wife are counterproductive in finding a mutually agreeable solution.

At this point, we should be beyond the allegation stage and searching for solutions rather than continuing with accusations and demands for enforcement action. California Water staff remain committed to compromise with the neighbors. California Water has already spent significant amounts of money in its efforts to find a solution. If the neighbors desire to abandon these efforts in favor of enforcement action or litigation against California Water, which appears to be the case given Mr. Devenuto's most recent email and his numerous statements at the meetings, California Water is prepared to stop all mitigation efforts, including the landscaping, and follow that path to its conclusion which will likely be years down the road given the appellate rights available to the parties.

On the other hand, if the neighbors are willing to discuss these matters in a civil and constructive manner as some of them appear to be, California Water remains committed to working toward an equitable solution with all potential solutions on the table at the moment including the possible relocation of the materials and storage bins if that proves feasible for California Water's operations. However, I am no longer willing to tolerate any verbal abuse of Cal Water staff by Mr. and Mrs. Devenuto, any continued accusations by the Devenutos or any of the other neighbors during the community meetings or any innuendo that Cal Water staff is lying or attempting to cover up aspects of its operations. The purpose of these meetings is to work towards solutions. Cal Water wants to do that and it is our hope that the neighbors want the same thing.

Since the involvement of my firm in this matter I believe that I have acted reasonably and rapidly to every request presented to California Water regarding this matter. Further, California Water staff has acted in good faith and cooperated completely with City staff and spent significant sums concerning this matter. California Water's intent is to continue working with the City to resolve this matter. However, I also have an ethical obligation to California Water. Thus, if Mr. Devenuto threatens to sue California Water again, as he did at the last meeting, I will have to advise my client to stop all discussion about this matter with the neighbors in the interest of protecting California Water's rights and limiting the use of statements Cal Water staff and I make at these meetings in future litigation.

With all of that being said, Cal Water remains open to discussing all possible solutions in a civil and professional manner. As I said previously, we are open to considering any feasible solution that does not adversely affect operation of the water system.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Thursday, June 15, 2017 8:20 AM
To: Joe Devenuto <djdev@verizon.net>
Cc: dendev88@gmail.com; matteo.villain@bachem.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; jonkaji@aol.com; kmb0421@gmail.com; mrezk@ucla.edu; andrew.deblock@asm.ca.gov; Armendariz Jr., Daniel <DArmendariz@calwater.com>; Bradbury, Korey S. <kbradbury@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; Randy Risner <rrisner@dpmclaw.com>; So Kim <SoK@rpvca.gov>
Subject: RE: 19 June City of RPV / Cal Water / Neighborhood Meeting

Hi Joe-

Thanks for your email. We are still meeting on Monday at 4pm here at the City. I will send another Listserv today or tomorrow to confirm. I will be continuing to work with Dan and Korey at Cal Water finalize a draft landscape plan with Cal Water this week as well, in preparation for our meeting on Monday. I will also follow up with Dan, Korey and Randy of Cal Water to see if they were able to obtain any information about alternative spoils sites within the City of RPV or any other cities on the Peninsula and follow up with Ara in this regard as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Joe Devenuto [<mailto:djdev@verizon.net>]
Sent: Monday, June 12, 2017 4:28 PM
To: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>
Cc: dendev88@gmail.com; matteo.villain@bachem.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; jonkaji@aol.com; kmb0421@gmail.com; mrezk@ucla.edu; andrew.deblock@asm.ca.gov
Subject: 19 June City of RPV / Cal Water / Neighborhood Meeting

Amy,
At our next meeting on 19 June I'd like as a minimum to address the three following topics:

1. landscaping to be installed on western and southern sides of the reservoir - foliage type, location and specific planting plans
2. landscaping approach to the eastern side of maintenance yard (the area along the Stonecrest Rd homes) - berm(s), potential fencing or lattice work, foliage type and locations
3. spoils / infrastructure operations

With regard to the third topic, from our last meeting, it is clear that this issue is more than just potential location of bins, removal of vegetation, relocation of parking facilities, and potential mitigation of dust, noise and unsightliness. At our community meeting on 5 June 2017, Cal Water clearly explained that their operation regarding dumping of spoils and picking up infrastructure material to backfill unplanned infrastructure repair / replacement activities is not going to decrease, but rather will only get worse, since the water infrastructure on Palos Verdes Peninsula is aging.

The residents that surround the 5837 Crest Road water facility cannot continue to tolerate the spoils / infrastructure operations because it is not within the scope of usage of this residentially zoned property. Given the nature of Cal Water's operations that includes massive amounts of materials being deposited and removed, it is not logical to believe that the noise, unhealthy silica dust disbursement, dirt disbursement, and visual pollution can be completely masked. We are expending as a group considerable time and resources in an attempt to mask an operation at this facility that should not be even be conducted because it is not authorized by the CUP.

This operation is clearly detrimental to the general welfare of the residents, presents a nuisance, and is a potential health hazard, which in the words of Cal Water's attorney is "causing harm to the neighbors." We have reached a point where we are not going to tolerate continual disruption of our lives. This is a residentially zoned property and this industrial operation is not consistent with such a zoned area regardless of whether this is a public utility or not. Any reasonable person would agree that these operations are not within Rancho Palos Verdes zoning ordinances and must not be permitted to continue.

The CUP does not explicitly allow the operations that Cal Water is currently conducting. There is no ambiguity, and any attempt by Cal Water or the City to claim that this type of operation has been authorized is ignoring the zoning ordinances and the purpose of a CUP. CUPs are written to define what is allowed regarding non-conformance and are not to be interpreted that anything goes because it is not explicitly stated. This operation nor the facilities that are needed to support these operations have ever been described in CUPs, the Planning Commission meeting minutes, the planning staff reports, nor the Planning Commission resolutions. PC Resolution # 92-60 explicitly states that Cal Water must request approval for any changes to their facility, and I find no record of a request for infrastructure bins, spoils bins, additional storage containers, nor any request for authorization to conduct these operations at this facility. I am requesting once again that the City enforce the CUP # 172 and require Cal Water to immediately stop the spoils dumping / infrastructure materials retrieval / removal of dried spoils operations at this location.

This operation as stated above (e.g. wet spoils dumping, retrieval of infrastructure material, removal of dried spoils) must be relocated somewhere other than the Crest Road facility; we are unwilling to stand for anything less. None of the neighbors adjacent to the other Cal Water reservoirs on Palos Verdes Peninsula are subjected to this type of nuisance. If Cal Water is serious about addressing our issue then they need to cease this operation at the Crest Rd facility and locate the operations to a more appropriate location.

I know we have made progress on landscaping plans to restore the landscaping that Cal Water removed. I hope at this upcoming meeting we can finalize these plans, but we need to realistically address and resolve this spoils / infrastructure operations issue.

I will be happy to discuss this with you prior to our meeting if necessary.

Respectfully,

Joe DeVenuto
MESA PV HOA President

Amy Seeraty

From: Amy Seeraty
Sent: Tuesday, June 27, 2017 9:36 AM
To: 'Villain Matteo'
Cc: Joe (djdev@verizon.net); 'Armendariz Jr., Daniel'; Bradbury, Korey S.; Ara Mihranian; So Kim
Subject: RE: Location of the Sound recording equipment.

Hi Matteo-

Thanks again for your email and you are very welcome as well. I believe there will be a report and it should be public information, as it will be part of the City's analysis for the Environmental document.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
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amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [mailto:Matteo.Villain@bachem.com]
Sent: Tuesday, June 27, 2017 8:09 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Joe (djdev@verizon.net) <djdev@verizon.net>
Subject: RE: Location of the Sound recording equipment.

Thanks a lot.

Let's see what the results are.

Will be there a report?

Will they share it with the city and with us regardless of the results?

Bye

matteo

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone +1 310 539 4171, Direct +1 310 784 3336
Matteo.Villain@bachem.com, www.bachem.com

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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Tuesday, June 27, 2017 07:51
To: Villain Matteo
Cc: Joe (djdev@verizon.net); Bradbury, Corey S.; Armendariz Jr., Daniel; Ara Mihranian; So Kim
Subject: RE: Location of the Sound recording equipment.

Hi Matteo-

Thanks for your email. I am not able to be onsite during the measurements but I believe they *may* be able to do additional measurements, moving the instruments if necessary. Also, I believe that the engineer is measuring the sound closer to the simulated work (rather than on the property line itself) to obtain the worst case scenario for noise, i.e., to see what the actual levels are close to where the work would be occurring so they can better determine how to mitigate the noise levels heard by the neighboring properties. I have copied Corey and Dan on this email so they can see your request as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [<mailto:Matteo.Villain@bachem.com>]
Sent: Monday, June 26, 2017 6:45 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Joe (djdev@verizon.net) <djdev@verizon.net>
Subject: Location of the Sound recording equipment.

Dear Amy,

I would appreciate if you could request that a third measuring instrument is located in the area where I placed the green circle.

I realized that my property line is the closest to the bin, and I think that, although I'm in a dip, the sound would carry on to the bedroom upstairs if they arrive at night.

This is why I propose to place one of the sound detectors in this location.

I'm sorry if this arrives late, but once again Cal Water did not give us much time to get prepare with comments.

Do you plan to assist during the measurements?

Matteo

Cal Water
Maintenance Facility



Measure distance
Click on the map to add to your path

K-376

Matteo Villain PhD.
Vice President, Research

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Amy Seeraty

From: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Sent: Tuesday, June 27, 2017 9:03 AM
To: Amy Seeraty; Villain Matteo
Cc: djdev@verizon.net; Bradbury, Korey S.; Ara Mihranian; So Kim
Subject: Re: Sand, dust and maybe I change my position

Hello, sorry for the delayed response. We are checking to see if the additional locations can be added.

The purpose of the study was to measure "typical" sound at the proposed location to be built into the final design.

On Mon, Jun 26, 2017 at 2:45 PM -0700, "Amy Seeraty" <AmyS@rpvca.gov> wrote:

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Matteo-

I have copied Dan and Korey on this email so they can get back to you on the actual locations of the sound monitoring equipment.

I don't believe there will be actual dirt being moved as it is a simulation, but Dan and/or Korey should be able to confirm this. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
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www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [mailto:Matteo.Villain@bachem.com]
Sent: Monday, June 26, 2017 2:18 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: djdev@verizon.net
Subject: RE: Sand, dust and maybe I change my position

Dear Amy, I would like for my property line to be included in the survey for noise tomorrow, if possible.

There will be also actual spoil dumping and dust generated?

Matteo

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Vice President, Research

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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]

Sent: Monday, June 19, 2017 13:15

To: Villain Matteo

Cc: djdev@verizon.net; Ara Mihranian

Subject: RE: Sand, dust and maybe I change my position

Also, I believe they emptied the spoils bin on Tuesday 6/6.

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

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From: Amy Seeraty

Sent: Monday, June 19, 2017 1:10 PM

To: 'Villain Matteo' <Matteo.Villain@bachem.com>

Cc: djdev@verizon.net; Ara Mihranian <AraM@rpvca.gov>

Subject: RE: Sand, dust and maybe I change my position

Thank you Villain for your email and for the photos. I will share this information with Ara & with Cal Water. Please note that per your request, I added you to the Cal Water mailing list, so you will now receive these updates. Please see your email for a message asking you to confirm the subscription. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

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www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [<mailto:Matteo.Villain@bachem.com>]

Sent: Sunday, June 11, 2017 10:23 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: djdev@verizon.net

Subject: Sand, dust and maybe I change my position

Dear Amy,

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On Saturday I went to my new home and I had quite a surprise. For the first time I understand the complain of the other neighbor, and I can tell you all their complain seems to be more that justified, including the removal of the spoil bin.

If I remember correctly last week So Cal emptied the spoil bin. I think it was supposed to happen Tuesday or Wednesday. Did this happen?

Please look at this images of my pool taken Saturday morning. It seems the wind was blowing in my direction.

In addition the pH of the water was strongly basic. This could happen in case some of this sand is mixed with a strong base. If I remember correctly one of the items they use to fill holes is a base.

I would appreciate if you could include me in the list of people informed via email on the day the bin is emptied.

My legal counselor found these images extremely interesting, and ask me if the city was doing something about it, or if they are an accessory of this situation.

I told him they were trying to mediate, but in his opinion there is nothing to mediate about such a situation.

Could you please share this with Ira?

PS the third image is the one after we cleaned a little , this provide a clear understanding of the amount of sand/dirt that was deposited.

Thanks

Matteo

Matteo Villain PhD.

Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA

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BACHEM

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Daniel Armendariz

District Manager

CALIFORNIA WATER SERVICE



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Amy Seeraty

From: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Sent: Tuesday, June 27, 2017 12:50 PM
To: Ara Mihranian; Amy Seeraty
Cc: Bradbury, Korey S.; So Kim
Subject: Re: Location of the Sound recording equipment.

Our plan incorporates this. I was trying to incorporate a specific request.

On Tue, Jun 27, 2017 at 12:30 PM -0700, "Ara Mihranian" <AraM@rpvca.gov> wrote:

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Folks,

To prepare a complete noise study, you should measure noise levels at its source as well as at the property line.

The conditions the city will impose on noise levels will be based on the property line.

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



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From: Amy Seeraty
Sent: Tuesday, June 27, 2017 7:51 AM

To: Villain Matteo <Matteo.Villain@bachem.com>

Cc: Joe (djdev@verizon.net) <djdev@verizon.net>; Bradbury, Korey S. <kbradbury@calwater.com>; Armendariz Jr., Daniel <DArmendariz@calwater.com>; Ara Mihranian <AraM@rpvca.gov>; So Kim <SoK@rpvca.gov>

Subject: RE: Location of the Sound recording equipment.

Hi Matteo-

Thanks for your email. I am not able to be onsite during the measurements but I believe they *may* be able to do additional measurements, moving the instruments if necessary. Also, I believe that the engineer is measuring the sound closer to the simulated work (rather than on the property line itself) to obtain the worst case scenario for noise, i.e., to see what the actual levels are close to where the work would be occurring so they can better determine how to mitigate the noise levels heard by the neighboring properties. I have copied Korey and Dan on this email so they can see your request as well. Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Villain Matteo [<mailto:Matteo.Villain@bachem.com>]

Sent: Monday, June 26, 2017 6:45 PM

To: Amy Seeraty <AmyS@rpvca.gov>

Cc: Joe (djdev@verizon.net) <djdev@verizon.net>

Subject: Location of the Sound recording equipment.

Dear Amy,

I would appreciate if you could request that a third measuring instrument is located in the area where I placed the green circle.

I realized that my property line is the closest to the bin, and I think that, although I'm in a dip, the sound would carry on to the bedroom upstairs if they arrive at night.

This is why I propose to place one of the sound detectors in this location.

I'm sorry if this arrives late, but once again Cal Water did not give us much time to get prepare with comments.

Do you plan to assist during the measurements?

Matteo



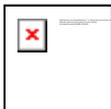
Matteo Villain PhD.
Vice President, Research

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Daniel Armendariz
District Manager
CALIFORNIA WATER SERVICE



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Amy Seeraty

From: ALAN NAGAMOTO <anagamot@ucla.edu>
Sent: Wednesday, June 28, 2017 3:37 PM
To: Amy Seeraty
Subject: Re: Visit Properties?

Hi, Amy, I just picked up your message. I responded to Amy's inquiry about Cal Water visiting the residents surrounding the reservoir. I prefer Friday over Thursday and am very flexible. I will meet with a time that works best for most of the residents. It is vital that Cal Water staff see for themselves the residents' vantage points.

Thank you for all that you are doing to understand the concerns of residents.

Alan Nagamoto

On Fri, Jun 16, 2017 at 11:24 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hello-

I spoke with Dan Armendariz of Cal Water today and although I have provided him with photos taken from your properties, as we have previously discussed, he realizes the value of visiting your properties in person. He may have some time on Monday before our meeting, but if not that day, should be able to set it up for another day prior to the July 11th Planning Commission meeting. I have copied him on this email if you would like to contact him to set up a visit to your properties. We will see you at 4pm on Monday here at the City. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
To: ["Denise DeVenuto"](#)
Cc: [Joe](#); [heju li](#); [Sonya Sims](#); [Mary Rezk-Hanna](#); [farzad rad](#); [Armendariz Jr., Daniel](#); ["Bradbury, Korey S."](#); ["Randy Risner"](#); [Christine M. Carson](#); [Ara Mhrianian](#); [So Kim](#)
Subject: RE: Cal Water Dumping July 4
Date: Wednesday, July 05, 2017 11:23:00 AM
Attachments: [Ltr to Amy Seeraty - CA Water \(S0425053xE1EAB\).pdf](#)

Hello Denise-

Thank you very much for your email. I have copied Brett and Korey on this email so they can read about the event and your concerns, and also respond to you regarding what repair work was being completed that night. I will also remind them that the spoils bin was agreed to be kept covered by plastic tarps, until the heavier custom canvas covers were delivered.

There are also several questions posed at the 6/19/17 meeting that I believe only they can answer as well. Please see the questions below as well as some of the answers I am able to provide following each question:

- 1) Frequency of spoils pickup and delivery of materials.** I don't think I have information regarding the frequency of spoils dropoff/delivery, but I have notes from earlier this year which stated that spoils pickup is every 1-2 months. However, I realize it has recently been more like once a month. Also, regarding the material (sand and base) delivery, I recall that it was a similar frequency, but Dan and Korey can clarify that as well.
- 2) Identify landfill where the spoils are taken.** I need Korey or Dan to provide this information.
- 3) History of spoils bin.** I sent an email with this information on Monday June 26, 2017.
- 4) Feasibility of testing spoils soil.** I need Korey or Dan to provide this information.

Also, I have attached a letter that was sent by Cal Water and provided to the Commission as late correspondence at the January 24, 2017 meeting. I thought I had forwarded this letter to you and Joe in the past, but in case it was not forwarded, please see the attached letter. This was Cal Water's response to the questions I had previously posed, but please note that some of the information, including proposed mitigation measures has changed since that time.

Sincerely,
Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Denise DeVenuto [mailto:dendev88@gmail.com]

Sent: Wednesday, July 05, 2017 9:59 AM

To: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihranian <AraM@rpvca.gov>

Cc: Joe <djdev@verizon.net>; heju li <heju8@yahoo.com>; Sonya Sims <sonyasims@me.com>; Mary Rezk-Hanna <mrezk@ucla.edu>; farzad rad <farzadrad@gmail.com>

Subject: Cal Water Dumping July 4

At 12:30 am July 4, we were awakened by noise from Cal Water dumping spoils. There was an extreme amount of noise from the vehicles and workers shouting back and forth. There was also bright lights from several sources. The spoils were not covered and remained uncovered all day. I have photos.

Please contact Cal Water and convey our concerns regarding this disruption. We would like to know where they worked that evening that produced these spoils.

I am still waiting to hear the answers to our previous pending questions.

Thanks,
Denise DeVenuto

January 20, 2017

VIA EMAIL & U.S. MAIL

Ms. Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
amys@rpvca.gov

Re: ***5837 Crest Road CUP Amendment for Diesel Tank***

Dear Ms. Seeraty:

As you know, I represent California Water Service Company (Cal Water) concerning its May 2015 application to revise Conditional Use Permit (CUP) No. 172 to allow a 1,000 gallon, above-ground diesel storage tank at 5837 Crest Road. Cal Water's responses to your questions are set forth below along with additional information. While Cal Water is open to considering reasonable conditions to address concerns of neighbors, its legal position is that the application does not open up the entire CUP to revision.

Facility Background Information

Cal Water has used the existing site since 1960, predating incorporation of the City of Rancho Palos Verdes in September 1973. Since 1960, Cal Water has provided water service to communities on the Palos Verdes peninsula. The company currently provides water service to the City of Rancho Palos Verdes pursuant to a franchise as set forth in Rancho Palos Verdes Municipal Code §13.16.030 et seq.

In September 1992, Cal Water submitted an application for a Conditional Use Permit because it needed to expand the existing office building at the site and construct a new storage shed for its equipment. In addition, because Cal Water was a legal, non-conforming use, the City felt that it would be appropriate to "legalize" Cal Water and make it a legal, conforming use. City Staff concluded that the use of the property was exempt from CEQA and prepared a Notice of Exemption. On October 13, 1992, the planning commission approved the Conditional Use Permit as Conditional Use Permit Number 172 (CUP 172). The approval included several conditions all of which Cal Water has implemented and with all of which it continues to comply. At the time of approval of CUP 172, the use of the property was the same as it is in the present day except that the use is now less intense than it was at that time in that some administrative functions have been relocated to the Torrance facility such as customer service and meter reading.

In June 1993, Cal Water submitted an application to revise CUP 172 to approve a 15-foot encroachment into the 20-foot front-yard setback requirement in order to accommodate a new 2,684 square-foot office/storage addition. City Staff determined that the request was categorically exempt from CEQA as a replacement of an existing use. The planning commission approved CUP 172 Revision A on August 24, 1993 with conditions. Cal Water complied with the conditions and continues its compliance to the present day. No new conditions were imposed unrelated to the reason for the revision. At the time of approval of CUP 172 Revision A, Cal Water's use of the property was the same as it is presently.

In August 1996, Cal Water submitted an application for another revision to CUP 172 to allow replacement of a then-existing 2,000-gallon underground gasoline storage tank with a new 2,000-gallon above-ground gasoline storage tank. City staff conducted an environmental review and concluded that the gas-tank project was categorically exempt from CEQA pursuant to Category 2. The planning commission approved CUP 172 Revision B on January 14, 1997 with conditions. Cal Water has complied with and continues to comply with those conditions. At the time of approval of CUP Revision B, Cal Water's use of the property was the same as it is presently. Importantly, Section 4 of the approving resolution for CUP 172 Revision B cites the City's Resource System Policy No. 1 which, according to the resolution implements the City's policy to "[cooperate] with Cal Water Service Company . . . to improve water service . . ."

In May 2015, Cal Water submitted an application for a revision to CUP 172 to allow installation of a 1,000-gallon diesel storage tank in order to make their operation more efficient, reduce on-road trips to fueling stations, and to reduce the costs of operating the water system. Like CUP 172 Revision B, the current revision request also implements Resource System Policy No. 1. The application is still pending one year and eight months after it was submitted. The planning commission has held four hearings concerning this matter during that time. Several complaints were raised during those hearings concerning operations at the Cal Water site that are unrelated to the application for a diesel storage tank and that have occurred at the site since the City approved the original CUP 172 in 1992. Unlike all of the previous applications, City Staff has determined that a Mitigated Negative Declaration is the appropriate environmental document.

Cal Water's Position on Revisions to the CUP

At the September 2016 planning commission meeting, Director Mihranian stated that it is Staff's intention to essentially revisit all of the uses on the Cal Water property, determine if those uses are allowed and propose new conditions, unrelated to the diesel storage tank, to address the use of the property. It is Director Mihranian's position that CUP 172 does not provide sufficient guidance as to the use of the property.

Cal Water's position is that it currently possesses a fundamental, vested right, by virtue of CUP 172, to its current use of the site which is unchanged since approval of CUP 172. This right exists because of the fact that Cal Water has used the property since 1960 as an administrative and operational site to support the provision of water services. This right is further supported by the

approval of CUP 172 in 1992 converting Cal Water's previous legal, non-conforming use to a legal conforming use. In addition, Cal Water relied upon CUP 172 and has expended substantial amounts on improvements at the site, with City approval, including the construction of a new office building and storage facility (*Malibu Mountains Recreation, Inc. v. County of Los Angeles* (1998) 67 CA4th 359). The site is vital to Cal Water's operation and maintenance of the Rancho Palos Verdes water system as well as the water systems of several surrounding communities.

Such a vested right may only be revoked if Cal Water fails to conform to the original conditions and the conditions contained in the subsequent revisions (*Bauer v. City of San Diego* (1999) 75 CA4th 1281). Further, the City may only impose new conditions on Cal Water if the City can justify revocation of the CUP (*Garavatti v. Fairfax Planning Commission* (1971) 22 CA3d 145).

Cal Water respectfully disagrees with Staff's contention that Cal Water's request to install a diesel storage tank on the property opens up the entire CUP to revision. Staff relies upon municipal code §17.78.040 to claim that the City now has the right, by virtue of the new revision application, to modify all aspects of CUP 172. A plain reading of §17.78.040 reveals no such authority. In fact, the sentence relied upon by Staff, merely defines the term "amendment" and does not grant any authority for amending parts of CUP 172 that are unrelated to the diesel application. Even if the municipal code granted such authority, it is very likely superseded by current case law which recognizes that Cal Water has a vested right in CUP 172.

Cal Water is concerned by statements made by the planning commission as well as City Staff at previous planning commission meetings that Cal Water's use of the property is not permanent and that Staff will evaluate Cal Water's use and determine if additional conditions should be applied to regulate the use. Further, Director Mihranian stated in the planning commission meeting of September 2016 that staff intends to update the entire project description including all uses on the property. It is Cal Water's contention, as set forth above, that such statements are not appropriate and not reflective of current law and of Cal Water's vested right in CUP 172.

Further, Staff has determined that Cal Water's diesel storage tank project requires a Mitigated Negative Declaration. Cal Water does not understand Staff's position. In its previous application for the above-ground gasoline storage tank, the City determined that project to be categorically exempt. Cal Water's current request has fewer potential impacts than the gasoline storage tank. Like the gasoline storage tank, the diesel storage tank should be deemed categorically exempt as a minor modification of an existing use.

Further, based upon Staff's request for information and comments made by Staff and members of the planning commission, it appears that Staff is preparing an MND that encompasses Cal Water's use of the entire facility. Cal Water views such an MND as unnecessary and potentially violating Cal Water's vested right in CUP 172.

Notwithstanding any of the foregoing, Cal Water is keenly aware of the fact that its property is surrounded by residential uses. Even though Cal Water's use predates all of the existing residential uses bordering its property, it wishes, to the extent reasonably practicable, to be sensitive to its neighbors and to accommodate their needs when reasonably possible. Further, it is Cal Water's desire to maintain a good, working relationship and cooperate with the City, as the City's water supplier, and as a long-term business operating in the City. In that regard, Cal Water is willing to consider agreeing to reasonable conditions on the use of its property as long as those conditions do not adversely impact its ability to efficiently operate the City's water system and to adhere to its responsibilities under its franchise. Conditions also should not impose a burdensome financial responsibility on Cal Water as such a burden would potentially impact its operation of the water system by increasing water rates to customers.

Responses to Staff Questions

Cal Water provides the following responses to the questions raised by Staff on December 5, 2016:

1. Full description of all the current Cal Water facilities at the site, e.g., office, maintenance yard, reservoir, etc.

Pursuant to CUP 172 previously approved by the City as well as the franchise set forth in Municipal Code §13.16.030 et seq., Cal Water operates and maintains the City's water system from the Property. The use has not significantly changed since issuance of CUP 172 in 1992. This includes the following:

Office Facilities: Including a warehouse for storage of parts and supplies, water quality lab and operations center;

Maintenance Yard: Including trash bins, emergency generators, parts and materials for maintenance and repairs to the water system;

Reservoir/Pumping Facilities: Cal Water maintains a water storage facility with corollary facilities on the Property;

Cellular Telephone Facilities: Cellular telephone antenna towers, approved by the City are maintained on the Property by third parties;

2. Full description of all current Cal Water activities and operations utilizing these onsite facilities, including hours, frequency, location etc.

The activities and operations on the Property are the same activities and operations that were taking place when CUP 172 was approved by the City in 1992. The primary difference is that the use is less intense because several administrative functions have been moved off site including customer service and meter reading. Throughout its existence and at present, the site is used for operations and maintenance of the water system.

Operations at the site include water main installation and repair, service and meter installation and repair, meter reading, service calls, material collection, PRV repairs and installations, water quality sampling, water storage, pumping operations, water facilities locations services (Dig Alert), station maintenance and emergency services. Daily, routine operations are Monday through Friday from 8 a.m. until 4:30 p.m. with a total of 14 people. Pumping operations are Monday through Friday from 2 p.m. until 10 p.m. and Saturday and Sunday 8 a.m. until 4:30 p.m. with a limited work crew of one to two people. Emergency services can take place at any time of day or night and are staffed according to need. Cal Water responds to approximately 40 emergency calls per month on average. These emergencies can occur at any time of the night or day and in most cases must be dealt with immediately.

3. Description of the traffic circulation pattern (including identifying the primary and secondary points of ingress and egress) for Cal Water and contractor vehicles when on site.

Traffic enters the Cal Water site from Crest Road through the primary ingress and egress on the Southwest side of the property. The secondary ingress and egress, which is rarely used, is on the Northwest side of the property and is accessible from Scotwood Drive. There is no particular traffic pattern because of the various uses on the property. That is, where the vehicle traffic goes depends on what is being done. The various uses involving vehicles on the property includes delivery of pipe, materials delivery, fittings delivery, fuel delivery, parcel delivery, trash pickup, metal pick up, pest control, landscaping, janitorial and operations. To the extent practicable and to the extent it does not interfere with operation of the water system, Cal Water schedules vehicle traffic during its normal operating hours. Cal Water has a policy for all vehicles to minimize reverse when possible, and to shut off engines when the vehicle is not moving.

4. Full description of all non-Cal Water uses for the site.

The only non-Cal Water uses are a cell tower and ancillary equipment as well as easements used by SCE and Verizon Wireless.

5. Description of implemented and/or potential mitigation measures, including but not limited to:

In order to address concerns of our neighbors, Cal Water has implemented or is in the process of implementing the following measures:

1. Reduction of the amount of stored materials at the site;
2. Relocation of equipment to address aesthetic issues;
3. Requiring, when possible, the direct shipment of materials to job sites rather than to the Cal Water operational site;
4. Relocation of traffic control equipment and other material;
5. Creation of an 8-foot-high (approximately) dirt berm for noise reduction;
6. Design of a redwood fencing system to be installed at a future date on the West and South side of the reservoir and atop the dirt berm that will be eight feet high;
7. Painting of the dead lawn which was last done in November 2016 and in November 2015;
8. Watering of the maintenance yard when trucks and equipment travel through the unpaved areas;
9. Designing sprinklers for future installation on the walls of materials (spoilage) bins on the North side of the property to minimize dust;
10. Minimizing equipment and vehicle backups to minimize the required auditory alarms;
11. Tarping material bins;
12. Planting of numerous bushes, trees and succulents and installation of an irrigation system to minimize noise, dust and visual obstructions;
13. Currently in design of a landscaping plan to further minimize noise, dust and visual obstructions. A landscaping plan will be provided when completed by Cal Water's landscape designer.

6. Written confirmation that Cal Water does or does not wish to proceed with the above ground diesel fuel tank portion of the application.

The application is solely for the installation of an above-ground diesel storage tank. Cal Water is not requesting any other CUP revisions. At the present time, Cal Water intends to pursue the nearly two-year old application.

7. Description of what an emergency is and a couple examples of an emergency job (include description of the emergency protocol).

A water emergency is any condition that demands immediate action to prevent or minimize loss of life, injury, harm to the environment, or property damage in connection with providing water utility service. Any significant, uncontrolled amount of water that is running in the street, gutter, spill way, easement or side walk is a potential water emergency which must be investigated immediately by Cal Water personnel. Recent examples include:

1. January 4, 2017; Rollingwood Drive and Elm Dale Drive; Leaking saddle on 6-inch line; repairs began at 8:30 p.m. and concluded at 11:30 a.m.; this repair affected the water service of five customers; the repair required excavation down to the 6-inch main line and replacement of the leaking saddle with a new brass saddle. The repair required backfilling the excavation and restoration of water service to five customers.

2. January 13, 2017; Granvia Altimira and Novato Place; Leaking saddle valve on 6-inch main resulting in water running from between the curb and gutter line and the street asphalt; the repair required excavation to the line and replacement of the leaking valve. The repair also required backfilling the excavation and repair of the street surface.

The emergency protocol is to investigate, confirm the emergency, and make emergency repairs to eliminate the emergency until full restoration can be made at a later time.

8. Any information you can provide which shows that the surrounding soil is not contaminated when a pipe breaks.

Cal Water provides potable water service to residences and businesses. When a pipe breaks, only clean water is released. Thus, there is no contamination associated with any system leakage or breakage.

Conclusion

Cal Water is committed to providing the best possible water service to the citizens of Rancho Palos Verdes and the surrounding areas that it serves. All of Cal Water's operations within the City are for that purpose.

Installation of a diesel storage tank on Cal Water's existing property within the City will reduce road trips to fueling stations, reduce noise associated with taking trucks and equipment to fueling stations, make the operation of the water system more efficient, and enable Cal Water to respond more efficiently to water emergencies.

Cal Water is sensitive to the needs of its neighbors and takes their complaints seriously as evidenced by the numerous measures it has voluntarily adopted to address those issues. Cal Water

recognizes that a balance must be struck between those concerns and the needs of citizens to access clean, potable water. Cal Water's mission is to provide that water with minimal negative impacts on the community and on water rates to customers.

We request that the City act expeditiously to conclude Cal Water's application for a diesel storage tank.

Very truly yours,

DEVANEY PATE MORRIS & CAMERON, LLP



Randy J. Risner
Partner

RJR/ss

cc: Ara Mihranian, Planning Director
Lynne McGhee

From: [ALAN NAGAMOTO](#)
To: [Ara Mihanian](#)
Cc: [Amy Seeraty](#); [Joe Devenuto](#)
Subject: Cal Water Landscape Restoration Proposal
Date: Monday, July 17, 2017 1:11:14 PM

July 17, 2017

Mr. Ara Mihanian
Director of Community Development
City of Rancho Palos Verdes

Dear Ara,

As you requested, I am sending comments regarding the proposed landscape improvement plans recently submitted by Cal Water. As a resident living along the reservoir, my main concerns have to do with 1) replacing vegetation Cal Water suddenly and without prior notification cut down in April, 2015 and 2) the current proposal to plant drought resistant wild flowers and native grasses on the surface of the reservoir.

Cory and Angie from Cal Water, along with landscape designer Jane Davis, visited my residence and several other residences on June 30. The purpose of this visit was for Cal Water representatives to witness the current status of the landscape restoration project from the residents' perspectives and to obtain feedback regarding this project. From my point of view, most of the vegetation cut down in 2015 has been satisfactorily replaced. This vegetation serves to shield residents from the unsightly industrial yard as well as to restore the aesthetics of our ocean views. I was able to point out to them the small areas along the border of the reservoir that still need to be filled in with vegetation.

As for the proposal to plant wild flowers and grasses on the surface of the reservoir I have the following concerns:

- a. The overall appearance of the reservoir may look "busy" with various plants and not look "smooth". I have utmost respect and appreciation for Ms. Davis, the professional landscape designer, and I'm sure she can help me envision what the surface will look like according to her plans.
- b. Planted vegetation will likely propagate and require regular maintenance and irrigation. Inevitably, various weeds will find their way onto this space, requiring additional maintenance. These plants may release pollen and add to our existing concerns about dust and other forms of air pollution.

What I prefer is to keep the reservoir surface the way it is now and continue having it painted green once a year, before the holidays. Ideally, there would be a green lawn like before, but I recognize that this is no longer feasible. By the way, it appears that gophers have been active on the surface of the reservoir, as evidenced by holes and mounds. I hope the moles (or whatever these creatures are) are will be controlled soon, before they proliferate even

more.

Some fellow residents have brought up the idea of artificial turf. I am ok with this idea but am concerned about unintended consequences, such as the turf fading or melting and reflecting heat.

Finally, it is vital that we put in place a system where the restored landscape will be monitored, maintained and trimmed on a regular basis.

Ara, I am grateful for all that you and your staff have been doing to resolve differences between Cal Water and residents of Rancho Palos Verdes. This letter only addresses issues related to landscaping and not the most significant underlying issue facing residents, namely the multiple deleterious impacts resulting from the significant increase in activity level at the Cal Water Crest Road facility over the past two years.

Sincerely,

Alan Nagamoto
Resident of Scotwood Drive

From: [heju li](#)
To: [Ara Mihranian](#); [Amy Seeraty](#)
Cc: [Joe Devenuto](#); [Denise DeVenuto](#)
Subject: landscaping plan
Date: Monday, July 17, 2017 10:14:25 AM

Hi Ara & Amy,
Below is our response for the landscaping plan after last Thursday meeting.

I would like to add one more Ceanothus "Ray Hartman" on our side of the berm.

I would like to know how tall the berm will be after they redo it. I think that after they redo it, it should be at least 6 feet.

I'd like to have 2 more Melaleuca nesophilia, and 2 more Ceanothus "Ray Hartman" on the ground by our side.

I would like to request Cal Water trim the trees which block our ocean view.

If a dark green vinyl fence is placed on the berm with the proposed plants growing on it, it should be at least 6 feet tall. I would like the flags to be placed at 6 feet so that I can see how much of Cal Water's yard will be covered by the fence. I think that placing flags at 3 feet is a waste of time because a fence that height will not hide much of Cal Water's yard at all. Last Thursday's meeting was the first time I have heard anything about 3 feet. We had always heard that the fence would be at least 6 feet.

I am concerned about the appearance of the yard on the reservoir in the proposed landscaping plan. I think that it could wind up looking like a lot of different colored weeds. There could be a lot of pollen, and with allergies, this could be an issue. Also, a yard of dirt with areas of grass and flowers would require a regular maintenance and watering schedule. I am not sure that Cal Water would take care of the proposed plants on the reservoir, and it could wind up looking worse than it does now. I would prefer to have the reservoir area covered with artificial grass so that Cal Water would not have to do any maintenance.

I am glad that Cal Water is finally making plans to improve the landscaping, but the main problem remains their operations. When the plants mature, I hope that I won't have to look directly into their yard. But even with a berm with a vinyl fence and mature plants, if the operations remain the same, I will still have to cope with the noise at all hours, as well as the dust coming into my house and my yard. So, I would like the spoils and the repair materials to be sent to another location instead of the Crest Rd. facility.

Also, no amount of plants or fencing will help with the situation when Cal Water shines several bright lights on their work area when they dump spoils in the middle of the night. The lights wake me up and their moving spoils and dirt goes on for more than an hour. No one should have to live like this.

Thank you for considering my opinions about this issue.

Thank you,

Helen Li

Amy Seeraty

From: Irfan Ali <surfali2@gmail.com>
Sent: Monday, July 17, 2017 11:52 PM
To: Villain Matteo
Cc: Amy Seeraty; Ara Mihranian; Joe (djdev@verizon.net); Mirka Villain; Suraiya Ali
Subject: Re: Review of the SoCal Water Plan for Lanscaping and Fancing Plan

Amy,

First, I would like to thank you for your overall support and the Cal Water for quickly putting up the chain on the easement behind my property, but I would like a key to the lock also to have access to my own easement driveway

Second, I would like to review the document Matteo is referring to as well, can you forward? in the visit to my house I showed them the eyesore they have built right behind my backyard wall and its very visible. What are the plans to cover visually AND, more importantly, the noise that it generates?

I did request a decibel analysis to gauge the noise level that we hear even beyond the double-pane windows I have installed. Where can I request that formally?

Thanks,

Irfan Ali
Owner
5835 Sunmist Drive
Rancho Palos Verdes
90275, CA

On Mon, Jul 17, 2017 at 7:04 PM, Villain Matteo <Matteo.Villain@bachem.com> wrote:

Dear Amy and Ara,

I review the document provide by Cal Water and I have some general comments that refers to the area close to the property I own.

1) During the Cal Water visit, I provided an verbal comments on the poor mantinance of the area I see from the back yard of my property, specifically of the area highlighted in yellow in this image:



It does not seem the arborist has planned anything to provide any beautification of this area. It could be possible there is a confusion on the area that needs to be modified.

The area of my property where I have a direct view of the pumping station is the purple box in the image below. It seems some plants are planned for this back area (circled in red), but they do not extend enough toward the pumping station to provide any type of remediation to our view.

In addition I pointed out to Cal Water that for us a major issue is the noise associated with the pumping station operation at night. I suggested a fence to block both the view AND the noise. I would not be opposed to a vinyl fence along my bottom property to obtain these two objective.

I don't know if in the mid of the designer, the black and green walls around the pump are supposed to represent existing sound barrier or planned sound barrier.



Although I'm less impacted by the other proposed changes in the overall plan for the properties, I would suggest to avoid to plant wild flowers over the reservoir.

My wife is sensitive to pollen, and a field of wildflower so close to our property could increase her allergies. I agree with the proposition of installing a synthetic turf over the reservoir. It seems that in a period of drought, this would be the more ecological solution.

I don't have any other comments to the changes proposed by Cal Water for the vegetation and fencing on the provided plan.

Finally, I think is important to stress that my responses refers **SOLELY and UNIQUELY** to the Landscaping and Fencing plan.

In no way my endorsement of this plan should be consider an endorsement or acceptance to the revision of the CUP (Conditional Use Permit) that the City of Ranch Palos Verdes and Cal Water are negotiating. I remain

opposed to the damp of Spoils described multiple times in the meetings, and in my opinion not an acceptable and legal activity for this residential neighborhood.

I would like this comment to be introduced in the Document that the City Staff is preparing for the Recommendation to the Planning Commission.

Thanks a lot for the attention.

Sincerely

Matteo Villain

Owner:

5827 Sunmist Dr.

Ranch Palos Verdes

90275, CA

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone [+1 310 539 4171](tel:+13105394171), Direct [+1 310 784 3336](tel:+13107843336)
Matteo.Villain@bachem.com, www.bachem.com

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From: [Joe Devenuto](mailto:Joe.Devenuto)
To: [Amy Seeraty](mailto:Amy.Seeraty); [Ara Mihranian](mailto:Ara.Mihranian)
Cc: dendev88@gmail.com; farzadrad@gmail.com; heju8@yahoo.com; sonyasims@me.com; matteo.villain@bachem.com
Subject: Comments to Cal Water's 7-7-17 Landscaping Plan
Date: Monday, July 17, 2017 1:09:43 PM

Amy,

On Sunday 16 July, a number of the neighbors got together to review and provide comments to Cal Water's 7-7-17 Landscape Plan. You should expect to receive a number of emails from the various neighbors with their individual comments. Our review and comments are only with regards to the proposed landscaping plans and not to Cal Water's operations. As we have stated, we remain opposed to the spoils dumping and infrastructure material retrieval operations which is still to be addressed.

Listed below are my comments (you will most likely receive similar comments from other neighbor's emails):

1. 1. Instead of seeding native grass and wildflowers on the reservoir area, I'd recommend either reseed, water and maintain the lawn as previously done, or replace the entire lawn with artificial turf and eliminate the need for maintenance. I realize Cal Water is making an effort to improve the appearance of the property, but I am concerned that the proposed plan will create a worse situation than we have now. I have two concerns. The area would have to be maintained on a regular basis to prevent weeds from filling in the areas on the diagram indicated by the word "dirt." I am concerned that the area will not be maintained properly regardless of best intentions. Even if the weeds are maintained, having a large variety of wildflowers and native grasses will give the appearance of a wild growing meadow, which none of the neighbors want. My second concern is that the wildflowers will produce pollen. Given that the reservoir is approximately the size of three football fields, that is a lot of pollen. For those of us with allergies, this could be a problem. Another concern regarding these wildflowers planted on the reservoir is the fact that wildflowers can spread to neighbors' yards as the wind carries their seeds. This may mean that a number of us may be pulling them out of our yards.
2. Instead of New Zealand Flax, I'd prefer Boxwood hedge plants in front of the vents. Because it will take time for them to grow, I'd suggest the vents and hatches be painted a flat dark green to camouflage them.
3. It is still unclear as to the height of the berm(s). Given the elevation of lots 63 -66 is higher than Cal Water's parking lot / maintenance storage yard, the proposed three foot high fence appears to be too short. We should plan on at least a 6 foot high fence. The berm(s) should be flagged as soon as possible, so the neighbors can visualize how much coverage of Cal Water's yard would be provided by a 6 foot fence. If that is not high enough, the flags could be raised to 7 feet. The flagging should be done as expeditiously as possible after the berm is redone, so that the neighbors can provide concurrence and the fencing can begin.
4. It was requested that fencing be placed along lots 58 and 59.
5. As part of the landscaping plan, we should also have the planned installation schedule as well as the maintenance plan for at least the next 2-3 years. Initial planting will start to address the landscaping issues, however this is only a start. As part of the CUP we should have an bi-annual review of Cal Water's landscaping.

Thank you for the opportunity to comment on this plan. Please let me know if you have any questions.

Denise and Joe DeVenuto

[424 205-0664](tel:424-205-0664)

Amy Seeraty

From: Villain Matteo <Matteo.Villain@bachem.com>
Sent: Monday, July 17, 2017 7:04 PM
To: Amy Seeraty; Ara Mihranian
Cc: Joe (djdev@verizon.net); 'surfali2@gmail.com' (surfali2@gmail.com); Mirka Villain
Subject: Review of the SoCal Water Plan for Lanscaping and Fancing Plan

Dear Amy and Ara,

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In addition I pointed out to Cal Water that for us a major issue is the noise associated with the pumping station operation at night. I suggested a fence to block both the view AND the noise. I would not be opposed to a vinyl fence along my bottom property to obtain these two objective.

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My wife is sensitive to pollen, and a field of wildflower so close to our property could increase her allergies. I agree with the proposition of installing a synthetic turf over the reservoir. It seems that in a period of drought, this would be the more ecological solution.

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Finally, I think is important to stress that my responses refers **SOLELY and UNIQELY** to the Landscaping and Fencing plan.

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I would like this comment to be introduced in the Document that the City Staff is preparing for the Recommendation to the Planning Commission.

Thanks a lot for the attention.

Sincerely

Matteo Villain
Owner:
5827 Sunmist Dr.
Ranch Palos Verdes
90275, CA

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
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From: [Farzad Rad](#)
To: [Amy Seeraty](#)
Subject: Cal Water Landscaping
Date: Monday, July 17, 2017 8:38:05 AM

Hi Amy,

I want to thank you and Ara for all the time and effort you have put into this matter. I have reviewed the plans and believe the majority of the trees and flowers proposed are acceptable. My only concern is the field above the reservoir. Cal Water proposed hydroseeding the field. I do not think long term that this is the best solution. If feasible, I would propose they lay astro turf across the whole field and just forget about the maintenance.

Although the gardening and maintenance plan was well received by most of the neighbors, I continue to have concerns regarding the operations at the Cal Water facility.

Thank you,

Farzad

Amy Seeraty

From: Irfan Ali <surfali2@gmail.com>
Sent: Thursday, July 20, 2017 11:02 PM
To: Amy Seeraty
Cc: Villain Matteo; Ara Mihranian; Joe (djdev@verizon.net); Mirka Villain; Suraiya Ali; Bradbury, Korey S.; Armendariz Jr., Daniel
Subject: Re: Review of the SoCal Water Plan for Lanscaping and Fancing Plan

Amy,

Thank you very much for the follow-up.

Korey, thank you for your responsiveness on the chain

I look forward to the progress on the screening and fencing. The noise is a big concern for us so anything that can be done on the sound analysis would be appreciated

thx,

-Irfan

On Thu, Jul 20, 2017 at 7:49 AM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Irfan-

I spoke with Korey yesterday and he said that they have removed the lock from one side of the chain, so you will be able to access your property. One side must remain locked so the chain is not stolen, which is what Korey said most likely happened to the last chain. Regarding the additional screening and fencing, Korey stated that he has sent all the comments received to the landscape designer and the engineer to update the plan. I'll keep you apprised regarding when the decibel information is submitted, as I don't know if they put a noise monitor in that area. Thank you and please let me know if you have any additional questions.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - [\(310\) 544-5231](tel:(310)544-5231)

From: Irfan Ali [mailto:surfali2@gmail.com]

Sent: Monday, July 17, 2017 11:52 PM

To: Villain Matteo <Matteo.Villain@bachem.com>

Cc: Amy Seeraty <AmyS@rpvca.gov>; Ara Mihanian <AraM@rpvca.gov>; Joe (djdev@verizon.net) <djdev@verizon.net>; Mirka Villain <mbergamo@outlook.com>; Suraiya Ali <suraiyarealty@gmail.com>

Subject: Re: Review of the SoCal Water Plan for Lanscaping and Fancing Plan

Amy,

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Thanks,

Irfan Ali

Owner

5835 Sunmist Drive

Rancho Palos Verdes

90275, CA

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opposed to the damp of Spoils described multiple times in the meetings, and in my opinion not an acceptable and legal activity for this residential neighborhood.

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Thanks a lot for the attention.

Sincerely

Matteo Villain

Owner:

5827 Sunmist Dr.

Ranch Palos Verdes

90275, CA

Matteo Villain PhD.
Vice President, Research

Bachem Americas, Inc, 3132 Kashiwa Street, Torrance, CA 90505, USA
Phone [+1 310 539 4171](tel:+13105394171), Direct [+1 310 784 3336](tel:+13107843336)
Matteo.Villain@bachem.com, www.bachem.com

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Amy Seeraty

From: Bradbury, Korey S. <kbradbury@calwater.com>
Sent: Monday, July 24, 2017 3:42 PM
To: Amy Seeraty
Cc: Armendariz Jr., Daniel; Gilbride, Angie; 'Randy Risner'
Subject: Updated Landscape plan
Attachments: Landscape Plan 1 07242017.pdf

Amy,

Here is the most recent updated landscape plan. The type of grass on top of the reservoir was changed. We are still working on a fence plan for the northern part of the property near our pumps. I will provide another update once this has been designed.

Please let me know if you have any questions.

Thank you

Korey Bradbury
Operations Manager
CALIFORNIA WATER SERVICE



Quality. Service. Value.
calwater.com

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Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Tuesday, August 15, 2017 2:52 PM
To: Amy Seeraty; Ara Mihranian
Cc: jonkaji@aol.com; dhanna.jdmba@gmail.com; farzadrad@gmail.com; anagamot@ucla.edu; dende3@hotmail.com; heju8@yahoo.com; sonyasims@me.com; janet.feigle@verizon.net; matteo.villain@bachem.com
Subject: Fwd: Constituent in RPV needs assistance

Ara and Amy,

One of the neighbors that is affected by Cal Water contacted the Sanitation District to inquire about using the Palos Verdes landfill as a possible site for Cal Water's spoils dumping. I am forwarding you their response for your information.

Given the fact that the Sanitation District will not accept this spoils material because it is not permissible under the California Department of Toxic Substances (DTSC) Operations and Maintenance agreement for a landfill site, how can it be appropriate and safe for this material to be deposited in a residentially zoned area surrounded by homes, even for a short period?

I think the City needs to take action immediately and have Cal Water stop this spoils dumping operation at their Crest Road facility. They need to find an alternative solution. Cal Water has been disposing of spoils from the rest of the Dominguez District other than the PV Peninsula at dump sites other than Crest Road. Therefore there is no reason that the Crest facility should be the location of spoils dumping for the peninsula. Cal Water has never stated a legitimate reason for dumping at the Crest Road facility, other than convenience.

Please contact me if you have any questions.

Thanks,

Joe DeVenuto
424 205-0664

Sent from AOL Mobile Mail

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

From: jonkaji <jonkaji@aol.com>
To: James Yang <JYANG@dpw.lacounty.gov>
Cc: Waronek, Mark (MWaronek@bos.lacounty.gov) (MWaronek@bos.lacounty.gov) <MWaronek@bos.lacounty.gov>; Yinger, Stephanie (SYinger@bos.lacounty.gov) (SYinger@bos.lacounty.gov) <SYinger@bos.lacounty.gov>
Sent: Mon, Aug 14, 2017 01:52 PM
Subject: Re: Constituent in RPV needs assistance

Dear Mr. Yang:

Thank you for your review and consideration of this matter.

Regards,

Jonathan Kaji
Kaji & Associates
18527 S. Western Avenue, #15
Gardena, California 90248 USA
Tel: (310)327-7790 ext. 222
Fax: (310)327-7898
Cell: (310)429-7170
Jkaji@kaji-associates.com
BRE #00879502

On Aug 14, 2017, at 10:38 AM, James Yang <JYANG@dpw.lacounty.gov> wrote:

<image001.jpg>

Hi Jonathan:

The Palos Verdes Landfill is under the operational control of Los Angeles County Sanitation District. We forwarded your recommendation below to Sanitation District for their investigation and please see their response below. If you have any questions regarding the usage of landfill, please contact Mr. Sam Shammamas of Sanitation District at 562-908-4288 X2716 or SShammamas@lacsdsd.org. If you have any other concerns, please feel free to contact me.

Best Regards.

James Yang

Los Angeles County Department of Public Works

626-458-5921

From: Shammamas, Sam [<mailto:SShammamas@lacsdsd.org>]

Sent: Monday, August 14, 2017 9:58 AM

To: James Yang <JYANG@dpw.lacounty.gov>

Subject: RE: Constituent in RPV needs assistance

Good Morning James,

Per your request, Mr. Kaji's inquiry regarding additional use of the Palos Verdes Landfill by the California Water Company was reviewed by the Sanitation Districts' Operations and Water Quality Sections for compliance with site permits, State and Federal regulations, and compatibility with operation and maintenance of the site environmental control systems. Unfortunately, the project would not be permissible under the California Department of Toxic Substances Control (DTSC) Operations and Maintenance Agreement for the site. Additionally, this project and the associated land requirements would not be compatible with the need to maintain and operate the site environmental control systems and comply with permits and regulations regarding water infiltration and stormwater management at the site.

Please feel free to contact me if you have any questions,

Sam.

<image002.png>

SAM SHAMMAS, P.E. | Supervising Civil Engineer | Planning Section | 562.908.4288 x2716

SANITATION DISTRICTS OF LOS ANGELES COUNTY | 1955 Workman Mill Road, Whittier, CA 90601

Converting Waste Into Resources | www.LACSD.org

Date: July 27, 2017 at 5:29:32 PM EDT

To: mwaronek@bos.lacounty.gov

Subject: Fwd: California Water Company, Rancho Palos Verdes service location

Dear Mr. Waronek:

I'm following up on this email request sent on July 13, 2017.

Please confirm your receipt of this email. Thank you.

Jonathan Kaji

Kaji & Associates

18527 S. Western Avenue, #15

Gardena, California 90248 USA

Tel: (310)327-7790 ext. 222

Fax: (310)327-7898

Cell: (310)429-7170

Jkaji@kaji-associates.com

BRE #00879502

Begin forwarded message:

From: jonkaji <jonkaji@aol.com>

Date: July 13, 2017 at 5:12:08 PM PDT

To: mwaronek@bos.lacounty.gov

Cc: Joe Devenuto <djdev@verizon.net>

Subject: California Water Company, Rancho Palos Verdes service location

Dear Mr. Waronek:

I am writing you as a resident of the City of Rancho Palos Verdes.

At present, I reside next to a facility owned and operated by the California Water Company. The facility is surrounded by R-1 single family residents.

The City of Rancho Palos Verdes is now considering California Waters Conditional Use Permit application.

One of the issues is California Waters use of the site for the storage of "spoils" or wet soil excavated in the course of servicing the water lines on the Palos Verdes Peninsula.

Large trucks enter and exit the location throughout the day and night, discharge the wet soil on the site to allow it to dry before reloading the soil for disposal at a dump site. The purpose is to reduce the weight of the load and thereby reduce the dump fees charged based upon weight.

Question: Could California Water utilize the County's Palos Verdes Landfill "Main Site" for the spoils?

If this is possible, the traffic, noise and dust impacts on the surrounding residential community would be moved from the Mesa residential area to the Main Site location. This type of use would be better served on a small portion of the Main Site and would not impact any residents in Rolling Hills Estates or Rancho Palos Verdes.

If you or your staff could check with the Sanitation District, we would greatly appreciate it. And, if you have any other suggestions, please let us know.

At present, the City of Rancho Palos Verdes Planning Commission and the local residents are now discussing these and other issues related to California Waters CUP application. Mr. Are Mihranian, Director of Community Development, is overseeing the CUP process. Mr. Joseph Devenuto is the President of the Mesa Homeowners Association and is being copied on this email.

Sincerely,

Jonathan Kaji

5832 Sunmist Drive

Rancho Palos Verdes, CA 90275

Cell: (310)429-7170

Stephanie A. Yinger

Supervisor's Staff Assistant

Office of Supervisor Janice Hahn

Fourth District, Los Angeles County

825 Maple Avenue, Room 150

Torrance, CA 90503

(310) 222-3015

Syinger@Bos.lacounty.gov

Amy Seeraty

From: Bradbury, Korey S. <kbradbury@calwater.com>
Sent: Tuesday, September 05, 2017 6:03 PM
To: Amy Seeraty
Cc: 'Randy Risner'; Armendariz Jr., Daniel; Ara Mihranian
Subject: RE: CUP Update Status-Additional Info needed
Attachments: Chow Engineering Acoustical Report - 7-24-17.pdf;
17,NoiseEvalRpt,RPV,SRA,7-5-17.pdf

Amy,

Attached you will find a copy of the sound study that was completed back in June. As we mentioned in our phone call, one study shows the Acoustic Evaluation of the facility and the other the Ambient and Simulated Noise Study.

As we proceeded through the design process for the relocation of the bins, in accordance with the sound study, we determined the area of relocation would be needed for a future reservoir. At this point the design was suspended.

If you have any questions please let me know.

Thank you

From: Ara Mihranian [mailto:AraM@rpvca.gov]
Sent: Tuesday, September 05, 2017 4:30 PM
To: Armendariz Jr., Daniel <DArmendariz@calwater.com>; Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>
Subject: RE: CUP Update Status-Additional Info needed

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Thanks!

Ara Michael Mihranian
Community Development Director



30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
310-544-5293 (fax)
aram@rpvca.gov
www.rpvca.gov



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From: Armendariz Jr., Daniel [<mailto:DArmendariz@calwater.com>]
Sent: Tuesday, September 5, 2017 4:12 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

Randy is working on the letter and plans to have it out tomorrow. Korey will have the sound study items out to you before the end of the day.

From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Tuesday, September 05, 2017 3:12 PM
To: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hi Dan-

Thanks very much for speaking with me and Ara. We will look forward to receiving a formalized letter from Randy with the revised scope of work and the recent and proposed changes to the construction activity hopefully sometime this afternoon or early tomorrow, so we can incorporate this information into the Status Report.

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Amy Seeraty
Sent: Tuesday, September 05, 2017 1:59 PM
To: 'Armendariz Jr., Daniel' <DArmendariz@calwater.com>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

Thanks Dan!

Amy Seeraty

Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Armendariz Jr., Daniel [<mailto:DArmendariz@calwater.com>]
Sent: Tuesday, September 05, 2017 1:54 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: Re: CUP Update Status-Additional Info needed

Perfect. Thanks for patience

Sent from my iPhone

On Sep 5, 2017, at 1:50 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.
Hi Dan-

Thanks for your email. No need to head up here. Are you available to talk via phone at 2:30? If so, we will call you then. Thanks!

Amy Seeraty
Associate Planner
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Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Armendariz Jr., Daniel [<mailto:DArmendariz@calwater.com>]
Sent: Tuesday, September 05, 2017 12:55 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: Re: CUP Update Status-Additional Info needed

The second half of my day is clear. I can head your direction to meet in person if that is more convenient.

Would you like me to call you or be at your office at a certain time?

Sent from my iPhone

On Sep 5, 2017, at 12:37 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Dan-

Just to clarify, we would like to talk today, not just set up a time to talk today. Thanks!

Amy Seeraty
Associate Planner
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From: Amy Seeraty
Sent: Tuesday, September 05, 2017 10:40 AM
To: 'Armendariz Jr., Daniel' <DArmendariz@calwater.com>
Cc: 'Bradbury, Korey S.' <kbradbury@calwater.com>; 'Randy Risner' <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

Hi Dan-

We just left you a voicemail. Please let me know when you would be available to chat sometime today. Thanks!

Amy Seeraty
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From: Amy Seeraty
Sent: Saturday, September 02, 2017 10:23 PM
To: 'Armendariz Jr., Daniel' <DArmendariz@calwater.com>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

Thanks very much for the update Dan. Yes, I would very much like to discuss on Tuesday. I'll call you sometime Tuesday morning. Thanks!

Sincerely,

Amy Seeraty
Associate Planner
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Community Development Department
30940 Hawthorne Blvd.

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www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

From: Armendariz Jr., Daniel [<mailto:DArmendariz@calwater.com>]
Sent: Friday, September 01, 2017 6:43 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rresner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: RE: CUP Update Status-Additional Info needed

Hello Amy,

A couple of updates for you and a few actions items on our part.

- We will package up the noise study we have performed and send it off it to you Tuesday.
- We plan to continue with the installation of landscape (provided we receive final approval).
 - The irrigation and maintenance plan is to due to us Tuesday. Our plan is to have that to you on Wednesday.
 - We have a tentative date set for a pre-con meeting with our perspective landscape contractors mid- September.
 - Tentative installation of landscape starting in October
 - The landscape constructors will be responsible for one year to visit the site on preset time intervals and ensure the vegetation is growing as designed.
- We have several real estate teams actively searching for a piece of property that will meet our needs.
- We have a few considerations we would like factored into the revised CUP which we are happy to discuss
 - While we are in transition of locating and constructing a new corporation yard (with a timeframe soon to be determined)
 - No construction operations between the hours of 7 p.m. and 7 a.m.
 - Continued management of dust with tarps and spray or water.
 - Continued daytime construction operations, including use of the spoils bin 7:00 am to 7:00 pm.
 - A statement in the CUP that an underground reservoir is an appropriate use of the site subject to any required environmental studies and permitting.
 - Once we have relocated to our new construction site
 - Ability to consolidate very small quantities of excavate materials during daytime operation only and not to exceed one cubic yard. This allow us to perform very small routine maintenance such as digging out a water meter box for a customer.
 - Approval to install diesel fuel tank and unrestricted use of the fuel system.

- The internal Cal Water Engineering is in the process of designing and installing sound attenuating structures around the water pumps and control valves to the south of the property. We will perform a baseline acoustic reading and then a follow up reading after the shelters are in place. This is our initial step.
 - We are requesting a bid item from the contractors for the installation of the wall, should we not be able to appropriately mitigate the sound with sound attenuating shelters.

Let me know if you would like us to set up a short phone conference next week to discuss the details and specifics.

Dan

From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Friday, September 01, 2017 4:13 PM
To: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: Re: CUP Update Status-Additional Info needed

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Dan-

I actually am not able to call you today but do you have any additional information for me? I'll be finishing the report for the September 12th PC meeting this weekend and I really do need to have some updated information for the PC in order to request another continuance. Thank you.

Amy

From: Amy Seeraty
Sent: Thursday, August 31, 2017 4:14 PM
To: 'Armendariz Jr., Daniel'
Cc: Bradbury, Korey S.; Randy Risner; Ara Mihranian
Subject: RE: CUP Update Status-Additional Info needed

Thanks Dan. I'll reach out to touch base with you tomorrow.

Amy Seeraty
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From: Armendariz Jr., Daniel [<mailto:DArmendariz@calwater.com>]
Sent: Thursday, August 31, 2017 1:49 PM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: Bradbury, Korey S. <kbradbury@calwater.com>; Randy Risner <rrisner@dpmclaw.com>; Ara Mihranian <AraM@rpvca.gov>
Subject: Re: CUP Update Status-Additional Info needed

Hi Amy, Korey and I will connect and get you an answer ASAP. Sorry for the delay

Sent from my iPhone

On Aug 31, 2017, at 1:27 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Hi Dan-

I've been talking to Korey about that status of the irrigation and maintenance plan, and I actually do need a formal update on where Jane is with those plans. Do you know if she has completed both the irrigation plan and the maintenance plan? If she has not, please let me know an estimate of when she will be done, as we do need to wrap up all the phases of the landscape plan as soon as possible.

I also need the remainder of the information so I can complete the processing of the Conditional Use Permit. Notwithstanding what we recently preliminarily discussed about future of the site, I still need to see the results of the noise study that was completed in July and what recommendations were provided by the noise engineer, e.g., if centralizing the activities in a new area (site being discussed was in the existing parking lot, adjacent to the reservoir), will help abate the noise and dust concerns to a less than significant level. Despite the information we recently discussed, because the timeline is unknown, I believe we need to continue with the plan to centralize the activities on the site. I realize the neighbor have concerns with this plan, but I understand that one of the reasons for the noise study was to determine if these impacts can be better mitigated from a central location.

I also need to know when this information can be provided, as I am finishing up a memo this week for the September 12th Planning Commission (PC) meeting in which we will need to ask for another continuance. **Please let me know if you will be able to provide the additional information and plans to me within the next week or two. It would be best also if you or Randy could prepare a letter detailing the current status of the project and any additional information you can share.** Please note that if we plan to request the tentative revised date of October 24th, I should have actually received all the information already, as the entire document would need to be completed and reviewed for public distribution by September 25th. If you have a more firm date when you will be able to provide me with all the required

information, then we can request another date from the PC and complete this project without yet another continuance.

I also spoke with Randy earlier this week about getting details about the future plans for the site. I understand that you will likely not be able to provide an exact timeline, but it would be very helpful if we can make this information public in the September 12th status report to the PC and if you could provide at least *some* information about the plans for the site. Do you know when the real estate staff will be completing their investigation?

Also, were you able to find out any information about the cover/noise attenuation device for the pumps at the south side of the site? I believe you were also going to talk to Ruben about an additional fence (matching the fence on the reconfigured berm) at the south side of the property as well.

I am available after about 4pm today to discuss. Also, I am not in the office tomorrow but I will be available via cell phone to discuss in the afternoon. If you are available, I'll try to give you call around or after 2:30pm. Please also let me know if you would like to conference with Randy and Korey. Thank you.

Sincerely,

Amy Seeraty
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Daniel Armendariz

District Manager

CALIFORNIA WATER SERVICE



Quality. Service. Value.

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Steve Rogers Acoustics

**Cal Water Service - Rancho Palos Verdes, CA
Proposed New Soil, Base & Sand Bins**

Ambient & Simulated Operational Noise Study

June 30, 2017

Prepared for:

Chow Engineering, Inc.
7770 Pardee Lane, Suite 100
Oakland, CA 94621

By:

Steve Rogers Acoustics, LLC

Steve Rogers
Principal



Background & Purpose

It is proposed to construct a new set of spoil, base and sand bins at the center of the Cal Water Services facility located at 5837 Crest Rd in Rancho Palos Verdes - in an area that is currently a parking lot.

Given the history of complaints from the neighboring homes on Scottwood and Stonecrest Drives about the noise of bin operations (especially those occurring late at night), Cal Water wants to fully evaluate the potential noise impact of the proposed new bins, as a first step towards designing mitigation measures - most likely in the form of a sound barrier wall around the bin area. With that goal in mind, Steve Rogers Acoustics (SRA) has completed a noise study at the project site to:

- Establish existing ambient noise levels at the north and east property lines.
- Determine the level of noise produced by simulations of future bin operations.

Acoustical Terminology

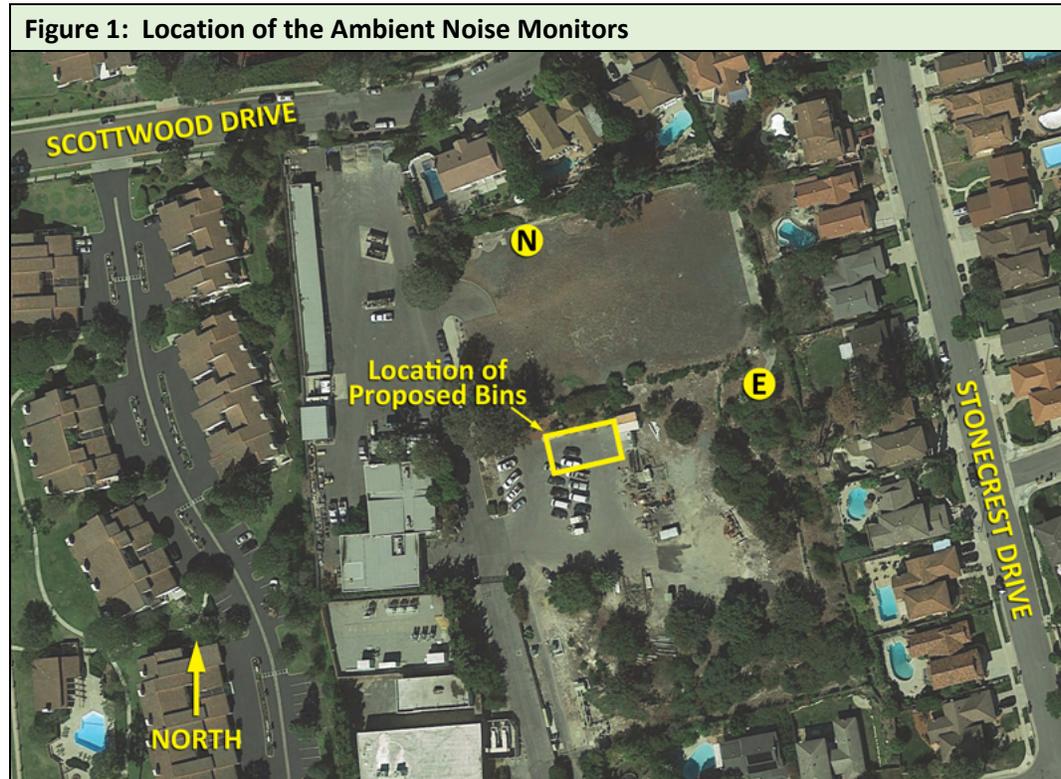
The acoustical terminology and descriptors used in this report are explained in Table 1:

Table 1: Acoustical Descriptors	
dB	Human perception of loudness is logarithmic rather than linear. For this reason, sound level is usually measured on a logarithmic decibel (dB) scale. A change of 10 dB equates to a perceived as a doubling (or halving) of loudness, while a change of 3 dB is generally considered to be just perceptible.
dBA	A-weighting is the application of a frequency-weighted scale designed to reflect the response of the human auditory system, in which low frequencies are attenuated, while mid and high frequencies are emphasized. A-weighted sound levels are expressed as dBA.
Leq	The Equivalent Noise Level (Leq) is an energy-average of noise levels over a stated period of time. Leq is the basic unit of environmental noise assessment in the United States.
CNEL	Community Noise Equivalent Level (CNEL) is an average of the hourly A-weighted Leq values measured over the course of a 24-hour period, with adjustments applied during the evening (7PM - 10PM) and nighttime hours (10PM - 7AM) to reflect increased sensitivity to noise during those periods. Use of CNEL as a descriptor of ambient noise levels is consistent with the Noise Element of the Rancho Palos Verdes General Plan.
Lmax	The maximum noise level (Lmax) is the highest noise level measured during a stated period of time. It is usual in environmental studies to apply a slow "time weighting" (response time) to the maximum noise level measurement.
LN	Statistical descriptors may be used to describe time-varying noise conditions. For example, the L50 would be the noise level (over a stated measurement period) that is exceeded for 50% of the time. Another way to describe the L50 would be the noise level that is exceeded for a cumulative period of 30 minutes in any hour. Similarly, the L25 is the noise level exceeded 25% of the time - or 15 minutes in any hour - and so on. The noise regulations in the Los Angeles County Code are based on statistical analysis.
Hz	Hertz (Hz) is a measurement of frequency and is used to describe the pitch or character of sound or noise. Low Hz values indicate low frequency sounds such as "rumble"; high Hz values indicate high frequency sounds such as "screech" or "hiss".



Ambient Noise Level Survey

To establish existing ambient noise levels at the homes on Scottwood and Stonecrest Drives, noise monitors were installed close to the property lines on the north and east sides of the site, as shown in Figure 1. The measurement microphone in each case was approximately 8-feet above the ground.



The monitors were programmed to measure and log ambient noise levels continuously for a period of 24-hours, starting at 10PM on Monday, June 26, 2017 and ending at 10PM on Tuesday, June 27, 2017. Each monitoring system was calibrated immediately prior to the start of the measurements. Weather conditions were favorable throughout the monitoring period, with no precipitation and only light winds.

Results of the ambient noise monitoring are provided as hourly noise level time histories in Appendix A.

Key results from the ambient noise survey are summarized in Table 2:

Table 2: Summary of Key Ambient Noise Level Metrics			
Monitor Location	Minimum Equivalent Noise Level (Leq, dBA)		Community Noise Equivalent Level (CNEL)
	Daytime (7AM - 10PM)	Nighttime (10PM - 7AM)	
N	40.0	36.6	47.7
E	39.7	36.9	48.4



Since the noise monitoring occurred on typical weekdays - at a time when the Cal Water facility was operating normally - we expect that the measured noise levels will therefore include contributions from typical day-to-day activities on the site, as well as environmental sources such as street traffic and aircraft flyovers.

While the southern property line was not included in the noise monitoring, we would expect that noise level in that location will be similar to location "E".

Noise of Simulated Operations

For the purposes of the noise study, Cal Water Service staff performed simulations of various operations in the location proposed for the new bins on Tuesday, June 27, 2017. These simulations involved the exact same equipment that is used in normal bin operation and included scraping, loading and dumping of spoil (including large rocks) and gravel as well as a mobile compressor (PTO) and pneumatic jackhammer.

During the simulations, noise levels were measured close to the bin area and simultaneously at location "E". Detailed results of these measurements are provided as Equivalent and Maximum noise level spectra in Appendix B and are summarized in Table 2, which groups the various noise sources into worst-case day and nighttime operations (per Cal Water staff).

Table 3: Summary of Simulated Bin Operation Noise Levels						
Simulated Operation		Noise Levels (dBA) at 40-feet		Noise Levels (dBA) at Location "E"		
		Leq	Lmax (SLOW)	Leq	Lmax (SLOW)	
DAY	Backhoe Scraping & Loading Gravel & Rock	79.2	89.6	53.8	62.3	70.3
	12-wheeler Truck Dumping Gravel & Rock	76.7	86.1	53.3	64.7	72.7
	Compressor (PTO)	74.8	79.1	51.5	53.6	61.6
	Jackhammer Breaking Large Rocks	85.7	90.1	61.6	64.0	
NIGHT	Backhoe Scraping & Loading Gravel	77.2	89.2	53.6	63.3	71.3
	12-wheeler Truck Dumping Gravel & Rock	76.7	86.1	53.3	64.7	72.7

It should be noted that the existing steel containers located immediately to the east of the proposed new bin area obscured the line-of-sight between the simulated operations and the measurement microphone at location "E" and therefore acted as partial noise barriers.

Some simulations were affected more than others by this sound barrier effect, depending on the nature of the noise and the exact location the operation occurred relative to the containers. We calculate that noise levels measured at location "E" would have been 7 - 8 dBA higher in the absence of the containers.

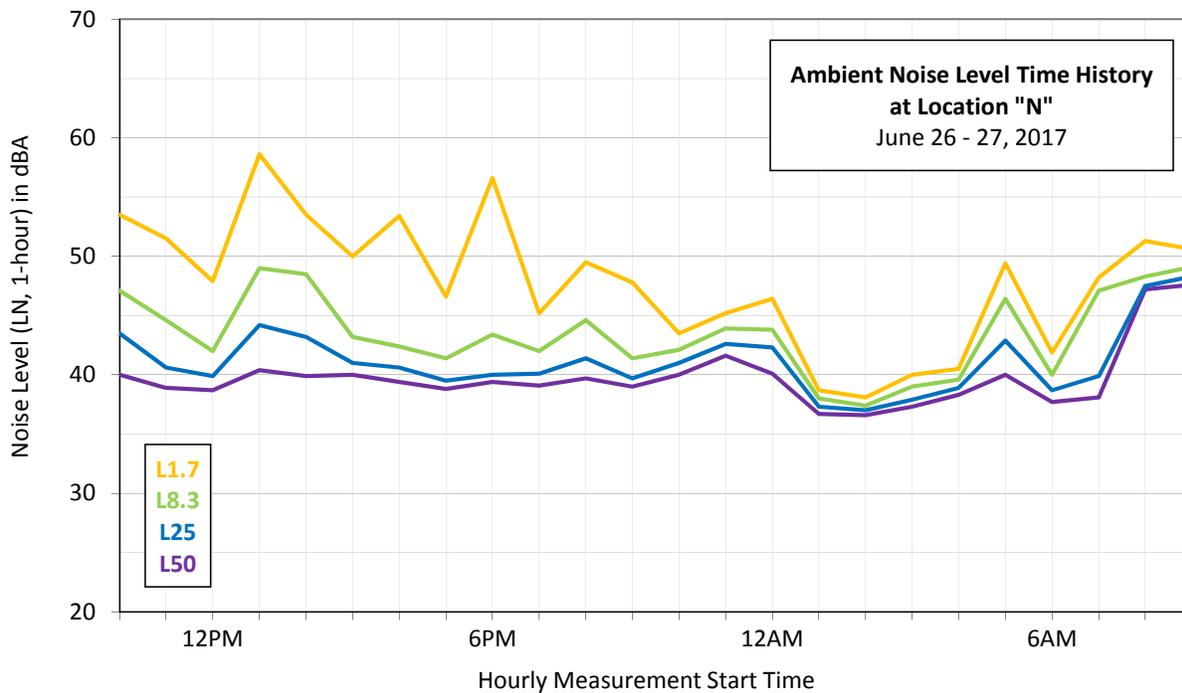
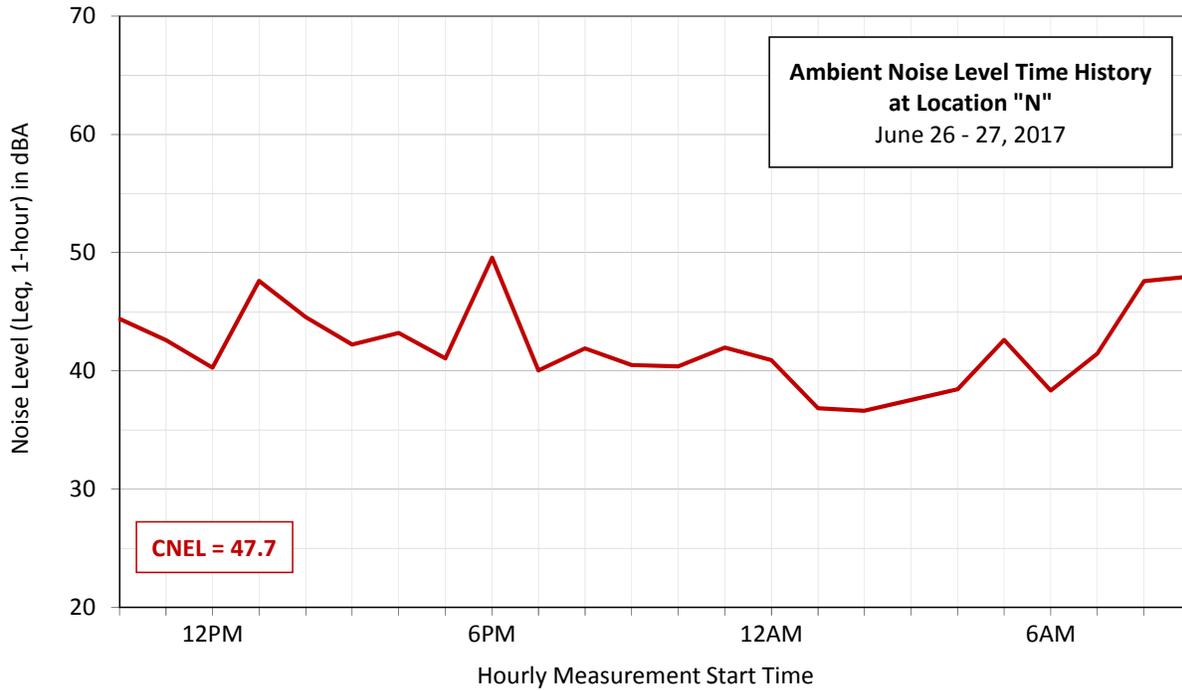


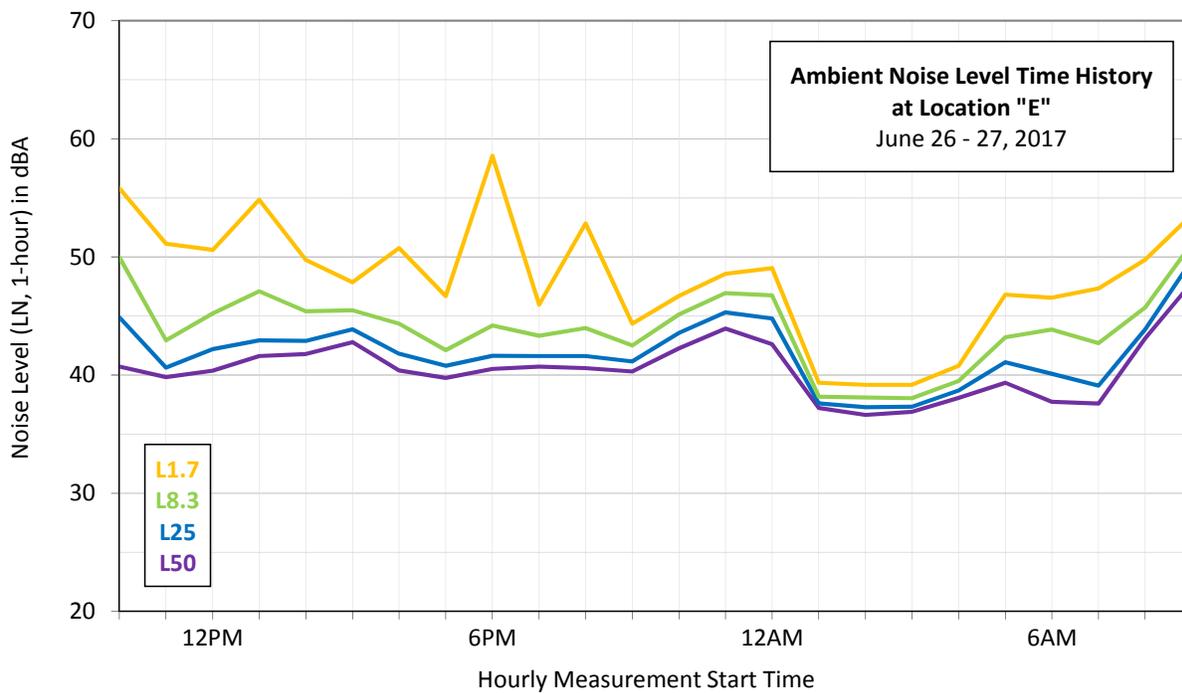
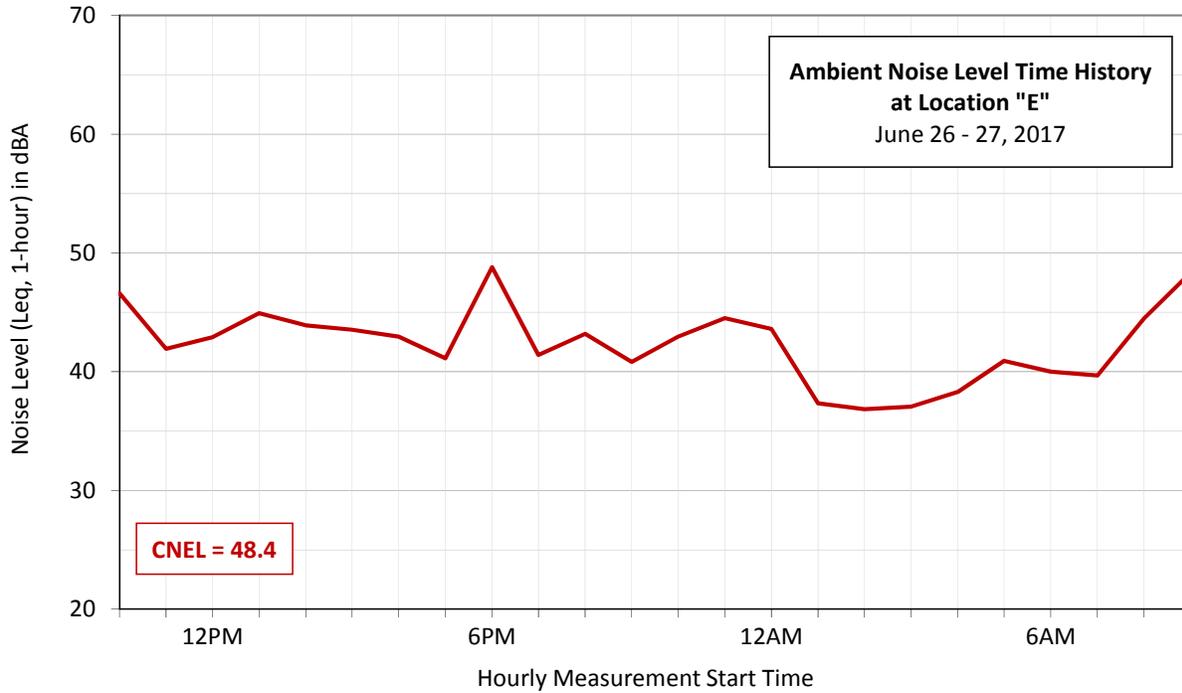
Conclusions & Discussion

- a) The simulated operations at the proposed location of the new spoil, base and sand bins were found to produce Equivalent (Leq) noise levels at the eastern property line in the range of 59.5 - 69.6 dBA (once the shielding effect of the existing steel containers is taken into account). These values exceed existing ambient noise levels by between 21.9 and 29.9 dBA.
- b) Short-term maximum noise levels (Lmax, SLOW) measured at the eastern property line during the simulations - which represent the loudest few seconds of each simulated operation - were found to be in the range of 61.6 - 72.7 dBA (again, once the shielding effect of the existing steel containers is taken into account).



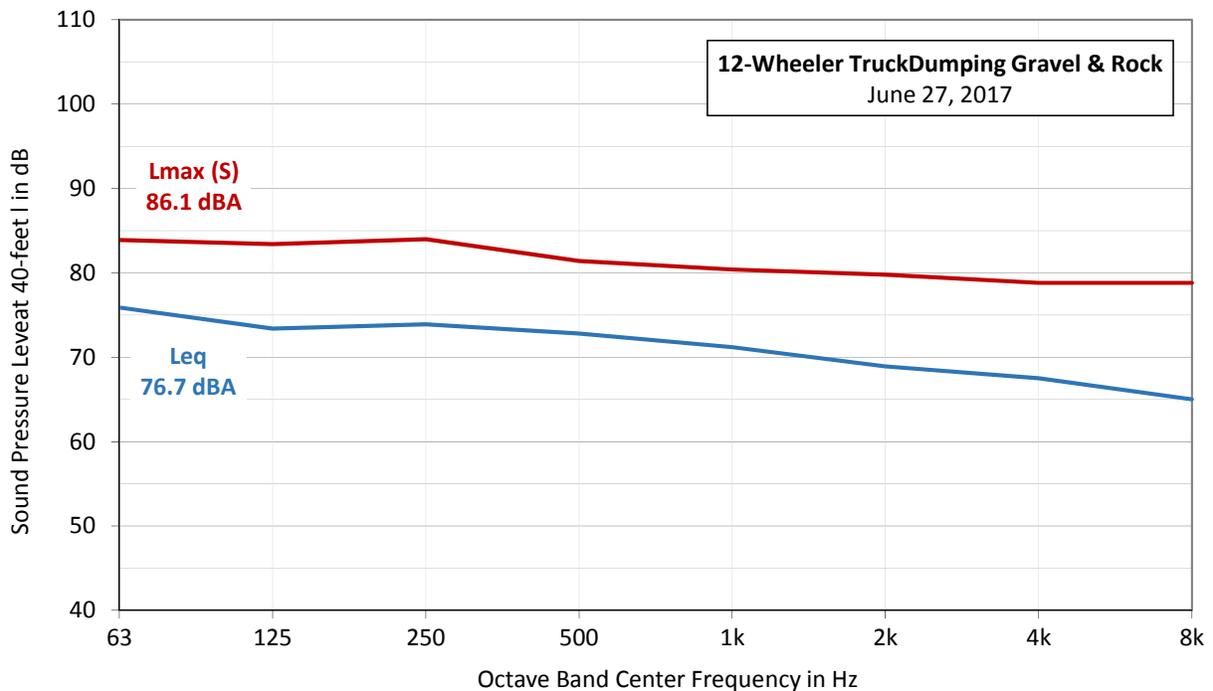
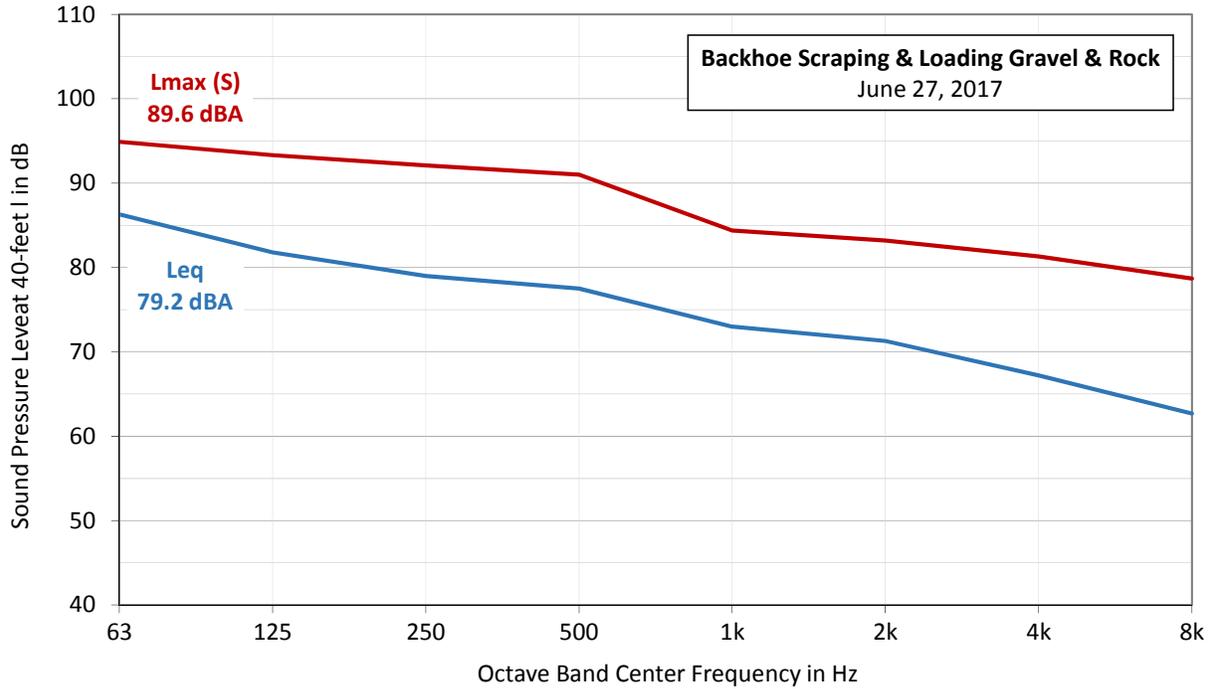
Appendix A: Ambient Noise Level Time Histories

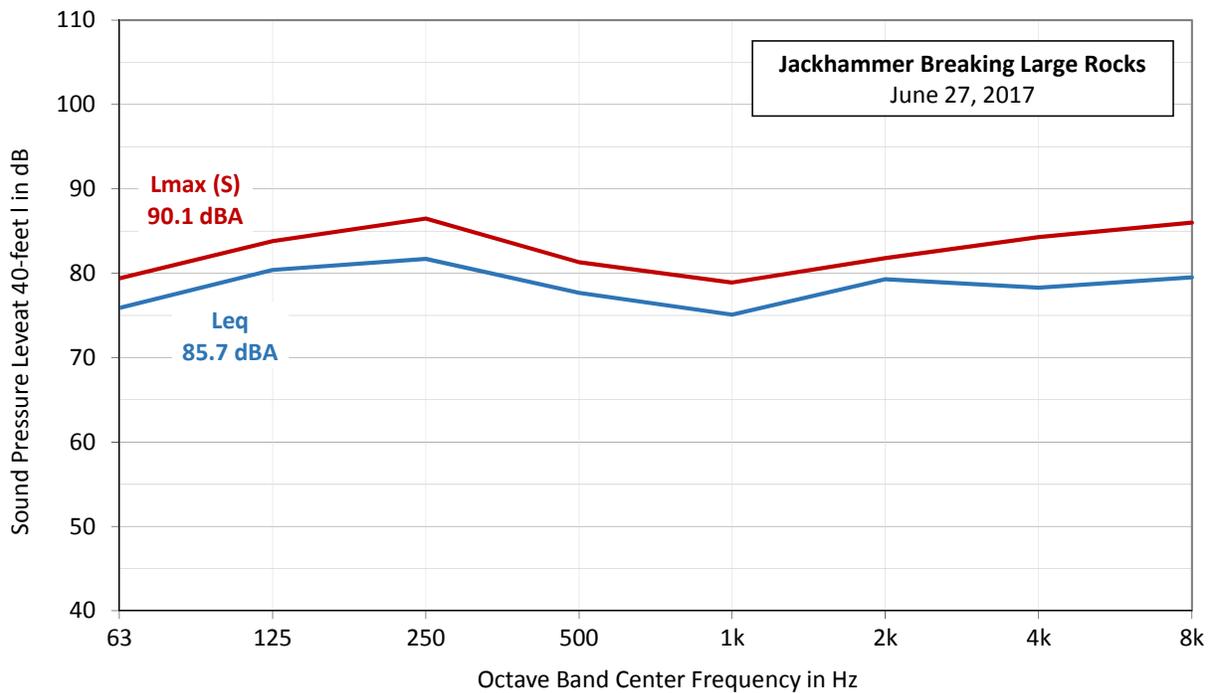
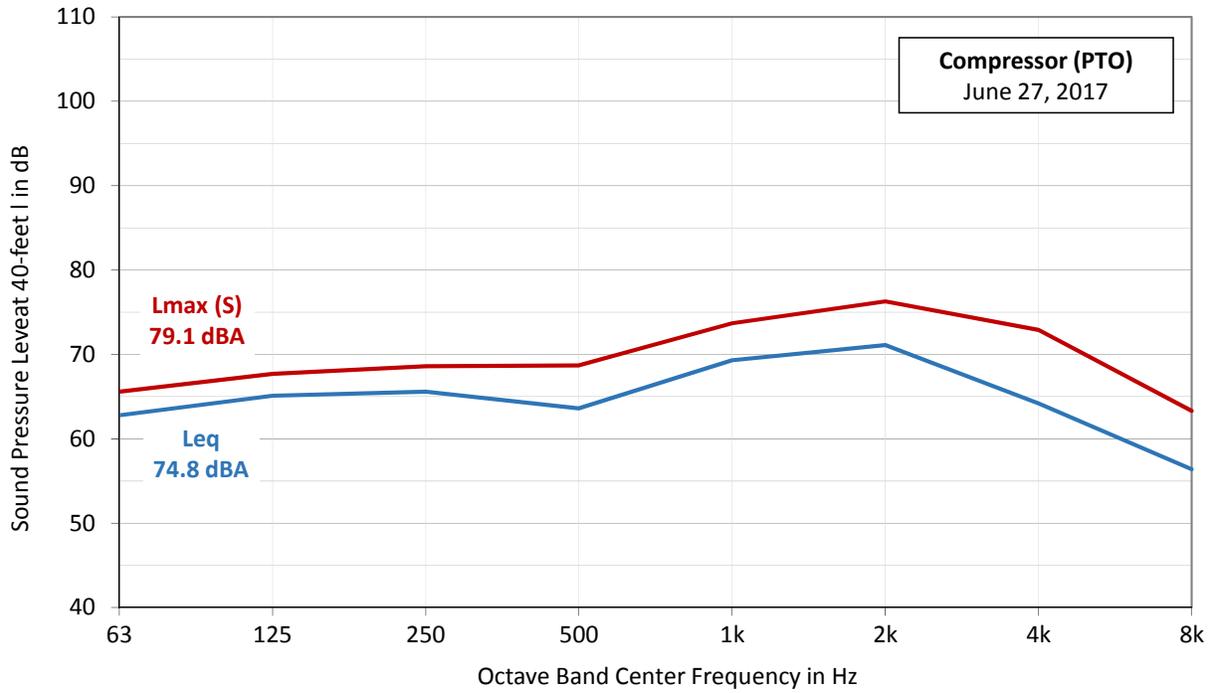


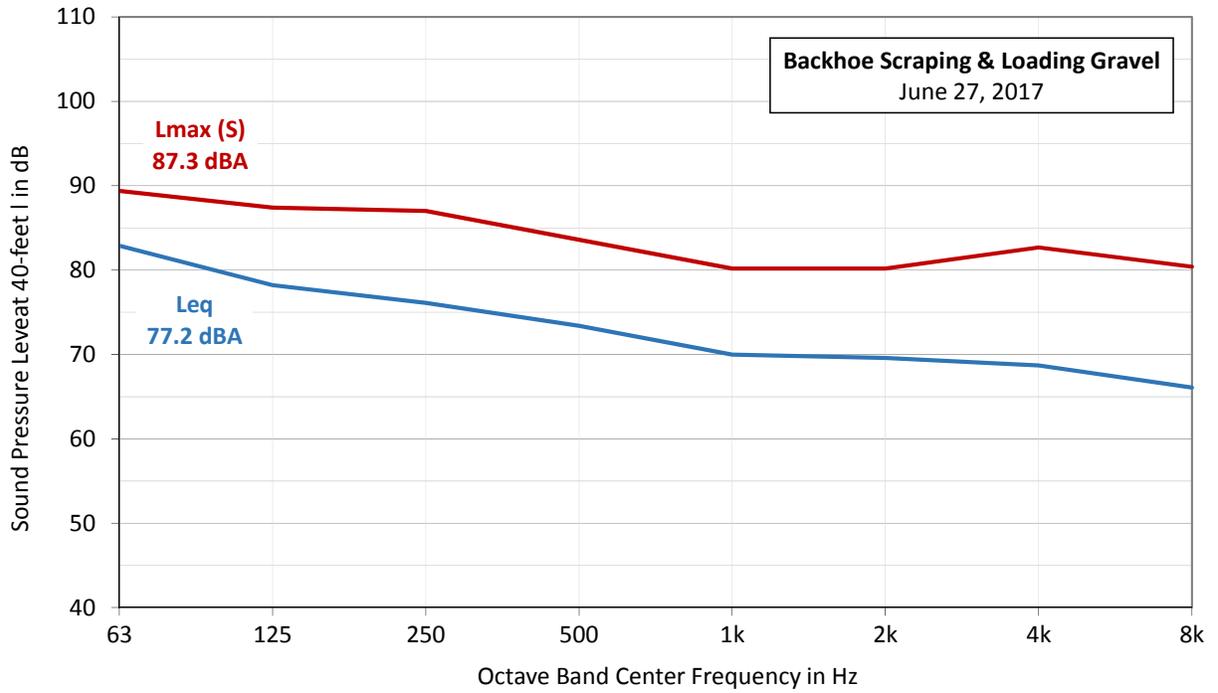




Appendix B: Simulated Bin Operation Noise Levels







Acoustical Evaluation

for the

**California Water Service Company Facility
at 5837 Crest Road in Rancho Palos Verdes**

July 24, 2017

Prepared for:

Chow Engineering, Inc.
7770 Pardee Lane, Suite 100
Oakland, CA 94621

Prepared by:

Thomas Corbishley, Principal Consultant
Noise Monitoring Services
P.O. Box 14582
Torrance, CA 90503

(323) 546-9902
www.thenoiseexperts.com

Introduction

This report provides the results of a noise modeling analysis performed for activities associated with the proposed spoil, base and sand bins at the California Water Service Company facility located at 5837 Crest Road in Rancho Palos Verdes. This analysis has been performed using sound level data provided in the Ambient & Simulated Operational Noise Study report prepared by Steve Rogers Acoustics, dated June 30, 2017. The analysis was performed to determine the height of wall required around the operational area of the site to achieve noise levels in the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at receptors east of the site. Figure 1 identifies the location of the project site and proposed acoustical walls.



Figure 1. Project Site and Acoustical Wall Locations

Predicted Operational Noise Levels

The Steve Rogers Acoustics report provides noise levels and frequency spectra for various activities that will occur at the site. The activities measured were scraping and loading using a backhoe, a 12-wheeler dumping rock, use of a portable compressor and use of a jackhammer. The loudest piece of equipment was a jackhammer, which produced an average level of 85.7 dBA at a distance of 40 feet from the equipment. Since the various operations will not run simultaneously, our model includes just this loudest piece of equipment and the compressor.

The equipment was modeled with the equipment operating close to the center of the operating area. A sound wall was modeled that extends 70 feet along the north side and 150 feet along the east side of the operating area, as shown in Figure 1. The wall was modeled as having the absorptive properties of 4-inch thick Silentium acoustical panels. It was determined that the wall heights required to achieve noise levels in the the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at the east location are 6 feet, 10 feet and 12 feet respectively. An additional scenario was modeled by request with a wall height of 12 feet. In addition, a 10-foot high wall was modeled on the southern property line.

The predicted noise levels at the east noise assessment location shown in Figure 1 are provided in Table 1. The noise levels are provided at first floor and second floor elevations (5 ft and 15 ft above ground level respectively). Noise contour maps of the results are provided in Figures 2 through 11.

Table 1. Noise Modeling Results at East Noise Assessment Location

Scenario No.	Modeled Mitigation	Predicted Noise Level at East Location (dBA)	
		First Floor Elevation	Second Floor Elevation
1	None	70.5	70.9
2	6 ft wall on north and east sides of operating space 10 ft wall at south property line	64.9	68.7
3	10 ft wall on north and east sides of operating space 10 ft wall at south property line	60.7	64.4
4	12 ft wall on north and east sides of operating space 10 ft wall at south property line	58.6	61.9
5	16 ft wall on north and east sides of operating space 10 ft wall at south property line	55.8	58.2

The noise modeling was performed using SoundPlan version 7.3. This software models the noise levels taking into account the noise level and frequency content of the individual sources, and the barrier and reflective properties of the buildings, barriers and terrain.

Acoustical Product Review

We have reviewed the sound absorption and sound transmission laboratory test data of the Silentium 4-inch thick Silent Screen panels proposed for use in construction of the wall. This product has a Noise Reduction Coefficient (NRC) of 1.10, meaning the surface of the product is highly acoustically absorptive. The data shows good broadband absorption, with high absorption coefficients from the lowest to highest frequency bands measured. The product has a Sound Transmission Class (STC) rating of 39, which is a typical rating for this type of product. When designing an acoustical barrier, it is important that a product is chosen that ensures the sound traveling through the wall is insignificant compared to the sound traveling over the wall. The transmission loss data ranges from 18 to 50 dB in the frequency range 100 Hz to 5 kHz. Based on this data and the equipment noise spectra measured by Steve Rogers Acoustics, it is our opinion that the transmission loss values in each 1/3rd octave band are high enough to ensure the sound traveling through the wall is significantly lower than sound that will travel over the wall. Therefore, the acoustical properties of the Silentium panels are considered suitable for use on this project.

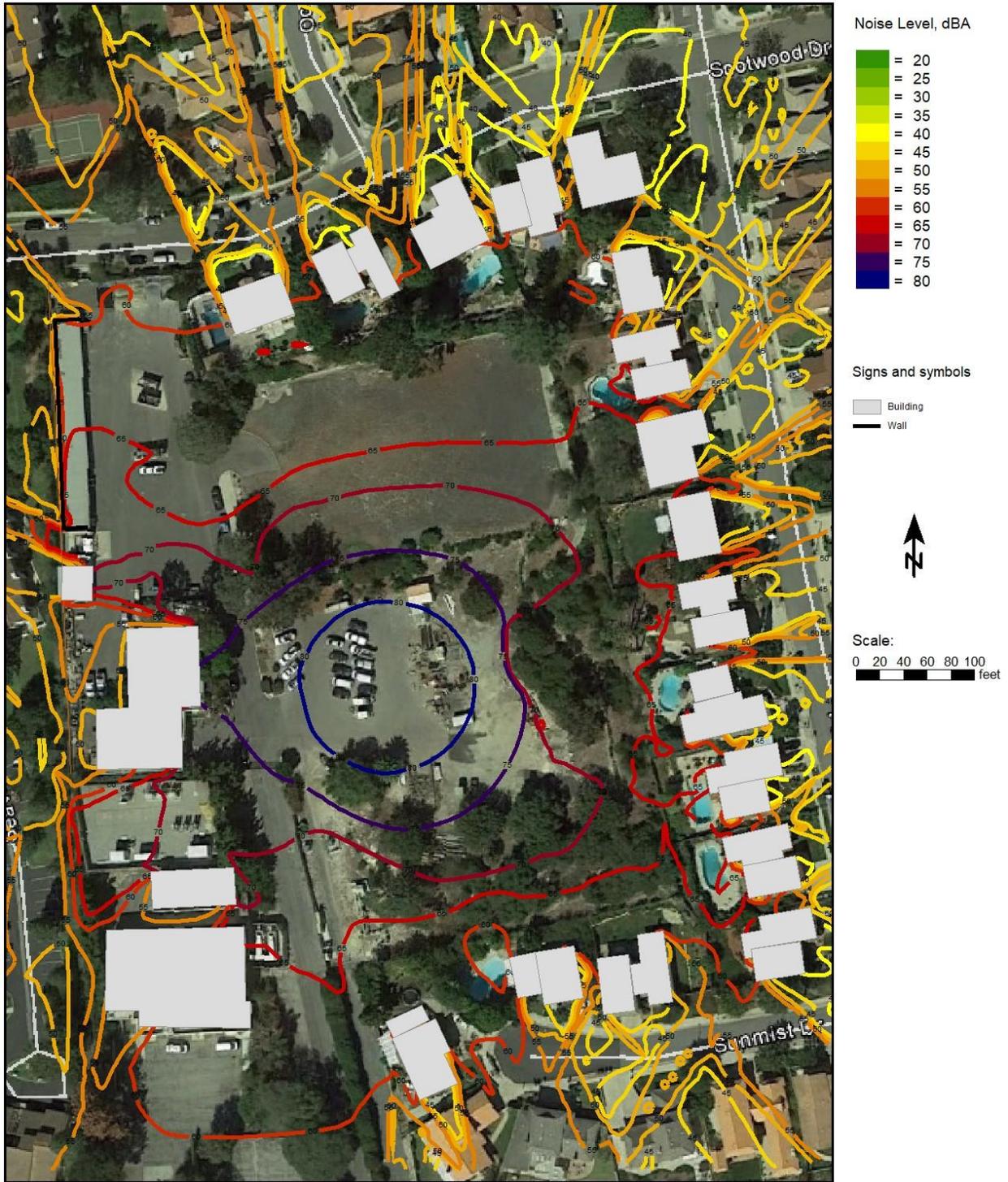


Figure 2. Scenario 1: Unmitigated Noise Contour Map at First Floor Elevation

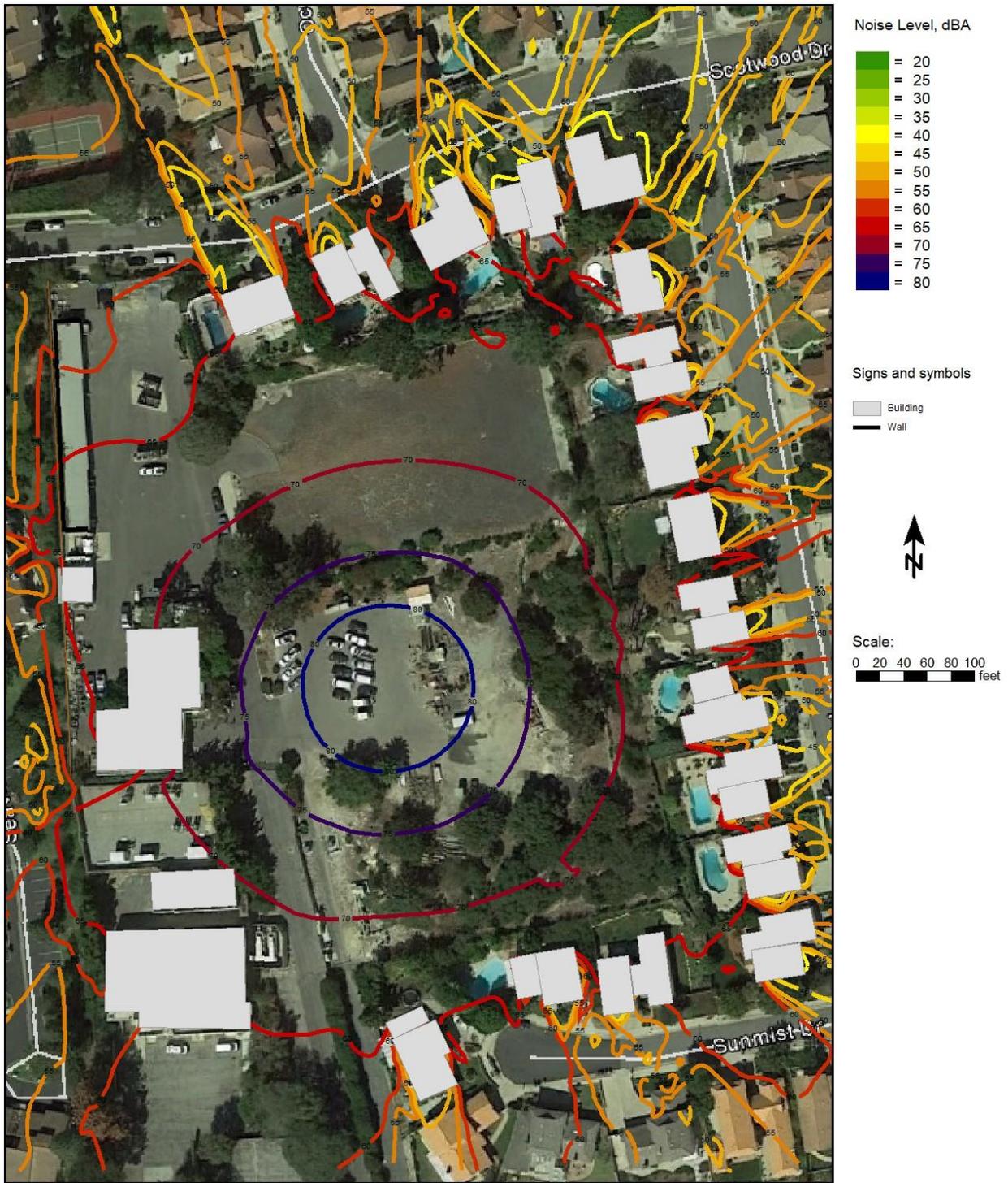


Figure 3. Scenario 1: Unmitigated Noise Contour Map at Second Floor Elevation

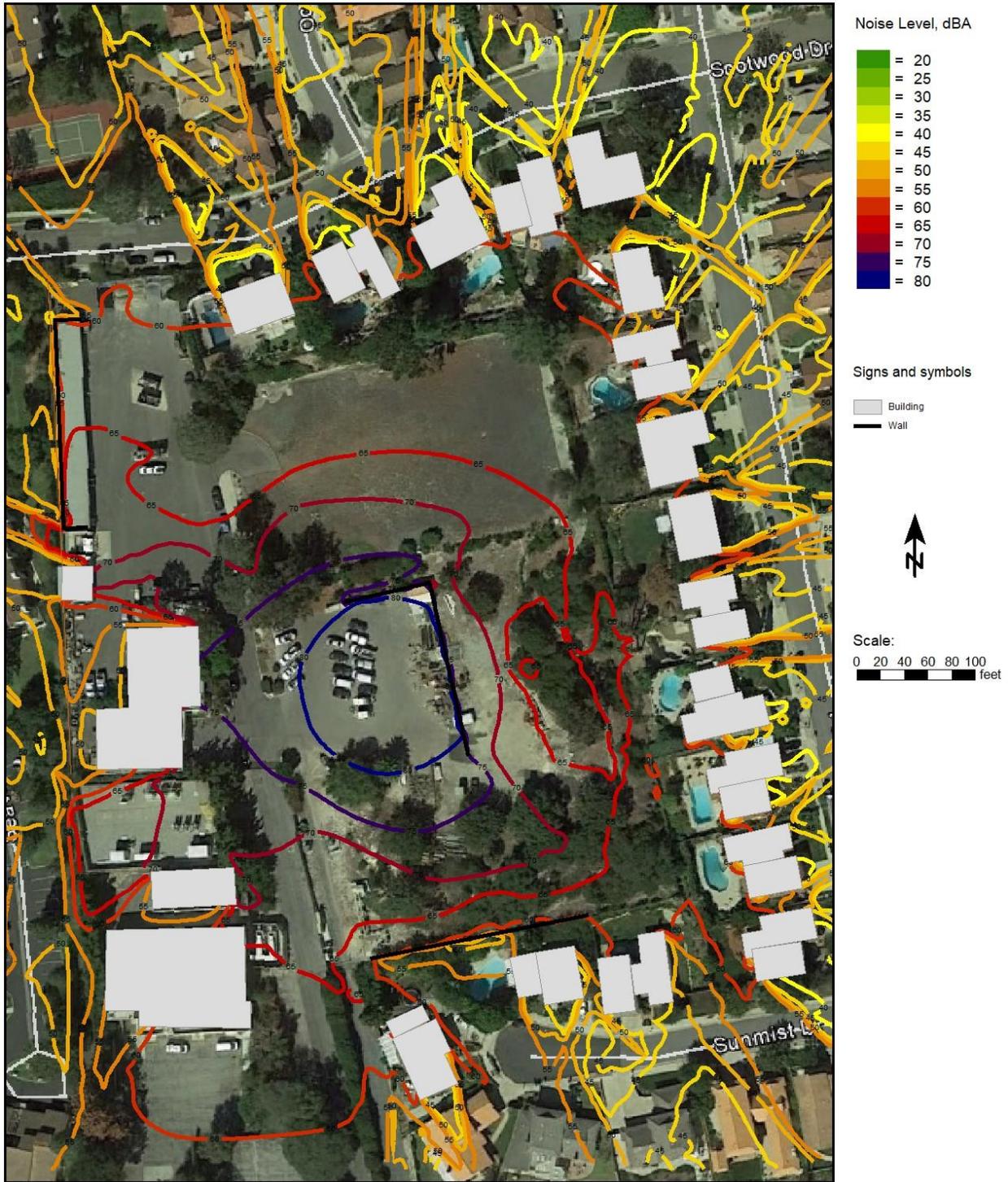


Figure 4. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at First Floor Elevation

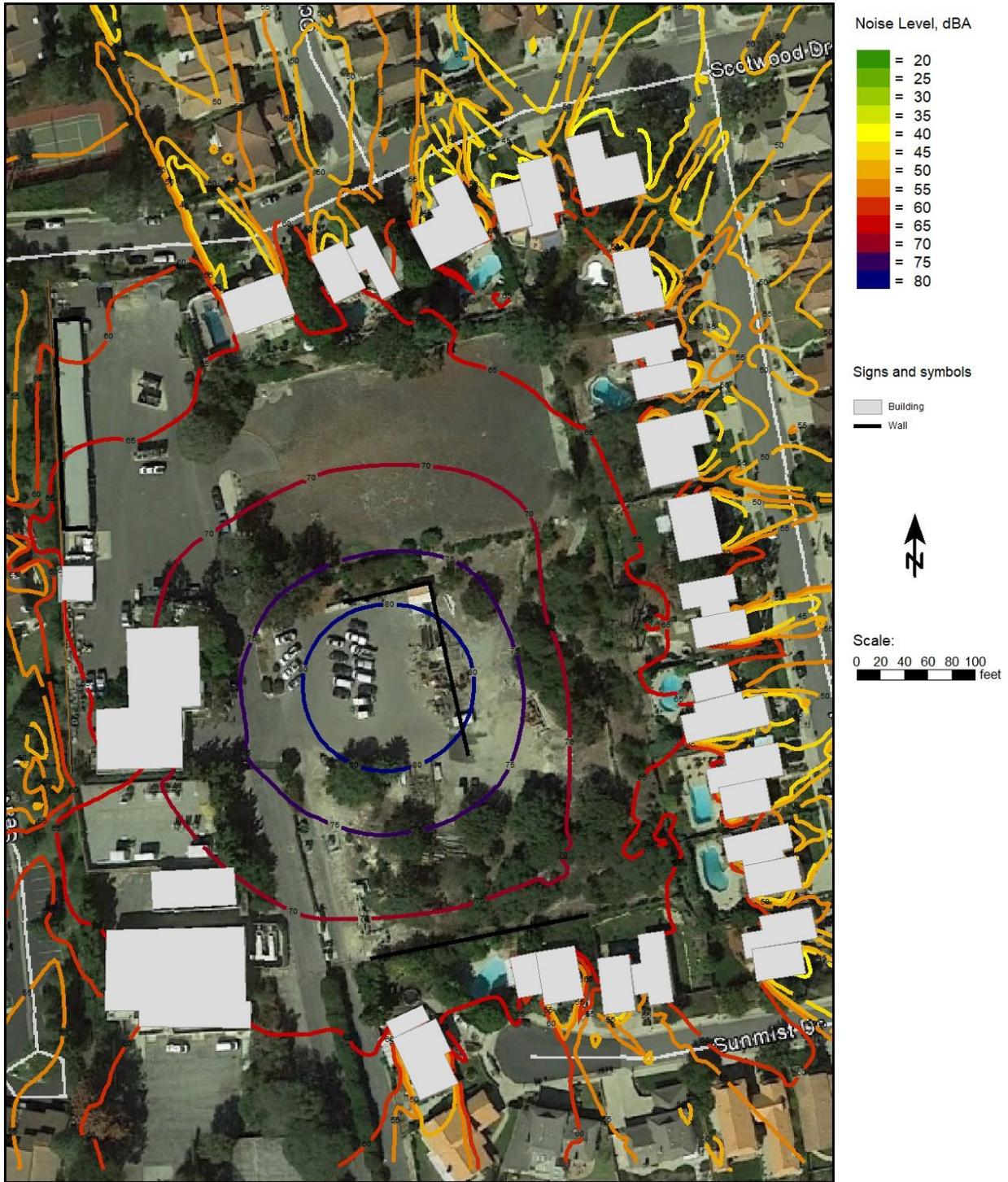


Figure 5. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at Second Floor Elevation

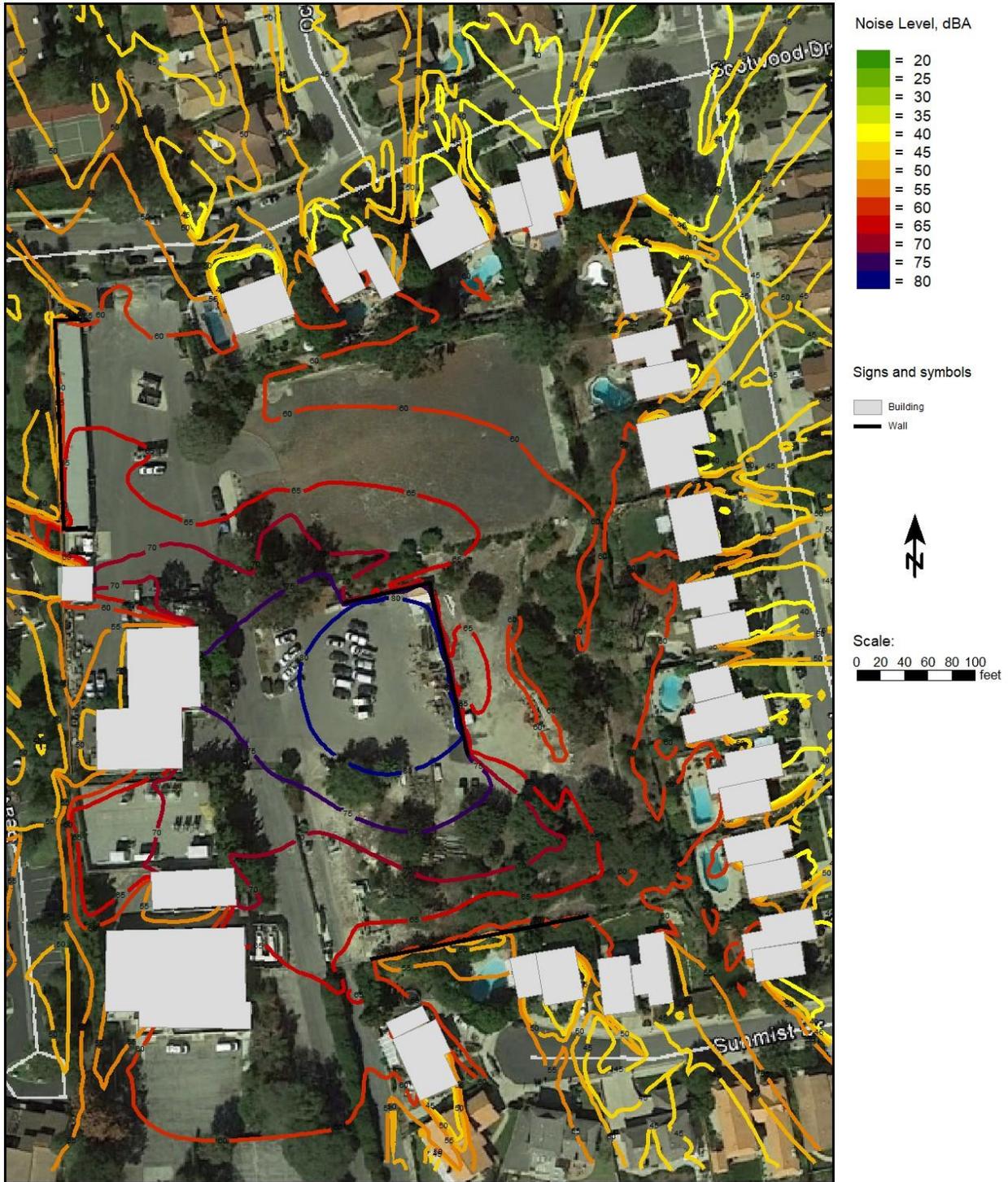


Figure 6. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at First Floor Elevation

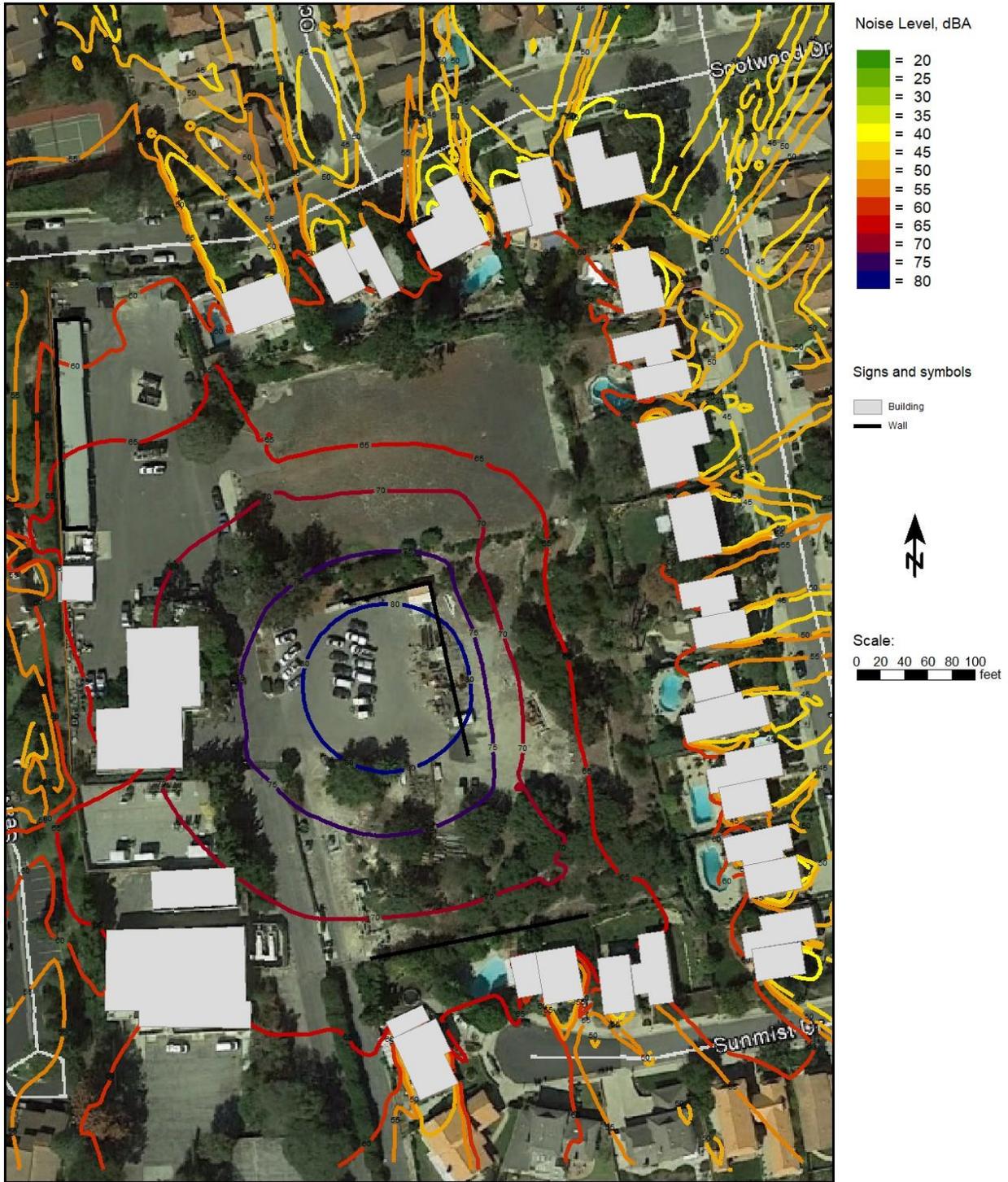


Figure 7. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at Second Floor Elevation

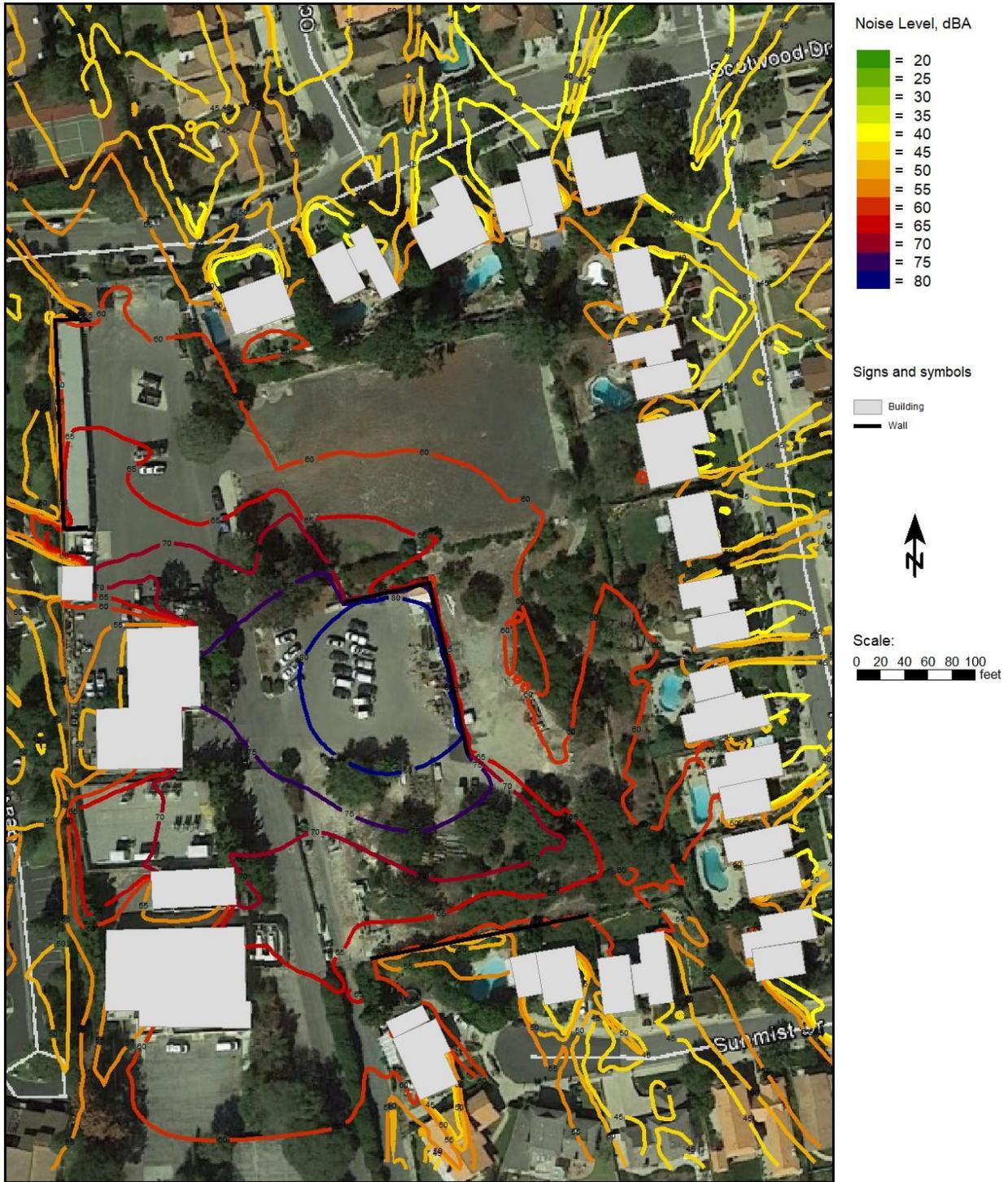


Figure 8. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at First Floor Elevation

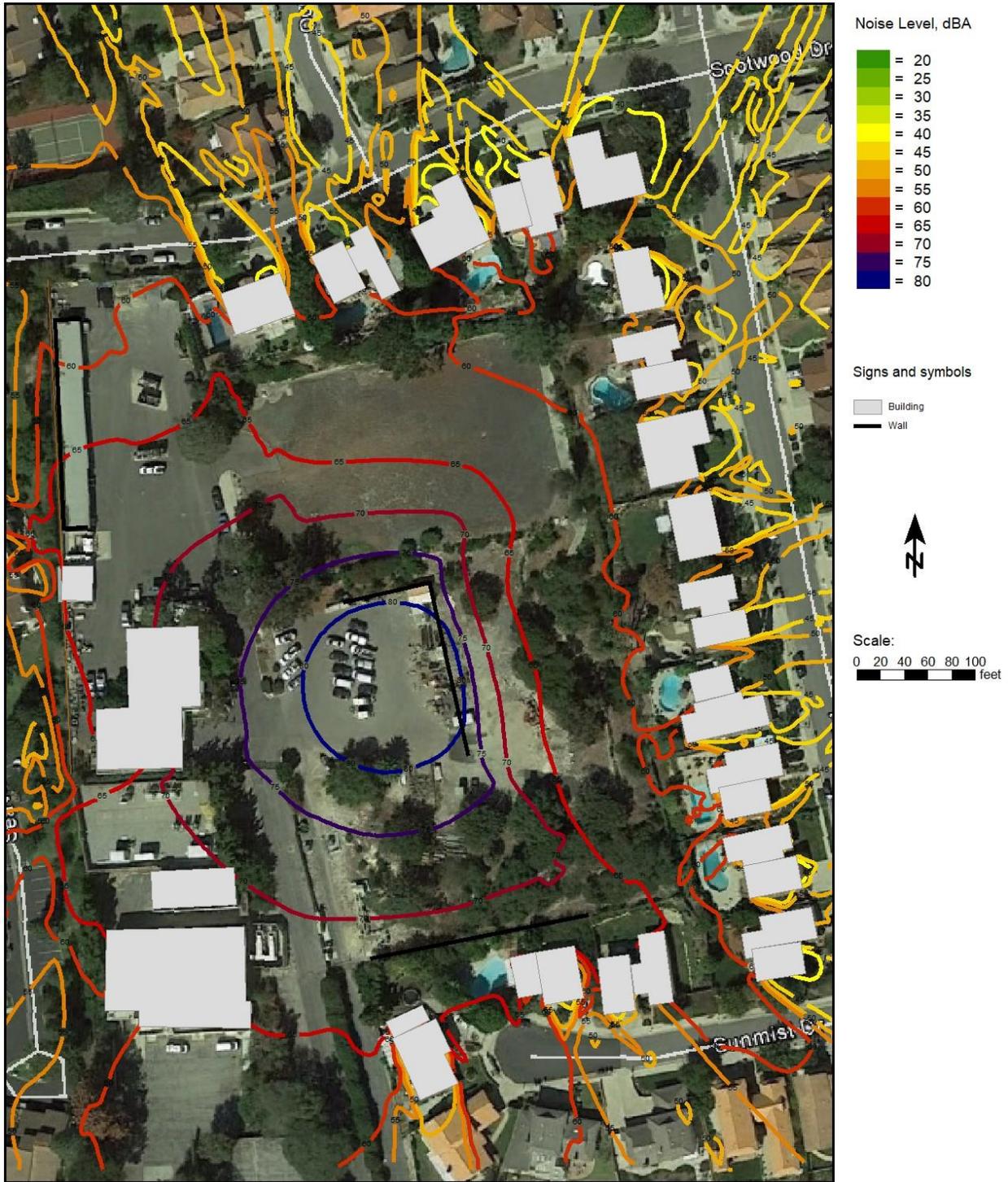


Figure 9. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at Second Floor Elevation

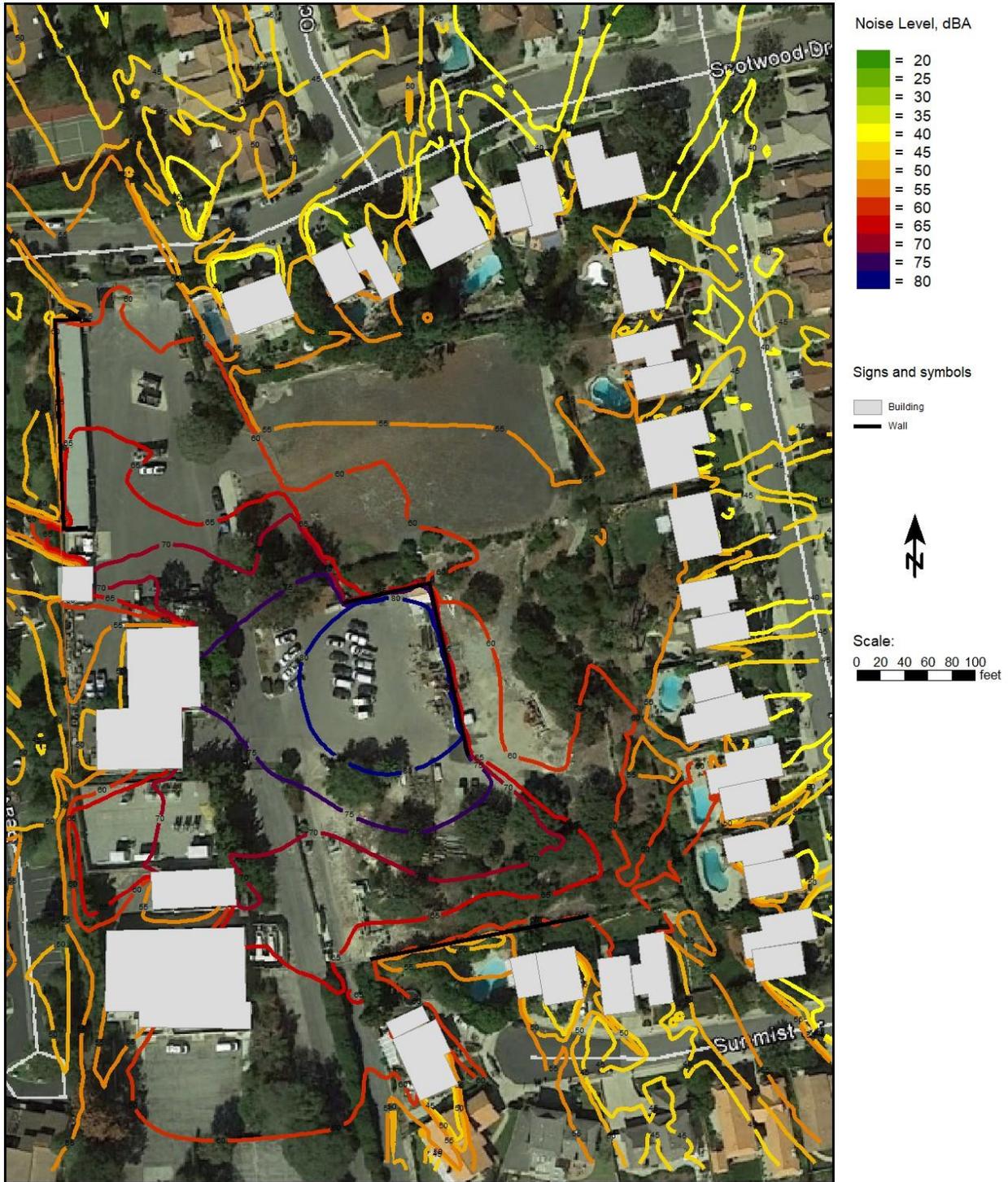


Figure 10. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at First Floor Elevation

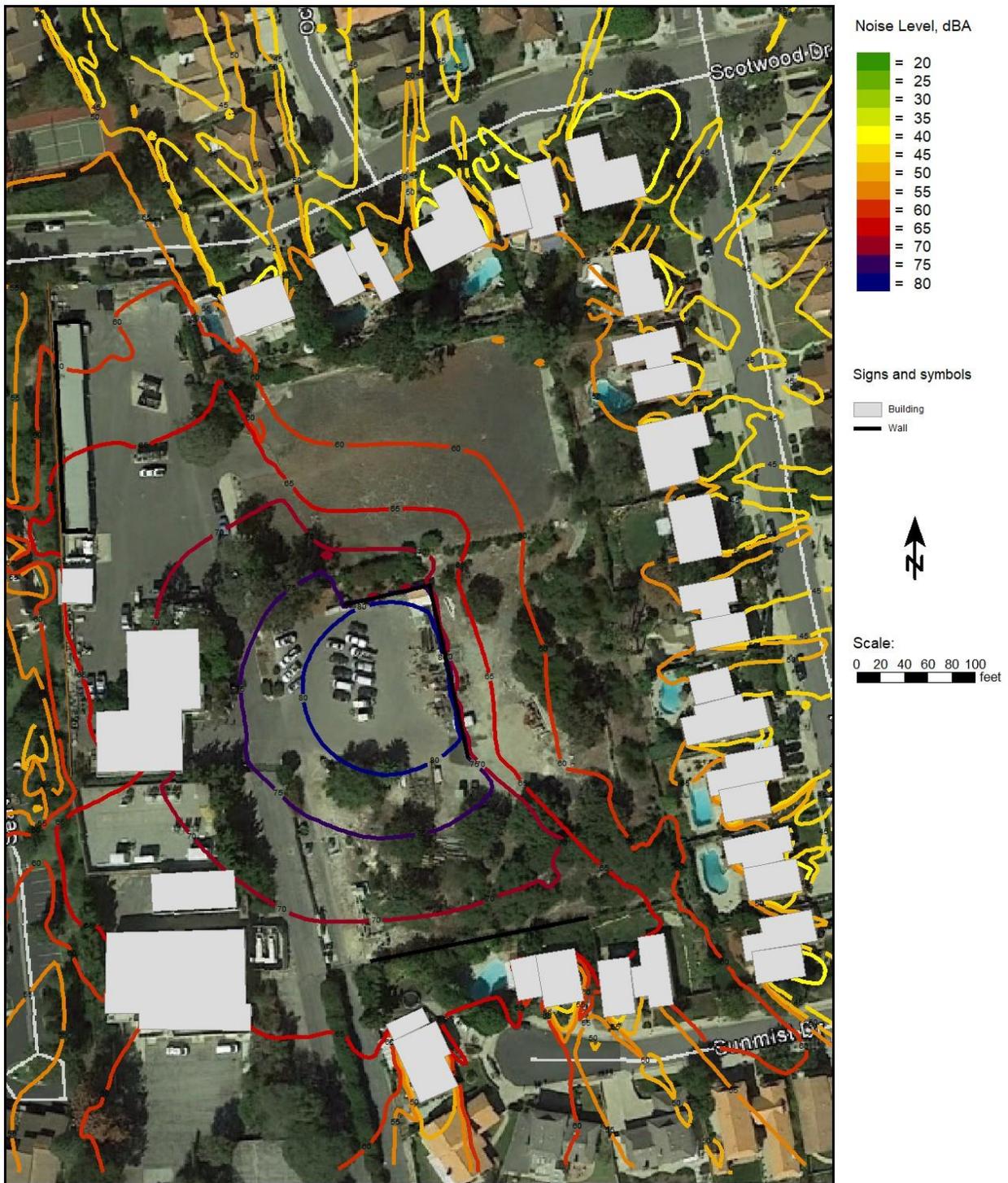


Figure 11. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at Second Floor Elevation

APPENDIX I

Glossary of Terms

Glossary of Terms

The following is a list of definitions of terms commonly used in the field of acoustics. Some, or all, of these terms may have been used in the preceding report:

Ambient Noise: The all-encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources both near and far.

Average Sound Level: See Equivalent-Continuous Sound Level.

A-Weighted Sound Level, dB(A): The sound level obtained by use of A-weighting. Weighting systems were developed to measure sound in a way that more closely mimics the ear's natural sensitivity. The A-weighting system is incorporated into the sound level meter to alter its sensitivity relative to frequency so that the instrument is less sensitive to noise at frequencies where the human ear is less sensitive and more sensitive at frequencies where the human ear is more sensitive. (Refer to Figure I-1 for typical noise source levels.)

Community Noise Equivalent Level (CNEL): A 24-hour A-weighted average sound level which takes into account the fact that a given level of noise may be more or less tolerable depending on when it occurs. The CNEL measure of noise exposure weights average hourly noise levels by 5 dB for the evening hours (between 7:00 p.m. and 10:00 p.m.), and 10 dB between 10:00 p.m. and 7:00 a.m., then combines the results with the daytime levels to produce the final CNEL value. It is measured in decibels, dB. (Refer to Figure I-2 for typical noise exposure levels.)

CNEL: See Community Noise Equivalent Level.

Day-Night Average Sound Level (Ldn): A measure of noise exposure level that is similar to CNEL except that there is no weighting applied to the evening hours of 7:00 p.m. to 10:00 p.m. It is measured in decibels, dB. (Refer to Figure I-2 for typical noise exposure levels.)

Daytime Average Sound Level (Leq12): The time-averaged A-weighted sound level measured between the hours of 7:00 am to 7:00 pm. It is measured in decibels, dB.

Decay Rate: The time taken for the sound pressure level at a given frequency to decrease in a room. It is measured in decibels per second, dB/s.

Decibel (dB): The basic unit of measure for sound level.

Direct Sound: Sound that reaches a given location in a direct line from the source without any reflections.

Divergence: The spreading of sound waves from a source in a free field, resulting in a reduction in sound pressure level with increasing distance from the source.

Energy Basis: This refers to the procedure of summing or averaging sound pressure levels on the basis of their squared pressures. This method involves the conversion of decibels to pressures, then performing the necessary arithmetic calculations, and finally changing the pressures back to decibels.

Equivalent-Continuous Sound Level (Leq): The average sound level measured over a specified time period. It is a single-number measure of time-varying noise over a specified time period. It is the level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound. For example, a person who experiences an Leq of 60 dB(A) for a period of 10 minutes standing next to a busy street is exposed to the same amount of sound energy as if he had experienced a constant noise level of 60 dB(A) for 10 minutes rather than the time varying traffic noise level. It is measured in decibels, dB.

Fast Response: A setting on the sound level meter that determines how sound levels are averaged over time. A first sound level is always more strongly influenced by recent sounds, and less influenced by sounds occurring in the distant past, than the corresponding slow sound level. For the same non-steady sound, the maximum first sound level is generally greater than the corresponding maximum slow sound level. Fast response is typically used to measure impact sound levels.

Field Impact Insulation Class (IIC): A single number rating similar to the impact insulation class except that the impact sound pressure levels are measured in the field.

Field Sound Transmission Class (FSTC): A single number rating similar to sound transmission class except that the transmission loss values used to derive this class are measured in the field.

FIIC: See Field Impact Insulation Class.

Flanking Sound Transmission: The transmission of sound from a room in which a source is located to an adjacent receiving room by paths other than through the common partition. Also, the diffraction of noise around the ends of a barrier.

Frequency: The number of oscillations per second of a sound wave (i.e., the number of cycles per second). It is measured in hertz. Hz.

FSTC: See Field Sound Transmission Class.

Hertz (Hz): See Frequency.

Hourly Average Sound Level (HNL): The equivalent-continuous sound level, L_{eq} , over a 1-hour time period. It is measured in decibels.

Impact Insulation Class (IIC): A single number rating used to compare the effectiveness of floor/ceiling assemblies in providing reduction of impact-generated sounds such as the sound of a person walking across the upstairs floor.

Impact Noise: The noise that results when two objects collide.

Impulse Noise: Noise of a transient nature due to a sudden impulse of pressure like that created by a gunshot or a balloon bursting.

Insertion Loss: The decrease in sound power level measured at the location of the receiver when an element (e.g., a noise barrier) is inserted in the transmission path between the sound source and the receiver. It is measured in decibels.

Inverse Square Law: A rule by which the sound intensity varies inversely with the square of the distance from the source. This results in a 6 dB decrease in sound pressure level for each doubling of distance from the source.

L₂, L₈, L₂₅, L₅₀: See X-Percentile-Exceeded Sound Level.

L_{dn}: See Day-Night Average Sound Level.

L_{eq}: See Equivalent-Continuous Sound Level.

L_{eq}(12): See Daytime Average Sound Level.

L_{max}: See Maximum Sound Level.

Ln: See X-Percentile-Exceeded Sound Level.

Lpk: See Peak Sound Level.

Masking: The process by which the threshold of hearing for one sound is raised by the presence of another sound.

Maximum Sound Level (L_{max}): The greatest sound level measured on a sound level meter during a designated time interval or event. It is measured in decibels.

NC Curves (Noise Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard NC curves to determine the NC level of the space.

NIC: See Noise Isolation Class.

NNIC: See Normalized Noise Isolation Class.

Noise: Any unwanted or disagreeable sound.

Noise Criterion Curves: See NC Curves.

Noise Isolation Class (NIC): A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more partitions. Unlike STC or NNIC, this rating is not adjusted or normalized to a measured or standard reverberation time.

Noise Reduction: The difference in sound pressure level between any two points.

Noise Reduction Coefficient (NRC): A single number rating of the sound absorption properties of a material. It is the average of the sound absorption coefficients at 250, 500, 1000, and 2000 Hz, rounded to the nearest multiple of 0.05.

Normalized Noise Isolation Class (NNIC): A single number rating similar to the noise isolation class except that the measured noise reduction values are normalized to a reverberation time of 0.5 seconds.

NRC: See Noise Reduction Coefficient.

Octave: The frequency interval between two sounds whose frequency ratio is 2. For example, the frequency interval between 500 Hz and 1,000 Hz is one octave.

Octave-Band Sound Level (Octave-Band Level): For an octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

One-Third Octave: The frequency interval between two sounds whose frequency ratio is $2^{1/3}$ (1.26). For example, the frequency interval between 200 Hz and 250 Hz is one-third octave.

One-Third-Octave-Band Sound Level (One-Third-Octave-Band Level): For a one-third-octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

Outdoor-Indoor Transmission Class (OITC): A single number rating used to compare the sound insulation properties of building facade elements. This rating is designed to correlate with subjective impressions of the ability of facade elements to reduce the overall loudness of ground and air transportation noise.

Peak Sound Level (L_{pk}): The maximum instantaneous sound level during a stated time period or event. It is measured in decibels.

Pink Noise: Noise that has approximately equal intensities at each octave or one-third-octave band.

Point Source: A source that radiates sound as if from a single point.

RC Curves (Room Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard RC curves to determine the RC level of the space.

Real-Time Analyzer (RTA): An instrument for the determination of a sound spectrum.

Receiver: A person (or persons) or equipment which is affected by noise.

Reflected Sound: Sound that persists in an enclosed space as a result of repeated reflections or scattering. It does not include sound that travels directly from the source without reflections.

Reverberation: The persistence of a sound in an enclosed or partially enclosed space after the source of the sound has stopped, due to the repeated reflection of the sound waves.

Reverberation Time (T_{60}): The time required for the sound pressure level of a given frequency in an enclosed or partially enclosed space to decrease by 60 dB after the source of the sound has stopped. It is measured in seconds.

Room Absorption: The total absorption within a room due to all objects, surfaces and air absorption within the room. It is measured in Sabins or metric Sabins.

Room Criterion Curves: See RC Curves.

RTA: See Real-Time Analyzer.

SLM: See Sound Level Meter.

Slow Response: A setting on the sound level meter that determines how measured sound levels are averaged over time. A slow sound level is more influenced by sounds occurring in the distant past than the corresponding fast sound level.

Sound: A physical disturbance in a medium (e.g., air) that is capable of being detected by the human ear.

Sound Absorption: The process of dissipation of sound energy, and the property of materials and structures to dissipate sound energy.

Sound Absorption Coefficient (α): A measure of the sound-absorptive property of a material.

Sound Insulation: The capacity of a structure or element to prevent sound from reaching a receiver room either by absorption or reflection.

Sound Level: See Sound Pressure Level.

Sound Level Meter (SLM): An instrument used for the measurement of sound level, with a standard frequency-weighting and standard exponentially weighted time averaging.

Sound Power Level: A physical measure of the amount of power a sound source radiates into the surrounding air. It is measured in decibels.

Sound Pressure Level: A physical measure of the magnitude of a sound. It is related to the sound's energy. The terms sound pressure level and sound level are often used interchangeably. It is measured in decibels.

Sound Transmission Class (STC): A single number rating used to compare the sauna' insulation properties of walls, floors, ceilings, windows, or doors. This rating is designed to correlate with subjective impressions of the ability of building elements to reduce the overall loudness of speech, radio, television, and similar noise sources in offices and buildings.

Source Room: A room that contains a noise source or sources.

Spectrum: The spectrum of a sound wave is a description of its resolution into components, each of different frequency and usually different amplitude (level).

STC: See Sound Transmission Class.

T₆₀: See Reverberation Time.

Tapping Machine: A device used in rating different floor constructions against impacts. It produces a series of impacts on the floor under test, 10 times per second.

Tone: A sound with a distinct pitch (i.e., a dominant frequency).

Transmission Loss (TL): A property of a material or structure describing its ability to reduce the transmission of sound at a particular frequency from one space to another. The higher the TL value the more effective the material or structure is in reducing sound between two spaces. It is measured in decibels.

White Noise: Noise that has approximately equal intensities at all frequencies. (White noise need not be random noise.)

Windscreen: A porous covering for a microphone, designed to reduce the noise generated by the passage of wind over the microphone.

X-Percentile-Exceeded Sound Level (L_n): The A-weighted sound level equaled or exceeded by a fluctuating sound level x percent of a stated time period. E.g., the letter symbol L₁₀, represents the sound level which is exceeded 10 percent of the stated time period. For a 1-hour measurement, L₅₀, is the sound level exceeded for more than 30 minutes in an hour, L₂₅ is the sound level exceeded for more than 15 minutes in an hour. L₈ is the sound level exceeded for more than 5 minutes in an hour, and L₂ is the sound level exceeded for more than 1 minute in an hour.

Amy Seeraty

From: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Sent: Monday, September 18, 2017 3:15 PM
To: 'Shammas, Sam'
Cc: Amy Seeraty; Ara Mihranian; Bradbury, Korey S.
Subject: RE: Constituent in RPV needs assistance

Hello Sam,

Thank you for taking the time to clarify the issue. We appreciate the plain statement that the landfill is closed and not accepting any material. And that the Sanitation Districts of Los Angeles County has not reviewed the soil in question, nor provided an opinion.

Copied to this email Amy Seeraty, Associate Planner and Ara Mihranian, Community Development Director of the City of Rancho Palos Verdes.

If further items related to Cal Water come to your attention please do not hesitate to contact me.

Dan Armendariz

From: Shammas, Sam [mailto:SShammas@lacsdc.org]
Sent: Tuesday, September 12, 2017 10:17 AM
To: Armendariz Jr., Daniel
Subject: RE: Constituent in RPV needs assistance

This is an EXTERNAL EMAIL. Stop and think before clicking a link or opening attachments.

Dan,
Per our conversation, it appears that a clarification is necessary in regards to my email response dated August 14, 2017 to the Los Angeles County Department of Public Works about a proposal by a resident of Rancho Palos Verdes for use of the Palos Verdes Landfill by the California Water Company (original email included below for reference). The Palos Verdes Landfill is maintained by the Sanitation Districts under conditions of an agreement with the California Department of Toxic Substances Control (DTSC). This agreement does not allow the handling of any wet material at the site. The Sanitation Districts did not conduct any review of documentation or laboratory results regarding the soil being processed by the California Water Company. The reference to DTSC was only in regards to an initial review of the Palos Verdes Landfill operational constraints and permit conditions, as a closed landfill. Nothing in my email was intended to make any inference as to the quality of the soil being handled by the California Water Company. Since this initial review indicated the closed landfill could not accommodate such a project, the Sanitation Districts did not further investigate or request any evaluation of the soil.

Thanks and let me know if you have any questions,
Sam.

SAM SHAMMAS, P.E. | Supervising Civil Engineer | Planning Section | 562.908.4288 x2716
SANITATION DISTRICTS OF LOS ANGELES COUNTY | 1955 Workman Mill Road, Whittier, CA 90601
Converting Waste Into Resources | www.LACSD.org

From: Shammas, Sam [mailto:SShammas@lacsdc.org]
Sent: Monday, August 14, 2017 9:58 AM
To: James Yang <JYANG@dpw.lacounty.gov>
Subject: RE: Constituent in RPV needs assistance

Good Morning James,

Per your request, Mr. Kaji's inquiry regarding additional use of the Palos Verdes Landfill by the California Water Company was reviewed by the Sanitation Districts' Operations and Water Quality Sections for compliance with site permits, State and Federal regulations, and compatibility with operation and maintenance of the site environmental control systems. Unfortunately, the project would not be permissible under the California Department of Toxic Substances Control (DTSC) Operations and Maintenance Agreement for the site. Additionally, this project and the

associated land requirements would not be compatible with the need to maintain and operate the site environmental control systems and comply with permits and regulations regarding water infiltration and stormwater management at the site.

Please feel free to contact me if you have any questions,
Sam.

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SANITATION DISTRICTS OF LOS ANGELES COUNTY | 1955 Workman Mill Road, Whittier, CA 90601
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Daniel Armendariz
District Manager
CALIFORNIA WATER SERVICE



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September 6, 2017

VIA EMAIL & U.S. MAIL

Mr. Ara Mihranian
Community Development Director
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Re: California Water Company CUP Amendment

Dear Mr. Mihranian:

This will memorialize discussions that have occurred with City planning staff over the past several days concerning California Water Company's pending application for an amendment to CUP 172. Please consider this letter a request to amend that application as set forth below.

After several community meetings in Rancho Palos Verdes and after internal discussions concerning the continued use of Cal Water's Crest Road facility, Cal Water staff proposes the following uses and conditions for the Crest Road site:

1. Cal Water will continue with the landscaping plan which has been approved by the residents neighboring the site. Currently, Cal Water is working on an irrigation and landscaping plan for the site and will submit that to the City shortly. Further, California Water is moving forward with bidding for a landscaping contractor and anticipates that the project will begin in October 2017 if approved by the City. The selected contractor will be responsible for visits to the Crest Road site to ensure that newly planted vegetation is growing properly for one year after completion.
2. After completion of a study to determine future water needs on the Rancho Palos Verdes peninsula, the Crest Road site was identified as a potential site for an additional, underground water storage reservoir. Cal Water requests recognition by the Planning Commission and neighbors that Cal Water intends to use the site for construction of the new reservoir subject to all required environmental review, approval of the Planning Commission and obtaining the necessary permits. Cal Water is not seeking pre-approval of the reservoir and expects to use the normal process for consideration of the project.

Cal Water expects that the new reservoir will be landscaped similar to the proposed landscaping for the existing reservoir.

3. Cal Water will relocate the existing storage and spoils bins to a new site. Cal Water is actively looking for an appropriate site to meet this need. Cal Water requests that it be given 12 months to locate and construct a new site with an opportunity for an extension of six months.
4. During the time that Cal Water is locating and constructing the new spoils/storage site, there will be no use of the spoils or storage bins between the hours of 7 p.m. and 7 a.m. Cal Water is currently observing this restriction. During the hours of 7 a.m. to 7 p.m., Cal Water will continue to use the spoils and storage bins for its daytime construction operations. Cal Water will manage dust with tarps and water sprays.
5. After completion of the new spoils/storage site, Cal Water will continue to use the Crest Road site to store very small amounts of excavation materials at the Crest Road site not to exceed one-cubic yard. This enables Cal Water staff to perform small, routine maintenance such as digging out a customer's meter box.
6. Cal Water will continue to use the Crest Road site for construction-related and maintenance related activities such as the storage and staging of equipment and vehicles and the storage and staging of construction and maintenance supplies (other than excavation materials over one cubic yard).
7. Cal Water will continue to use the Crest Road site for administrative activities such as engineering, operational oversight, file storage, personnel meetings etc.
8. Cal Water will install the diesel fuel tank with unrestricted use.
9. Cal Water will install sound attenuating structures around the water pumps and control valves on the southern end of the site. Cal Water will perform a baseline acoustic reading before installing the sound attenuating structures followed by a comparison reading after the structures are in place. In the event the sound attenuating structures do not adequately decrease noise levels from the pumps and valves as determined by our acoustic study, Cal Water will take additional mitigation measure.

These are preliminary proposals. Cal Water continues to work toward a reasonable solution for continued use of the Crest Road site in order to continue providing effective and

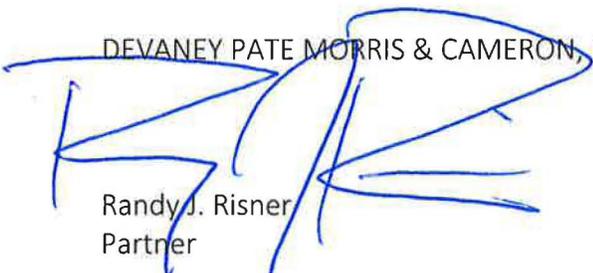
Mr. Ara Mihranian
Community Development Director
September 6, 2017
Page 3

efficient water services to the City's residents. Cal Water will update the City as more details emerge. Cal Water welcomes a discussion about the CUP and these proposals. Cal Water staff expects to finalize the CUP conditions and seek Planning Commission approval before the end of 2017.

If you have any questions, please call.

Very truly yours,

DEVANEY PATE MORRIS & CAMERON, LLP



Randy J. Risner
Partner

RJR/ss

cc: Amy Seeraty
Daniel Armendariz

Amy Seeraty

From: Armendariz Jr., Daniel <DArmendariz@calwater.com>
Sent: Monday, September 18, 2017 3:15 PM
To: 'Shammas, Sam'
Cc: Amy Seeraty; Ara Mihranian; Bradbury, Korey S.
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If further items related to Cal Water come to your attention please do not hesitate to contact me.

Dan Armendariz

From: Shammas, Sam [mailto:SShammas@lacs.org]
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Thanks and let me know if you have any questions,
Sam.

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From: Shammas, Sam [mailto:SShammas@lacs.org]
Sent: Monday, August 14, 2017 9:58 AM
To: James Yang <JYANG@dpw.lacounty.gov>
Subject: RE: Constituent in RPV needs assistance

Good Morning James,

Per your request, Mr. Kaji's inquiry regarding additional use of the Palos Verdes Landfill by the California Water Company was reviewed by the Sanitation Districts' Operations and Water Quality Sections for compliance with site permits, State and Federal regulations, and compatibility with operation and maintenance of the site environmental control systems. Unfortunately, the project would not be permissible under the California Department of Toxic Substances Control (DTSC) Operations and Maintenance Agreement for the site. Additionally, this project and the

associated land requirements would not be compatible with the need to maintain and operate the site environmental control systems and comply with permits and regulations regarding water infiltration and stormwater management at the site.

Please feel free to contact me if you have any questions,
Sam.

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Daniel Armendariz
District Manager
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October 24, 2017

VIA EMAIL & U.S. MAIL

Mr. Ara Mihranian
Community Development Director
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Re: ***California Water Company Proposed CUP Conditions with Updates From Community Meeting***

Dear Mr. Mihranian:

At a meeting held at City Hall on September 22, 2017, California Water Company (Cal Water), Amy Seeraty from the City and members of the community discussed Cal Water's September 6, 2017 CUP Amendment Proposal. This letter proposes additional, more detailed conditions. Although the community members are not in complete agreement, there was substantial agreement on several points. This letter addresses the community member concerns in a way that Cal Water deems to be reasonable. We expect to have additional discussions with the community before the proposed conditions are finalized.

The amended proposed CUP conditions are as follows:

1. Cal Water will continue with the landscaping plan which has been approved by the residents neighboring the site. Cal Water will provide an irrigation plan and maintenance plan to the City. Cal Water will investigate community member claims that the boundary fencing for the Cal Water site is damaged and needs repair. Cal Water's intent is to include necessary repairs of the boundary fence as part of the landscaping construction contract. Cal Water is in the process of soliciting bids for the landscaping project and anticipates project construction to begin in October 2017.
2. Within the next 3-5 years (this is an approximate range and could be a longer time period), it is Cal Water's intent to submit a plan to the City for the construction of an underground water storage facility at the Crest Road site. Upon completion, the new reservoir will look substantially similar on the surface as the existing water storage facility after it is landscaped as part of the new landscaping plan described in paragraph 1 above. The new reservoir will be located generally in the area that comprises the existing employee parking lot. It is not Cal Water's intent to remove existing trees or shrubs to accommodate the new reservoir. However, Cal Water reserves the right to replace or relocate existing trees

and shrubs if necessitated by the reservoir project in such a way as to not obstruct neighborhood ocean views or to increase neighborhood views of Cal Water activities on the site. Cal Water expects that the City would use its normal process for consideration of the reservoir project and expects and welcomes public comment during that process.

3. Cal Water will relocate the existing materials storage and spoils bins (the Bins). Cal Water is currently actively seeking a suitable site for the Bins. Cal Water requires a 12-month period to continue current daytime operations at the site in order to adequately service its water commitments to its water customers, including those living in Rancho Palos Verdes. Upon a showing of good cause to the Planning Commission, Cal Water would be granted an extension of six months. The following necessitates the 12-month operating period and potential six-month extension:
 - a. Cal Water seeks a site in an existing industrial zone that allows the use by right. Locating such a site on the Palos Verdes peninsula or in nearby communities is challenging because of a lack of available real estate. It may take substantial time to locate a site;
 - b. Once a site is located, it typically takes a minimum of 45 days to close escrow on a commercial real estate transaction;
 - c. Once escrow closes, it will take a minimum of 90 days, and possibly more depending on the jurisdiction, to acquire the appropriate building permits from the jurisdiction in which the site is located;
 - d. Construction will take approximately 30 days.

Although Cal Water's Torrance facility is now handling emergency, nighttime activities for Cal Water's peninsula customers, this site has its own full-fledged operation during the day which cannot accommodate the operations from the Crest Road site as well as its own operations.

In order to show that Cal Water is moving forward as quickly as possible on the relocation, it will submit written progress reports to the City every 90 days outlining its efforts and accomplishments related to acquisition and construction of the new Bin storage facility.

For purposes of the six-month extension, the term "good cause" shall mean a delay caused by an act or event beyond the control of Cal Water so long as Cal Water is acting in good faith to

accomplish the relocation, including, but not limited to, the inability to locate a suitable parcel of real property that is available for purchase on the real estate market.

The 12-month time period shall begin on the date the amended CUP is issued by the City.

4. During the 12-month (and any extension) period that Cal Water is locating and constructing a new spoils/storage site, there will be no use of the spoils or storage bins between the hours of 7 p.m. and 7 a.m. Cal Water is currently observing this restriction. During the hours of 7 a.m. and 7 p.m., Cal Water will continue to use the spoils and storage bins for its daytime construction operations. The following restrictions shall also apply:
 - a. Sand and road base will be shipped directly to job sites where practicable;
 - b. All storage bins containing dust-producing materials will be tarped when not loading or unloading;
 - c. When loading or unloading the storage/spoils bins, water sprays will be used at all times to minimize airborne dust particles.
 - d. The intensity of use of the storage/spoils bins during this time period will be no greater, on average, than the daytime use as of the date of approval of the revised CUP.
5. After completion of the new spoils/storage bin site, Cal Water will continue to use the Crest Road site to store very small amounts of excavation materials (soil excavated from customers' locations or in right-of-way) at the Crest Road site. This will enable Cal Water to perform small, routine maintenance such as digging out a customer's meter box. These materials will be brought to the Crest Road site by maintenance crews generally in small containers such as 5-gallon buckets. The containers will be dumped into a sealed dumpster with a lid. Cal Water will obtain the smallest possible dumpster from its waste company. The dumpster will be picked up by a waste company who will remove the entire dumpster rather than dumping into their trucks at the Crest Road site. When a crew member is not emptying a container of excavation materials, the dumpster lid will be closed to prevent any dust. No construction machinery (such as a front loader) will be used to dump materials into the dumpster.
6. Cal Water will continue to use the Crest Road site for other construction-related activities and maintenance-related activities as follows:

- a. Storage of pipe, valves and other water system physical parts and supplies;
 - b. Storage of vehicles and generators in the buildings now on site used for that purpose;
 - c. The pickup and delivery of pipe, valves and other water system physical parts;
 - d. Maintenance and repair personnel will be housed at the site;
 - e. Storage of tools.
 - f. The intensity of any daytime use shall be approximately the same, on average, as the intensity on the date of adoption of the revised CUP.
7. Cal Water will continue to use the Crest Road site for administrative activities such as engineering, operational oversight and supervision, file storage, personnel meetings etc.
8. Cal Water will install the diesel fuel tank with the following restrictions:
- a. Use shall be restricted to daytime operating hours between the hours of 7 a.m. and 7 p.m. except in a bonafide emergency situation involving a threat to life or property or as directed by federal, state or local government authorities during an emergency.
 - b. Only Cal Water vehicles and equipment shall be refueled. Cal Water will not allow any vendors or other non-Cal Water entities or persons to utilize the Cal Water fueling facility unless there is a bonafide emergency situation involving a threat to life or property or as directed by federal, state or local government authorities during an emergency.
 - c. Fuel deliveries will be restricted to the hours of 8 a.m. through 4 p.m.
9. Cal Water will install sound attenuating structures around the water pumps and control valves on the southern end of the site. Cal Water will perform a baseline acoustic reading before installing the sound attenuating structures followed by a comparison reading after the structures are in place. In the event the sound attenuating structures do not adequately decrease noise levels from the pumps and valves to a reasonable decibel range

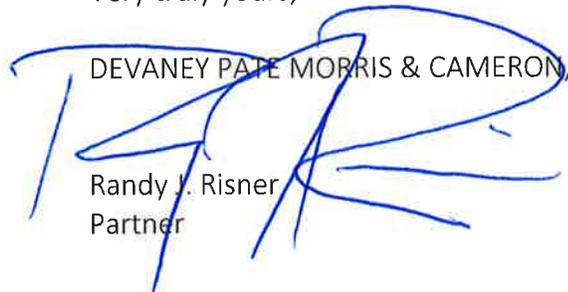
Mr. Ara Mihranian
Community Development Director
October 24, 2017
Page 5

as determined by Cal Water's acoustic study and Cal Water's sound experts, Cal Water will take additional reasonable mitigation measures. Cal Water will share the results of any acoustic study related to the pumps and valves with the City.

These proposed CUP amendments reflect Cal Water's commitment to the Rancho Palos Verdes community and its water customers. After completion of the landscaping project and the storage/spoils bin relocation, Cal Water will have spent far in excess of \$1 million to resolve the concerns of its neighbors. This is a significant investment in the community that hopefully is appreciated by everyone involved.

If you have any questions, please call.

Very truly yours,


DEVANEY PATE MORRIS & CAMERON, LLP
Randy J. Risner
Partner

RJR/ss

Acoustical Evaluation

for the

**California Water Service Company Facility
at 5837 Crest Road in Rancho Palos Verdes**

November 13, 2017

Prepared for:

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Introduction

This report provides the results of a noise modeling analysis performed for activities associated with the proposed spoil, base and sand bins at the California Water Service Company facility located at 5837 Crest Road in Rancho Palos Verdes. This analysis has been performed using sound level data provided in the Ambient & Simulated Operational Noise Study report prepared by Steve Rogers Acoustics, dated June 30, 2017. The analysis was performed to determine the height of wall required around the operational area of the site to achieve noise levels in the ranges 55 dBA to 60 dBA, 60 dBA to 65 dBA and 65 dBA to 70 dBA at receptors east of the site. Figure 1 identifies the location of the project site and proposed acoustical walls.



Figure 1. Project Site and Acoustical Wall Locations

Predicted Operational Noise Levels

The Steve Rogers Acoustics (SRA) report was based on simulated typical daytime site operations noise conditions. The original Noise Monitoring Services (NMS) report dated July 24, 2017 reflected those conditions. The present NMS report places an emphasis on nighttime operations and eliminates the jackhammer as a noise source since this device is not expected to operate at night.

The SRA report provides noise levels and frequency spectra for various activities that will occur at the site. The activities addressed in this report are scraping and loading using a backhoe and a 12-wheeler dumping rock. The loudest piece of equipment was a backhoe, which produced an average level of 77.2 dBA at a distance of 40 feet.

The equipment was modeled with the equipment operating close to the center of the operating area. A sound wall was modeled that extends 70 feet along the north side and 150 feet along the east side of the operating area, as shown in Figure 1. The wall was modeled as having the absorptive properties of 4-inch thick Silentium acoustical panels and was modeled with heights of 6 feet, 10 feet, 12 feet and 16 feet.

The predicted noise levels at the east noise assessment location shown in Figure 1 are provided in Table 1. The noise levels are provided at first floor and second floor elevations (5 ft and 15 ft above ground level respectively). Noise contour maps of the results are provided in Figures 2 through 11.

Table 1. Noise Modeling Results at East Noise Assessment Location during Backhoe Scraping & Loading Gravel

Scenario No.	Modeled Mitigation	Predicted Noise Level at East Location (dBA)	
		First Floor Elevation	Second Floor Elevation
1	None	64.4	65.2
2	6 ft wall on north and east sides of operating space 10 ft wall at south property line	60.0	63.1
3	10 ft wall on north and east sides of operating space 10 ft wall at south property line	56.7	59.2
4	12 ft wall on north and east sides of operating space 10 ft wall at south property line	55.0	57.6
5	16 ft wall on north and east sides of operating space 10 ft wall at south property line	52.4	54.4

The noise modeling was performed using SoundPlan version 7.3. This software models the noise levels taking into account the noise level and frequency content of the individual sources, and the barrier and reflective properties of the buildings, barriers and terrain.

Acoustical Product Review

We have reviewed the sound absorption and sound transmission laboratory test data of the Silentium 4-inch thick Silent Screen panels proposed for use in construction of the wall. This product has a Noise Reduction Coefficient (NRC) of 1.10, meaning the surface of the product is highly acoustically absorptive. The data shows good broadband absorption, with high absorption coefficients from the lowest to highest frequency bands measured. The product has a Sound Transmission Class (STC) rating of 39, which is a typical rating for this type of product. When designing an acoustical barrier, it is important that a product is chosen that ensures the sound traveling through the wall is insignificant compared to the sound traveling over the wall. The transmission loss data ranges from 18 to 50 dB in the frequency range 100 Hz to 5 kHz. Based on this data and the equipment noise spectra measured by Steve Rogers Acoustics, it is our opinion that the transmission loss values in each 1/3rd octave band are high enough to ensure the sound traveling through the wall is significantly lower than sound that will travel over the wall. Therefore, the acoustical properties of the Silentium panels are considered suitable for use on this project.

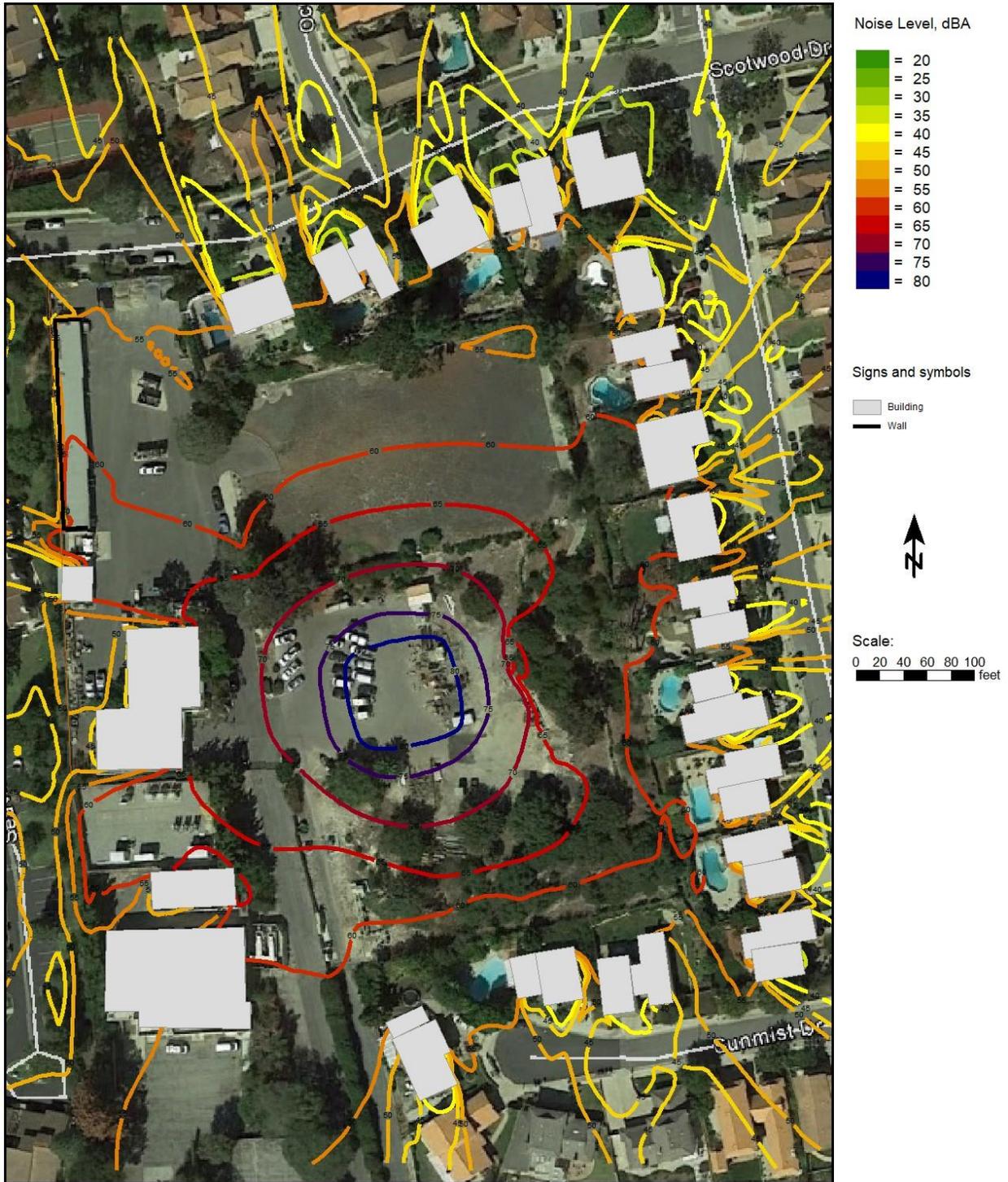


Figure 2. Scenario 1: Unmitigated Noise Contour Map at First Floor Elevation during Backhoe Scraping & Loading Gravel

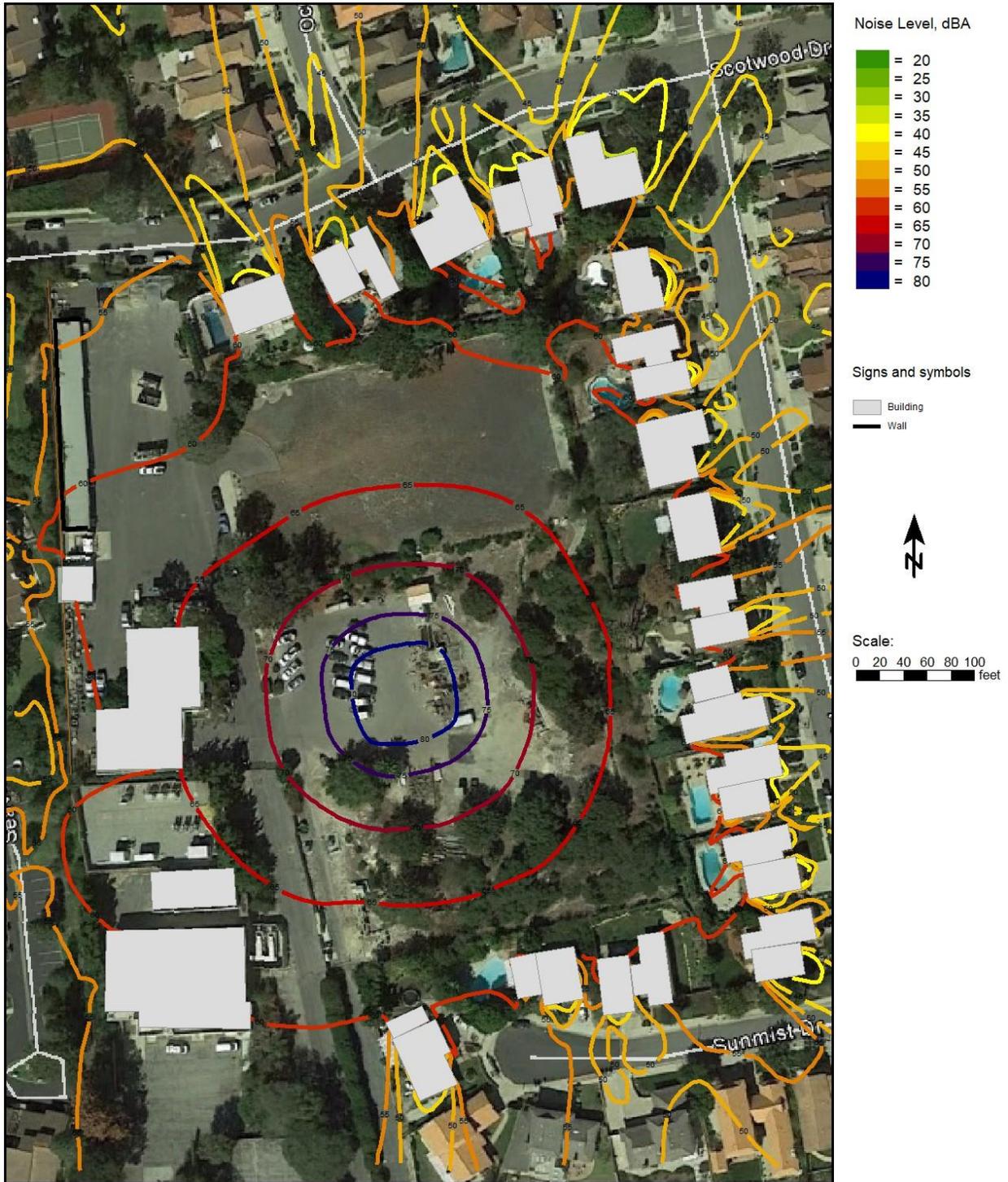


Figure 3. Scenario 1: Unmitigated Noise Contour Map at Second Floor Elevation during Backhoe Scraping & Loading Gravel

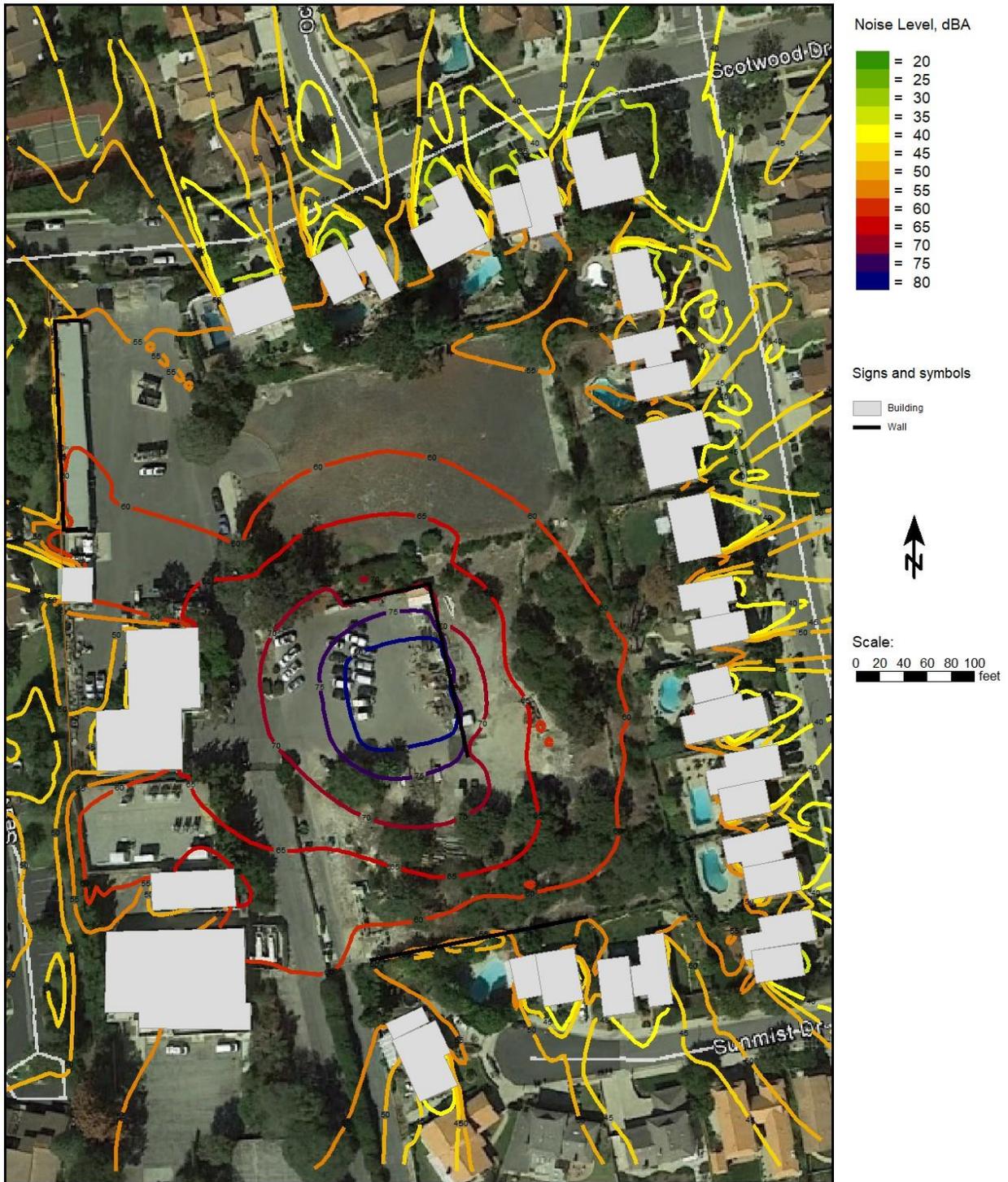


Figure 4. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

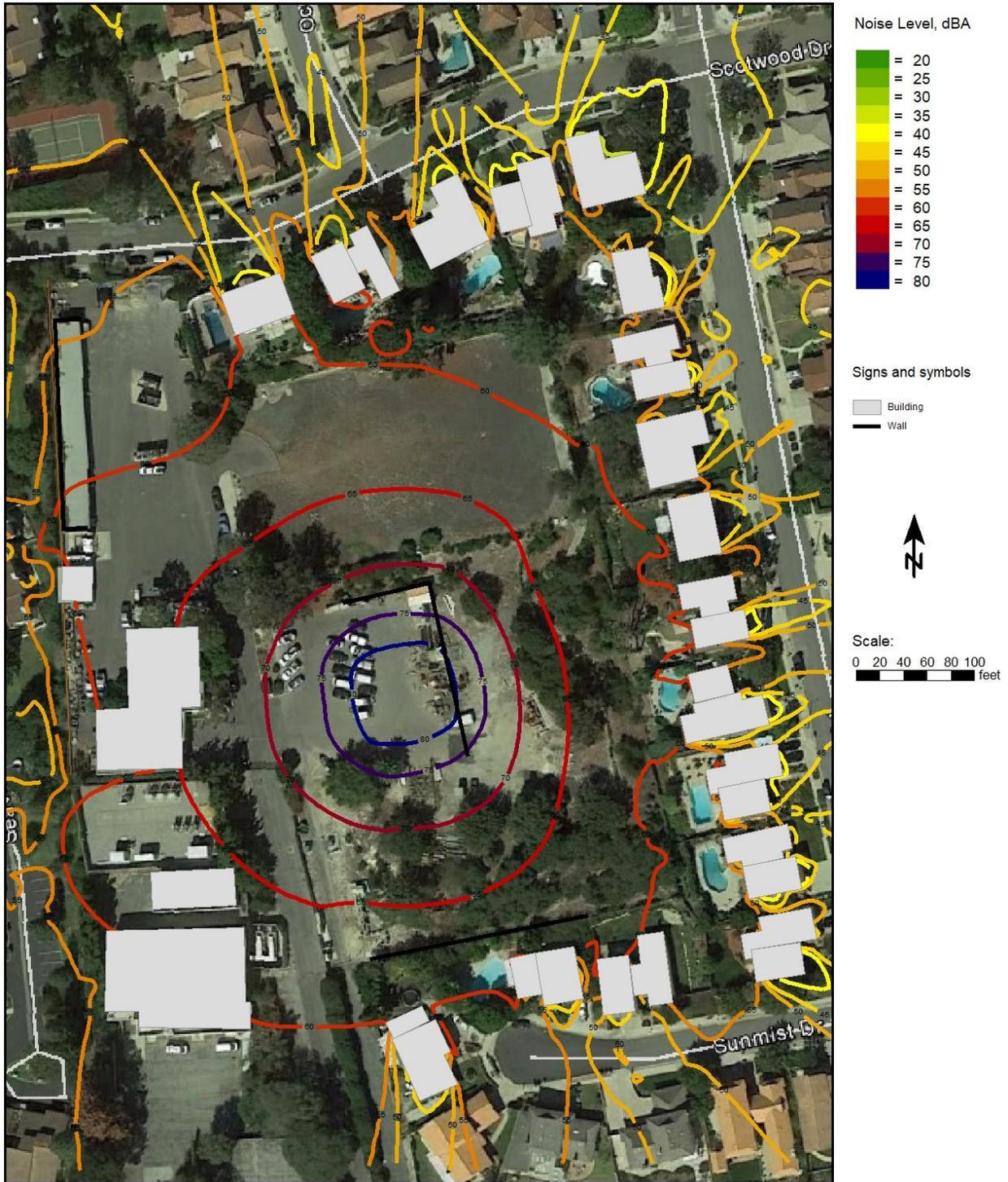


Figure 5. Scenario 2: Mitigated Noise Contour Map (6 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

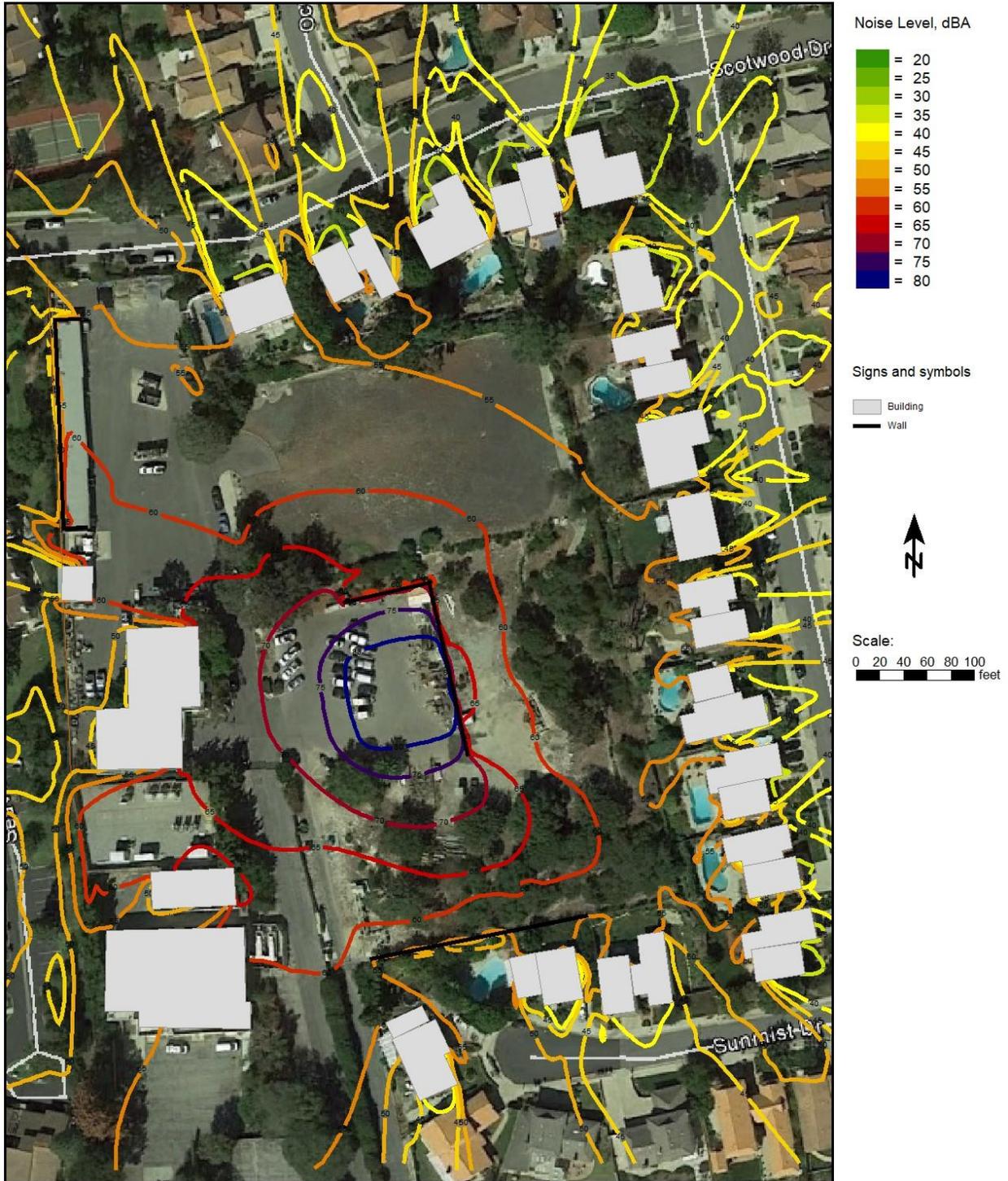


Figure 6. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

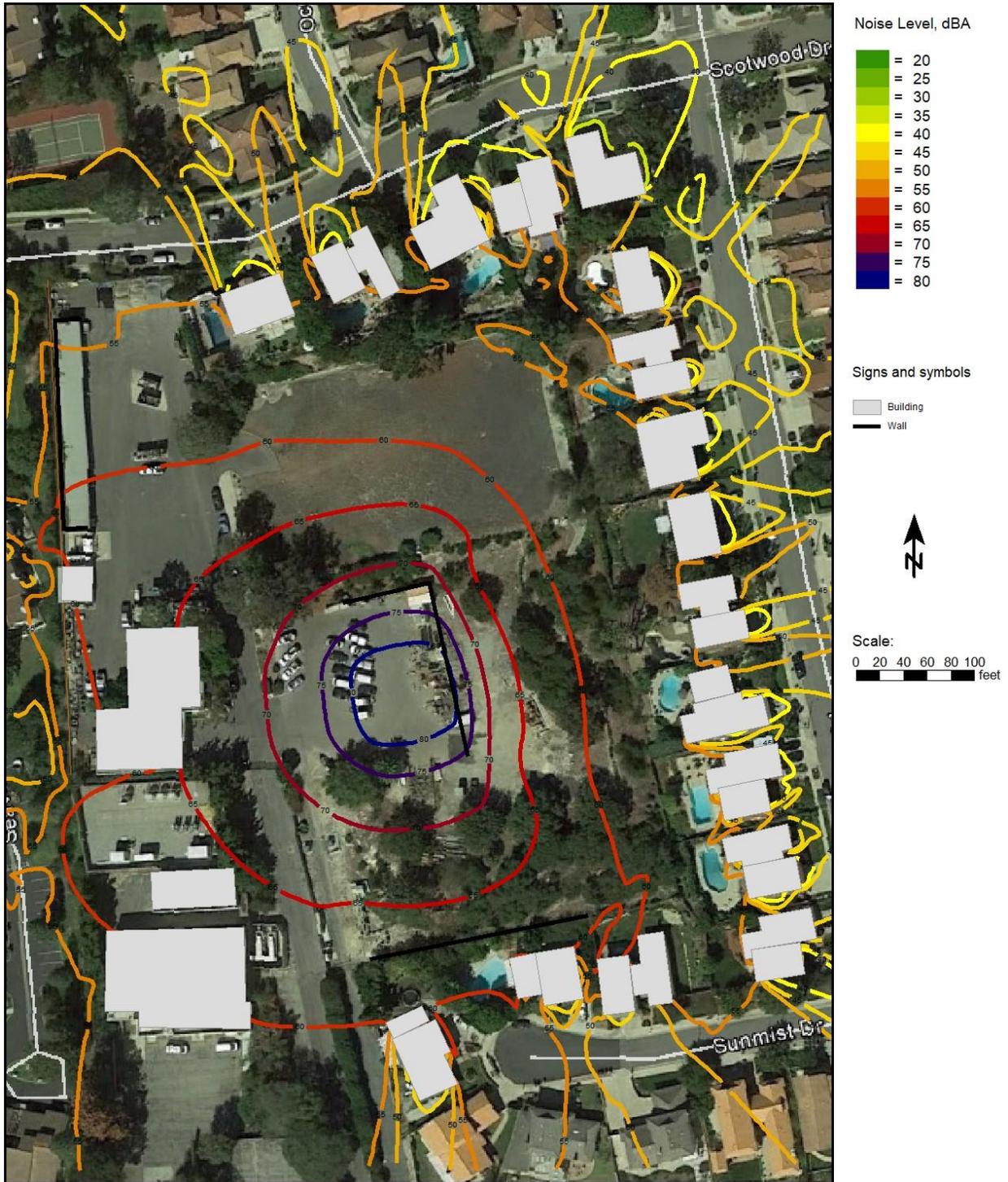


Figure 7. Scenario 3: Mitigated Noise Contour Map (10 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

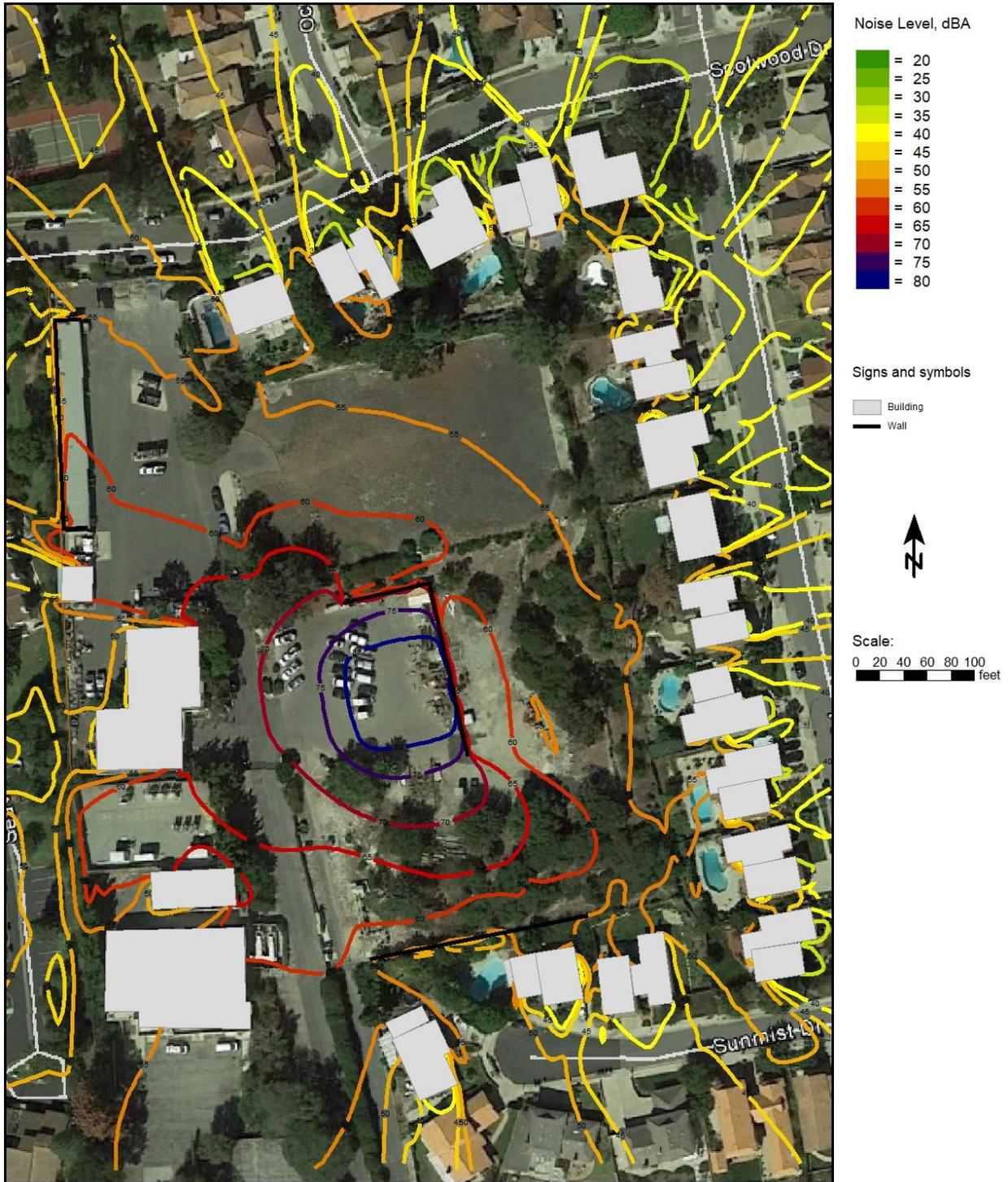


Figure 8. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

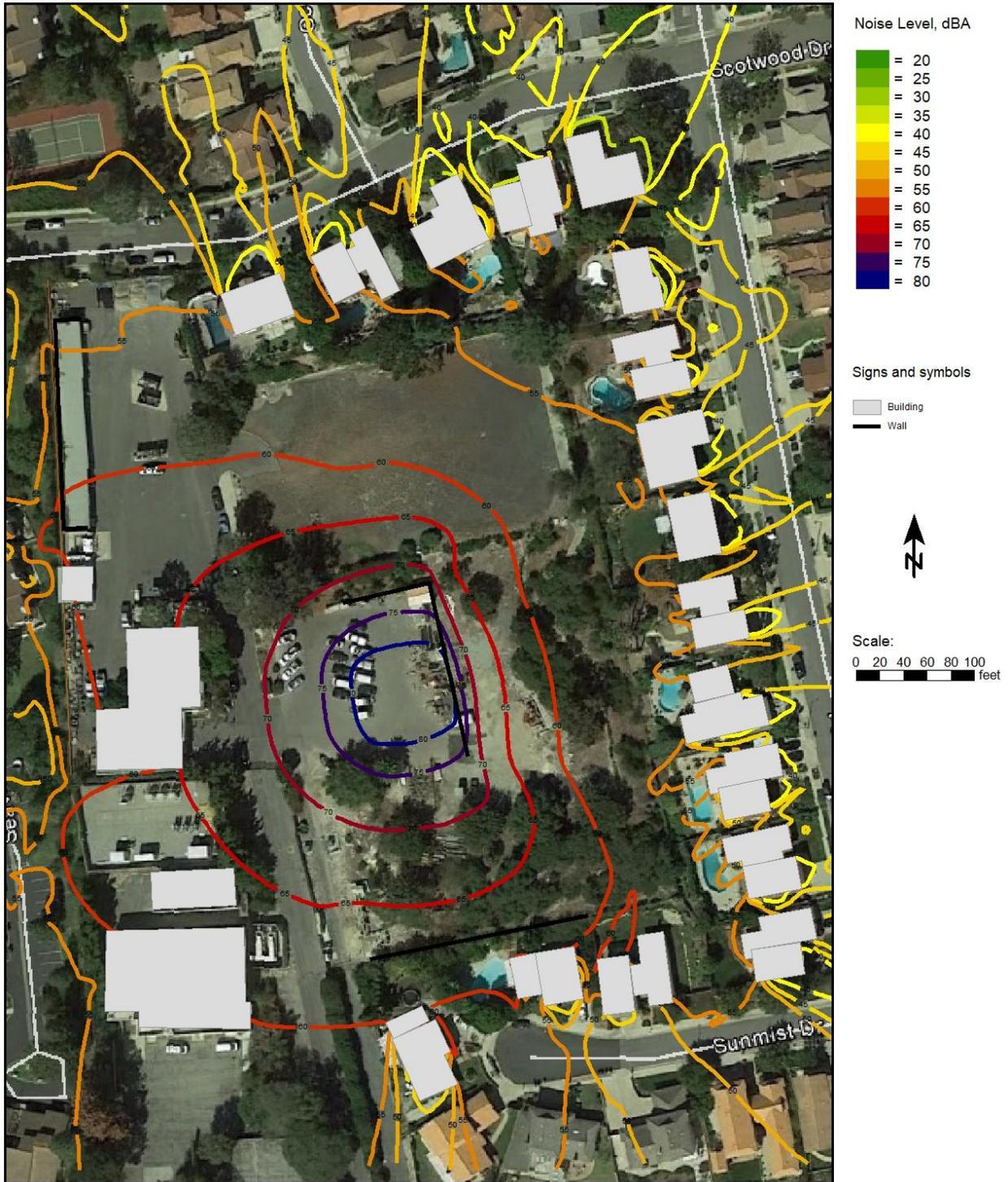


Figure 9. Scenario 4: Mitigated Noise Contour Map (12 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

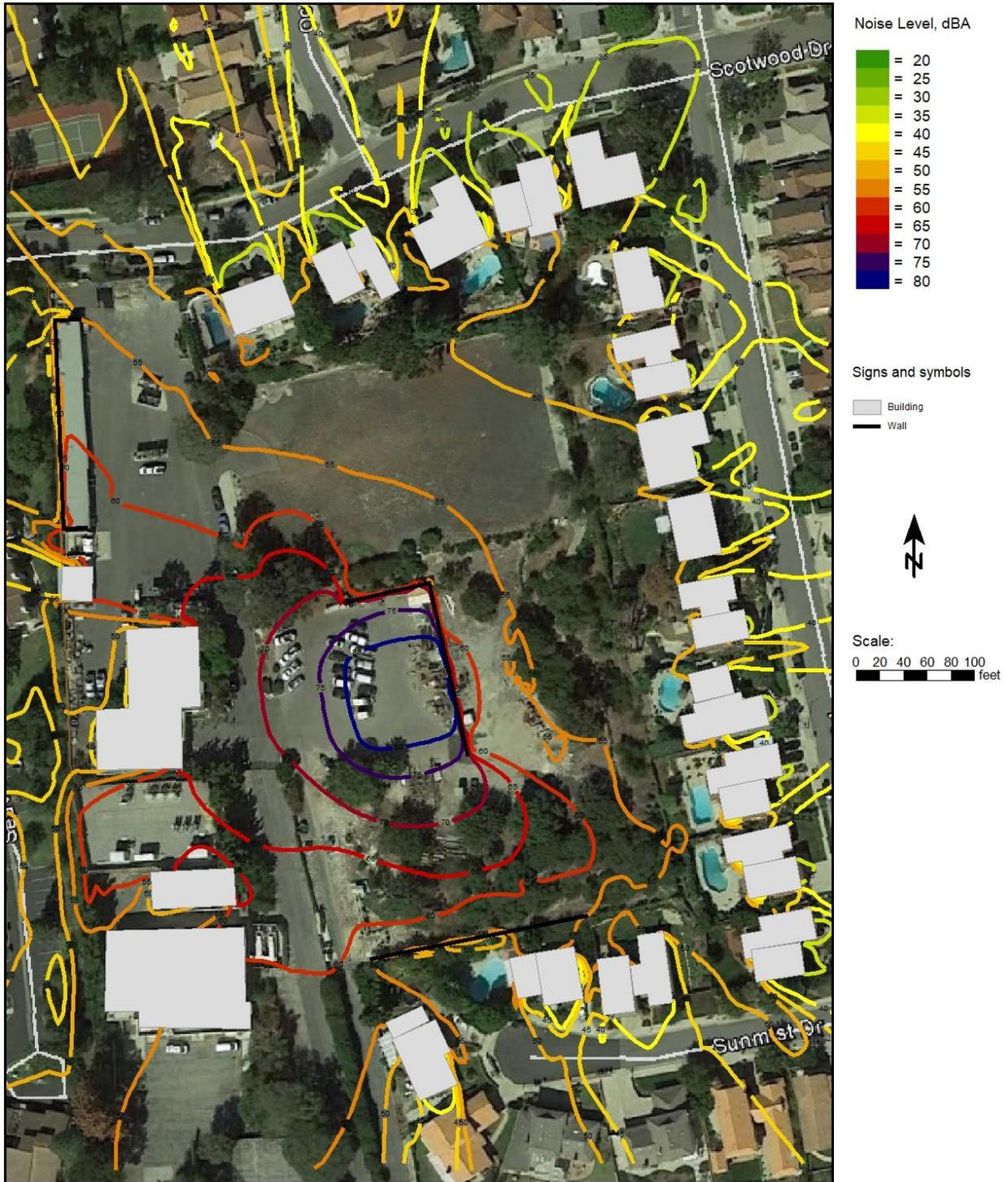


Figure 10. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at First Floor Elevation during Backhoe Scraping & Loading Gravel

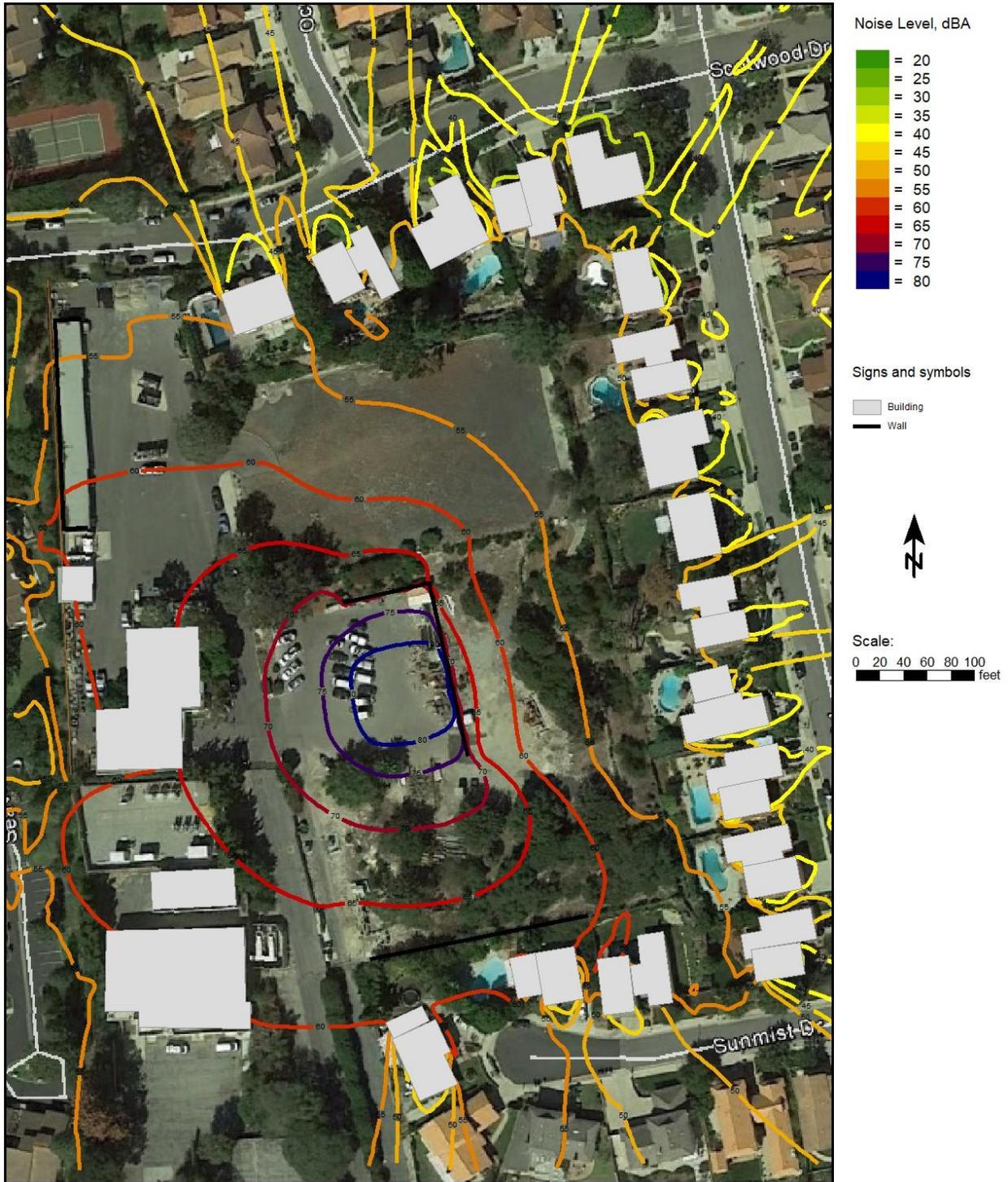


Figure 11. Scenario 5: Mitigated Noise Contour Map (16 ft Wall) at Second Floor Elevation during Backhoe Scraping & Loading Gravel

APPENDIX I

Glossary of Terms

Glossary of Terms

The following is a list of definitions of terms commonly used in the field of acoustics. Some, or all, of these terms may have been used in the preceding report:

Ambient Noise: The all-encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources both near and far.

Average Sound Level: See Equivalent-Continuous Sound Level.

A-Weighted Sound Level, dB(A): The sound level obtained by use of A-weighting. Weighting systems were developed to measure sound in a way that more closely mimics the ear's natural sensitivity. The A-weighting system is incorporated into the sound level meter to alter its sensitivity relative to frequency so that the instrument is less sensitive to noise at frequencies where the human ear is less sensitive and more sensitive at frequencies where the human ear is more sensitive.

Community Noise Equivalent Level (CNEL): A 24-hour A-weighted average sound level which takes into account the fact that a given level of noise may be more or less tolerable depending on when it occurs. The CNEL measure of noise exposure weights average hourly noise levels by 5 dB for the evening hours (between 7:00 p.m. and 10:00 p.m.), and 10 dB between 10:00 p.m. and 7:00 a.m., then combines the results with the daytime levels to produce the final CNEL value. It is measured in decibels, dB.

CNEL: See Community Noise Equivalent Level.

Day-Night Average Sound Level (Ldn): A measure of noise exposure level that is similar to CNEL except that there is no weighting applied to the evening hours of 7:00 p.m. to 10:00 p.m. It is measured in decibels, dB.

Daytime Average Sound Level (Leq12): The time-averaged A-weighted sound level measured between the hours of 7:00 am to 7:00 pm. It is measured in decibels, dB.

Decay Rate: The time taken for the sound pressure level at a given frequency to decrease in a room. It is measured in decibels per second, dB/s.

Decibel (dB): The basic unit of measure for sound level.

Direct Sound: Sound that reaches a given location in a direct line from the source without any reflections.

Divergence: The spreading of sound waves from a source in a free field, resulting in a reduction in sound pressure level with increasing distance from the source.

Energy Basis: This refers to the procedure of summing or averaging sound pressure levels on the basis of their squared pressures. This method involves the conversion of decibels to pressures, then performing the necessary arithmetic calculations, and finally changing the pressures back to decibels.

Equivalent-Continuous Sound Level (Leq): The average sound level measured over a specified time period. It is a single-number measure of time-varying noise over a specified time period. It is the level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound. For example, a person who experiences an Leq of 60 dB(A) for a period of 10 minutes standing next to a busy street is exposed to the same amount of sound energy as if he had experienced a constant noise level of 60 dB(A) for 10 minutes rather than the time varying traffic noise level. It is measured in decibels, dB.

Fast Response: A setting on the sound level meter that determines how sound levels are averaged over time. A first sound level is always more strongly influenced by recent sounds, and less influenced by sounds occurring in the distant past, than the corresponding slow sound level. For the same non-steady sound, the maximum first sound level is generally greater than the corresponding maximum slow sound level. Fast response is typically used to measure impact sound levels.

Field Impact Insulation Class (IIC): A single number rating similar to the impact insulation class except that the impact sound pressure levels are measured in the field.

Field Sound Transmission Class (FSTC): A single number rating similar to sound transmission class except that the transmission loss values used to derive this class are measured in the field.

FIIC: See Field Impact Insulation Class.

Flanking Sound Transmission: The transmission of sound from a room in which a source is located to an adjacent receiving room by paths other than through the common partition. Also, the diffraction of noise around the ends of a barrier.

Frequency: The number of oscillations per second of a sound wave (i.e., the number of cycles per second). It is measured in hertz. Hz.

FSTC: See Field Sound Transmission Class.

Hertz (Hz): See Frequency.

Hourly Average Sound Level (HNL): The equivalent-continuous sound level, L_{eq} , over a 1-hour time period. It is measured in decibels.

Impact Insulation Class (IIC): A single number rating used to compare the effectiveness of floor/ceiling assemblies in providing reduction of impact-generated sounds such as the sound of a person walking across the upstairs floor.

Impact Noise: The noise that results when two objects collide.

Impulse Noise: Noise of a transient nature due to a sudden impulse of pressure like that created by a gunshot or a balloon bursting.

Insertion Loss: The decrease in sound power level measured at the location of the receiver when an element (e.g., a noise barrier) is inserted in the transmission path between the sound source and the receiver. It is measured in decibels.

Inverse Square Law: A rule by which the sound intensity varies inversely with the square of the distance from the source. This results in a 6 dB decrease in sound pressure level for each doubling of distance from the source.

L₂, L₈, L₂₅, L₅₀: See X-Percentile-Exceeded Sound Level.

L_{dn}: See Day-Night Average Sound Level.

L_{eq}: See Equivalent-Continuous Sound Level.

L_{eq}(12): See Daytime Average Sound Level.

L_{max}: See Maximum Sound Level.

Ln: See X-Percentile-Exceeded Sound Level.

Lpk: See Peak Sound Level.

Masking: The process by which the threshold of hearing for one sound is raised by the presence of another sound.

Maximum Sound Level (Lmax): The greatest sound level measured on a sound level meter during a designated time interval or event. It is measured in decibels.

NC Curves (Noise Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard NC curves to determine the NC level of the space.

NIC: See Noise Isolation Class.

NNIC: See Normalized Noise Isolation Class.

Noise: Any unwanted or disagreeable sound.

Noise Criterion Curves: See NC Curves.

Noise Isolation Class (NIC): A single number rating derived from measured values of noise reduction between two enclosed spaces that are connected by one or more partitions. Unlike STC or NNIC, this rating is not adjusted or normalized to a measured or standard reverberation time.

Noise Reduction: The difference in sound pressure level between any two points.

Noise Reduction Coefficient (NRC): A single number rating of the sound absorption properties of a material. It is the average of the sound absorption coefficients at 250, 500, 1000, and 2000 Hz, rounded to the nearest multiple of 0.05.

Normalized Noise Isolation Class (NNIC): A single number rating similar to the noise isolation class except that the measured noise reduction values are normalized to a reverberation time of 0.5 seconds.

NRC: See Noise Reduction Coefficient.

Octave: The frequency interval between two sounds whose frequency ratio is 2. For example, the frequency interval between 500 Hz and 1,000 Hz is one octave.

Octave-Band Sound Level (Octave-Band Level): For an octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

One-Third Octave: The frequency interval between two sounds whose frequency ratio is $2^{1/3}$ (1.26). For example, the frequency interval between 200 Hz and 250 Hz is one-third octave.

One-Third-Octave-Band Sound Level (One-Third-Octave-Band Level): For a one-third-octave frequency band, the sound pressure level of the sound contained within that band. It is measured in decibels.

Outdoor-Indoor Transmission Class (OITC): A single number rating used to compare the sound insulation properties of building facade elements. This rating is designed to correlate with subjective impressions of the ability of facade elements to reduce the overall loudness of ground and air transportation noise.

Peak Sound Level (Lpk): The maximum instantaneous sound level during a stated time period or event. It is measured in decibels.

Pink Noise: Noise that has approximately equal intensities at each octave or one-third-octave band.

Point Source: A source that radiates sound as if from a single point.

RC Curves (Room Criterion Curves): A system for rating the noisiness of an occupied indoor space. An actual octave-band spectrum is compared with a set of standard RC curves to determine the RC level of the space.

Real-Time Analyzer (RTA): An instrument for the determination of a sound spectrum.

Receiver: A person (or persons) or equipment which is affected by noise.

Reflected Sound: Sound that persists in an enclosed space as a result of repeated reflections or scattering. It does not include sound that travels directly from the source without reflections.

Reverberation: The persistence of a sound in an enclosed or partially enclosed space after the source of the sound has stopped, due to the repeated reflection of the sound waves.

Reverberation Time (T_{60}): The time required for the sound pressure level of a given frequency in an enclosed or partially enclosed space to decrease by 60 dB after the source of the sound has stopped. It is measured in seconds.

Room Absorption: The total absorption within a room due to all objects, surfaces and air absorption within the room. It is measured in Sabins or metric Sabins.

Room Criterion Curves: See RC Curves.

RTA: See Real-Time Analyzer.

SLM: See Sound Level Meter.

Slow Response: A setting on the sound level meter that determines how measured sound levels are averaged over time. A slow sound level is more influenced by sounds occurring in the distant past than the corresponding fast sound level.

Sound: A physical disturbance in a medium (e.g., air) that is capable of being detected by the human ear.

Sound Absorption: The process of dissipation of sound energy, and the property of materials and structures to dissipate sound energy.

Sound Absorption Coefficient (α): A measure of the sound-absorptive property of a material.

Sound Insulation: The capacity of a structure or element to prevent sound from reaching a receiver room either by absorption or reflection.

Sound Level: See Sound Pressure Level.

Sound Level Meter (SLM): An instrument used for the measurement of sound level, with a standard frequency-weighting and standard exponentially weighted time averaging.

Sound Power Level: A physical measure of the amount of power a sound source radiates into the surrounding air. It is measured in decibels.

Sound Pressure Level: A physical measure of the magnitude of a sound. It is related to the sound's energy. The terms sound pressure level and sound level are often used interchangeably. It is measured in decibels.

Sound Transmission Class (STC): A single number rating used to compare the sauna' insulation properties of walls, floors, ceilings, windows, or doors. This rating is designed to correlate with subjective impressions of the ability of building elements to reduce the overall loudness of speech, radio, television, and similar noise sources in offices and buildings.

Source Room: A room that contains a noise source or sources.

Spectrum: The spectrum of a sound wave is a description of its resolution into components, each of different frequency and usually different amplitude (level).

STC: See Sound Transmission Class.

T₆₀: See Reverberation Time.

Tapping Machine: A device used in rating different floor constructions against impacts. It produces a series of impacts on the floor under test, 10 times per second.

Tone: A sound with a distinct pitch (i.e., a dominant frequency).

Transmission Loss (TL): A property of a material or structure describing its ability to reduce the transmission of sound at a particular frequency from one space to another. The higher the TL value the more effective the material or structure is in reducing sound between two spaces. It is measured in decibels.

White Noise: Noise that has approximately equal intensities at all frequencies. (White noise need not be random noise.)

Windscreen: A porous covering for a microphone, designed to reduce the noise generated by the passage of wind over the microphone.

X-Percentile-Exceeded Sound Level (L_n): The A-weighted sound level equaled or exceeded by a fluctuating sound level x percent of a stated time period. E.g., the letter symbol L₁₀, represents the sound level which is exceeded 10 percent of the stated time period. For a 1-hour measurement, L₅₀, is the sound level exceeded for more than 30 minutes in an hour, L₂₅ is the sound level exceeded for more than 15 minutes in an hour. L₈ is the sound level exceeded for more than 5 minutes in an hour, and L₂ is the sound level exceeded for more than 1 minute in an hour.

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Monday, November 13, 2017 9:59 AM
To: Amy Seeraty; Ara Mihranian
Cc: dende88@gmail.com; dhanna.jdmba@gmail.com; mrezk@ucla.edu; farzadrad@gmail.com; anagamot@ucla.edu; heju8@yahoo.com; sonyasims@me.com; k.sims@me.com; janet.feigle@verizon.net; matteo.villain@bachem.com; Jonkaji@aol.com; surfali2@gmail.com; djdev@verizon.net
Subject: Re: Cal Water CUP Update

Amy and Ara,

Thank you for forwarding Mr. Risner's October 24, 2017 letter regarding Cal Water's recommended CUP 172 updates.

Since the planning staff is updating the CUP and the mitigation plan to distribute to the community this week I wanted to respond to a couple of items in Mr. Risner's letter so there is no misunderstanding with regards to the neighborhood position on the issues with Cal Water's operation at the Crest facility.

1. Item #1: The CUP needs to address the implementation of the landscaping updates, the annual maintenance, how changes to the existing landscaping are to be handled by the City and neighbors, and the maintenance of neighbor ocean views in accordance with view ordinances. Prior to March 2015 this was not an issue between the Cal Water Crest facility and the neighbors. We need to return to a more "neighborly" approach to meeting individual needs.
2. Items #3 and #4: Cal Water's request to update the CUP to allow them to conduct operations for another 12-18 months is unacceptable and should not be incorporated into the CUP update.
 - a. The neighbors will not agree to allow the CUP to be updated to allow an operation that is not currently authorized. I will point out once again that this type of operations is not consistent with RPV and California guidance regarding CUPs, especially for a residential zoned property. The neighbors have rights which must be protected, notwithstanding Cal Water's claim of vested rights based upon their operations conducted as part of installing the water system in the Peninsula in the 1960's prior to homes being built and the City being incorporated.
 - b. Since Cal Water has found an alternative location to conduct these type of operations for after hours (e.g. 7 P.M. to 7 A.M.) and since late summer Cal Water has not been conducting the spoils dumping operations at the Crest facility, there is no need to start such operations up again at this site.
 - c. As part of the Feb / Mar 2017 neighborhood meetings the City worked with Cal Water to find an approach to addressing Cal water's infrastructure upgrade staging and storage needs. It appears that Cal Water's request would reverse the solution we all agreed to and cannot be allowed.
 - d. Given the length of time it has taken Cal Water to implement the landscaping plan, which we were told would be addressed quickly, we do not believe that Cal Water's 12 month timetable would be adhered to. Based upon Mr. Risner's September 6, 2017 and our September 22, 2017 neighborhood meeting, we were led to believe that Cal Water has been looking for an alternative site to conduct such spoils operation since mid-summer, so it is not reasonable to start the 12 month clock after the CUP is updated. This is not in good faith with regards to the discussions we have been having.
 - e. Based upon numerous neighbor's emails, comments at the Planning Commission meetings and at all the neighborhood-City-Cal Water meetings it should be clear the neighbors will not tolerate Cal Water's operations to dump spoils and retrieval of infrastructure material. The current CUP 172 does not describe such operations, the documentation for the original CUP in 1992 nor the updates to the CUP describe this type of operation, so notwithstanding the claims that the CUP is ambiguous, these operations are not authorized (that is why Conditional Use Permits are written – to describe the permitted use). Thus, if not stated it is not permitted. In my May 20, 2017 I pointed out to the City that the RPV ordinances state that CUPs that must protect health, safety and general welfare. I also describe the California's CUP guidelines regarding General Use Standards and Nuisance Standard (along with the associated case law regarding conditional use permits.) in writing CUPs Based upon this material, it should be quite clear that no "reasonable person" would allow the operations that Cal Water has been conducting and

proposes to continue to conduct for 12 – 18 more months. I must also remind the City that Cal Water installed their current spoils bin in 2007 without City approval, which is not in compliance with the CUP.

3. Items #5-7: These items refer to activities that have been conducted at the site. Regarding the update to the CUP to clarify Cal Water's operations, our concerns are:
 - a. Any operations associated with these items be done during normal business hours.
 - b. Given that this facility is in a residential neighbor, attention must be paid to both the sound and visual aspects of these operations.
4. Item #8: Many neighbors still object to the installation of an additional fuel tank at this facility. If the diesel tank is to be included in the updated CUP, the CUP must address the neighbors' concerns.
5. Item #9: The CUP should address overall sound attenuation of all operations and not just water pumps and control valves. We are in agreement with the approach being suggested.

Since we have been addressing these issues with Cal Water since March of 2015, we need to ensure that the CUP is both enforceable and that there will be remedies to both the City and neighbors for violating the CUP. This situation we have collectively been dealing with could have been avoided given proper management of the site and must not be allowed to occur again.

One last item I'd like to address. In Mr. Riser's letter he points out the amount of money Cal Water has spent to resolve the neighbors' concerns. It must be recognized that but for the fact of Cal Water removing the landscaping in March 2015, expanding their spoils dumping and infrastructure retrieval operations in June of 2015, and ignoring the current CUP by installing storage containers and a large spoils bin, they would not have had to spend the money they spent to address our issues. We appreciate that we are collectively moving toward consensus solutions, but let us not forget how this situation started.

I will be happy to discuss any of these points with you at your convenience. I, as well as all the neighbors, would appreciate a response to our above stated concerns prior to the release of the updated CUP.

Respectfully,

Joe DeVenuto
MESA PV HOA President

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

From: Amy Seeraty <AmyS@rpvca.gov>
To: 'Joe' <djdev@verizon.net>
Cc: dende88 <dende88@gmail.com>; Ara Mihranian <AraM@rpvca.gov>
Sent: Mon, Nov 6, 2017 11:37 am
Subject: RE: Cal Water CUP Update

Hi Joe-

So sorry, I've been inundated the last couple weeks. Please see the attached revised letter and note that I will be finishing the MND within the next week or so, and it will go out on Thursday of next week (11/16).

Also, regarding the PC members, I want to clarify that I misunderstood about which Commissioners would hear the item on December 12th. If the two Commissioners who are running for City Council are elected tomorrow, they will likely not be at the December 12th PC meeting, but no new members will have yet been elected to take their place. So, there will still be 5 members of the original PC to hear the project.

I'll respond to your landscaping email shortly as well.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

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

From: Joe [<mailto:djdev@verizon.net>]
Sent: Monday, November 06, 2017 9:03 AM
To: Amy Seeraty <AmyS@rpvca.gov>
Cc: dendev88@gmail.com
Subject: Cal Water CUP Update

Amy,

Have you heard back from Cal Water regarding their plans and an update to their lawyer's letter?

Should we expect to see the updated draft CUP 172 and mitigation this week?

Thanks,

Joe

Sent from my iPhone

Amy Seeraty

From: Bradbury, Korey S. <kbradbury@calwater.com>
Sent: Friday, November 17, 2017 2:03 PM
To: Amy Seeraty
Subject: Temporary Bin locations at Cal Water Yard
Attachments: 17R-106 bins rev.pdf

Amy,

Here is the map of the temporary bin locations. K-rails will be used for the temporary bin separation. If you have any questions please let me know. Thank you

Korey Bradbury
Operations Manager
CALIFORNIA WATER SERVICE



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calwater.com

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Amy Seeraty

From: SUNSHINE <sunshinerpv@aol.com>
Sent: Tuesday, November 21, 2017 5:19 PM
To: Amy Seeraty
Cc: Ara Mihranian; Elias Sassoon
Subject: Re: Cal Water Project

Hi Amy,

Thank you for your clarification. I hope that in the future you will "think outside the box" when you compose ListServe Notices. In the big picture, every proposed project impacts the community of the whole Peninsula in some little way. *We, The People* depend on every Staff Member to be sensitive to what is being proposed, elsewhere, at least enough to be clear that what you are working on has considered the cumulative impacts. In this case, CA Water is designing some other projects which impact roadways and trails. I'll keep inquiring about who at RPV is coordinating them. ...S

In a message dated 11/17/2017 4:48:46 PM Pacific Standard Time, AmyS@rpvca.gov writes:

Hi Sunshine-

Thanks for your voicemail. Yes, the public notice that was just published is for the Cal Water Facility at 5837 Crest Road (west side of City). It is for a proposed diesel fuel tank and to memorialize the existing activities on the site. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

|

Amy Seeraty

From: Joe <djdev@verizon.net>
Sent: Monday, November 13, 2017 4:57 PM
To: Amy Seeraty
Cc: dende88@gmail.com
Subject: Re: landscaping update and question

Amy,

I just left you a voice mail re the options proposed.

I spoke to the neighbors and we'd recommend delaying the start of working on the field by a week, wait until after Thanksgiving week, and don't go to the expense of painting the field for a week. While we appreciate the offer, it does not seem reasonable to have Cal Water go to the expense of painting the lawn for a week.

Give me a call if you have any questions

Joe

Sent from my iPhone

On Nov 13, 2017, at 2:22 PM, Amy Seeraty <AmyS@rpvca.gov> wrote:

Hi Joe-

I received your other email, thank you. Also, I was talking to Korey and he was able to finalize the landscaper's schedule and they will be able to start as early as next week. If they start next week, they will have to begin by scraping the earth off the top of the reservoir to install the irrigation and add better soil. However, he realizes that this will result in an unsightly reservoir area for Thanksgiving. Therefore, Korey has provided me with the following options. Please let me know ASAP which one you and the neighbors would prefer to so he can continue the scheduling.

Options:

1. Paint top of reservoir before Thanksgiving Holiday and start the work the week after 11/27
2. Do not paint and start work on Monday 11/20

Thank you.

Sincerely,

Amy Seeraty
Associate Planner
City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
www.rpvca.gov
amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: Joe Devenuto <djdev@verizon.net>
Sent: Sunday, December 3, 2017 8:40 AM
To: Amy Seeraty; Ara Mihranian; dendev88@gmail.com
Subject: DeVenuto Comments to Mitigated Negative Declaration

Ara and Amy,

Thank you for the opportunity to provide comments to the November 16, 2017 City of Rancho Palos Verdes Public Notice - Notice of Intent to Adopt a Mitigated Negative Declaration.

Although the RPV City Planning staff is proposing mitigation measures to address the concerns raised by the MESA PV HOA and the neighbors adjacent to the Cal Water Crest facility, there are a few unresolved issues.

We strongly object to the inclusion into the revised CUP#172 authorizing the "... temporary spoils and fill materials bins (including the delivery and pickup of these spoils and materials)." For the past two years, we have repeatedly voiced our opposition to such ongoing operations that are not in conformance with the existing CUP 172. By including this item in the proposed CUP, even on a temporary basis, the City is rubber-stamping an operation that should have never been allowed to occur.

1. Said operation is detrimental to the public welfare and is injurious to the neighborhood property values by creating noise, silica dust that we are breathing due to wind patterns, and generating dirt and debris that is getting into our homes and pools. Mitigation steps in the past to address these issues have not eliminated the problem, so there is no reason to believe the proposed mitigation steps will solve the issue.
2. This operation is a nuisance to the public and is not in character with the residential zoning. The Cal Water Crest facility is located in a residentially zoned area and these light industrial operations are not in accordance with zoning standards and need to stop.
3. Cal Water currently uses a location other than the Crest Cal Water facility to deal with the spoils from 7 PM to 7 AM. They have had plenty of time to terminate and relocate this operation. If they were able to find an off-site location for their nighttime operations, why do they need another 12 to 18 months to find an alternative location to conduct their daytime infrastructure repair operations at the Crest facility?
4. The City staff is acquiescing to the request of Cal Water at the expense of the neighbors, and we demand the city ordinances be enforced and our rights protected. (Chapter 17.60.050.A6.e: The city is to protect the health, safety and general welfare of the neighbors - by not putting an immediate stop to this operation, it is not protecting the public interest.) We expect the City ordinances and zoning restrictions to be adhered to and enforced.
5. Even though Cal Water has recently shown good intentions in addressing neighbors' issues regarding landscaping, dealing with the spoils operation another 12 to 18 months is unacceptable. We have no assurances that next December we will not be dealing with the same operation issues we have been having since November 2015.
6. The spoils bin was installed in 2007 and the spoils dumping operations expanded in 2015. The installation of the bin without city review and approval is not consistent with P.C. Resolution No. 92-60, Exhibit "A" that states "The applicant shall obtain approval from the Director of Environmental Services prior to making any modifications or additions to the site (including lighting, addition of any structures, etc." Once again, the city is not enforcing its own ordinances.

Specific Comments to Environmental Checklist Form

1. Page 2, paragraph B.b: There are several storage containers in the parking lot which have never been requested or authorized by the City. Once again, any modifications to the facility must be requested and approved. These containers must be individually addressed as part of the CUP. Also, the traffic control signs should be stored in one of the storage containers or buildings so that they are not visible from neighbors' yards.
2. Page 10, #3 Air Quality, Comment a. The "fugitive dust" from the site has contaminated our air quality and is being deposited in the neighboring pools and homes. This "temporary spoils and storage bin" operations must be terminated; it cannot be allowed to continue. Despite claims by Cal Water in the past AQ-2 and AQ-3 have not mitigated the issues and have not always been adhered to. First why should we believe these mitigation measures will work this time and secondly what remedy(s) will be afforded the neighbors when these measures do not work?
3. Page 13, #6 Geology and Soils, GEO-1: Cal Water has installed storage sheds in the parking lot without authorization or permit. These must be addressed as part of this CUP update.

4. Page 14, #7 Greenhouse Gas Emissions, Comment a) b): Cal Water's assertion that they need to leave the peninsula to refuel their diesel vehicles is not a valid statement. There are diesel gas facilities within two miles of the Crest facilities. The reduction in emission would be negligible and is not a valid rationale for granting the diesel tank.
5. Page 15, #8 Hazards and Hazardous Materials, HAZ-3. The required periodic testing of the spoils soil should include asbestos and silica along with the typical contaminants, including but not limited to heavy metals. When will the reports that are provided to the city be made available to the public? Has the Los Angeles Waste Management Division reviewed and approved Cal Water's "temporary spoils" operations? What soil testing has occurred for the material currently located on site? What remedies to the effected neighbors will Cal Water be required to provide if a violation of hazardous material deposit occurs?
6. Page18, #10 Land Use and Planning, comment a: This paragraph needs to address all the proposed usages for this site that are being included with the CUP revision, not just the tank and limitations.
7. Page18, #10 Land Use and Planning, comment b: The term "material storage" is unclear. Does this include infrastructure material such as sand, dirt, rock, asphalt, and spoils? If so, a new operation which is not in accordance with the existing CUP, nor consistent with a residentially zoned area, is being allowed. In the past, Cal Water has maintained a limited amount of infrastructure material for nighttime emergency needs. What is being proposed are expanded infrastructure operations which are not in conformance with the current CUP authorization, nor consistent with this site's zoning.
8. Page18, #10 Land Use and Planning: A major concern regarding the installation of the diesel tank is the potential for increased Cal Water operations that the fuel tank could enable. The mitigation document must address this issue and place limitations regarding usage of the diesel tank so the neighbors do not experience an increase in operations at this facility.
9. Page 20, #12 Noise, comments a-d: The timetable proposed in this paragraph is unacceptable. After two years of discussions regarding this issue, the neighbor's concerns are not being adequately addressed. We will not tolerate another year to 18 months of this unauthorized operation, nor will we tolerate the current CUP being revised to allow this operation.
10. Page 20, #12 Noise, N-4: We have been discussing the relocation of the spoils dumping / infrastructure retrieval for over two years. It needs to end now; we cannot tolerate these "temporary" operations.
11. Page 21, #12 Noise, N-4, N-6: Such a study has been conducted and the results indicated that Cal Water's operation was outside the 65dBA limit levels. Why is this being conducted again? The mitigation should require Cal Water to reduce the noise, especially the level of the "backup" warning sounds on their vehicles. What is the noise level the backup vehicles are allowed to make?

We will be happy to discuss any of these comments.

Respectfully,

Joe DeVenuto
MESA PV HOA President

Denise DeVenuto

Amy Seeraty

From: Bradbury, Korey S. <kbradbury@calwater.com>
Sent: Thursday, November 16, 2017 2:20 PM
To: Amy Seeraty
Subject: Answer to the noise contour questions

Amy,

Here is the response from Chow Engineering about the noise contours that you requested. Please call me with any questions. Thank you

Hi Korey:

I had a good conversation with our noise specialist on this matter. We used the higher value 79.2 dBA in the analysis as the most conservative conditions with the backhoe scraping and handling gravel AND ROCK. But, in reality you would not handle any rock at night. So you will have lower values.

Further, the values of 77.2 dBA vs 79.2dBA would not have any remarkable difference in the contouring. We use the higher number in calculations to ensure we capture the worst conditions.

Korey Bradbury
Operations Manager
CALIFORNIA WATER SERVICE



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calwater.com

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Amy Seeraty

From: Rezk-Hanna, Mary <mrezk@g.ucla.edu>
Sent: Sunday, December 3, 2017 8:56 PM
To: Ara Mihranian; Amy Seeraty
Subject: Hanna Comments to Mitigated Negative Declaration

Amy and Ara,

We are writing you this email to indicate our full agreement to the email Joe and Denise DeVenuto had sent you on December 3, 2017 (below).

This is in regards to objecting to the inclusion of the indicated points below into the revised CUP#172 and addressing the specific points to the environmental checklist form.

Please let us know if you have any questions,

Thank you for your continued support in addressing our concerns.

David and Mary Hanna

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

From: Joe Devenuto <djdev@verizon.net>
To: AmyS <AmyS@rpvca.gov>; aram <aram@rpvca.gov>; dendev88 <dendev88@gmail.com>
Sent: Sun, Dec 3, 2017 11:39 am
Subject: DeVenuto Comments to Mitigated Negative Declaration

Ara and Amy,

Thank you for the opportunity to provide comments to the November 16, 2017 City of Rancho Palos Verdes Public Notice - Notice of Intent to Adopt a Mitigated Negative Declaration.

Although the RPV City Planning staff is proposing mitigation measures to address the concerns raised by the MESA PV HOA and the neighbors adjacent to the Cal Water Crest facility, there are a few unresolved issues.

We strongly object to the inclusion into the revised CUP#172 authorizing the "... temporary spoils and fill materials bins (including the delivery and pickup of these spoils and materials)." For the past two years, we have repeatedly voiced our opposition to such ongoing operations that are not in conformance with the existing CUP 172. By including this item in the proposed CUP, even on a temporary basis, the City is rubber-stamping an operation that should have never been allowed to occur.

1. Said operation is detrimental to the public welfare and is injurious to the neighborhood property values by creating noise, silica dust that we are breathing due to wind patterns, and generating dirt and debris that is getting into our homes and pools. Mitigation steps in the past to address these issues have not eliminated the problem, so there is no reason to believe the proposed mitigation steps will solve the issue.
2. This operation is a nuisance to the public and is not in character with the residential zoning. The Cal Water Crest facility is located in a residential zoned area and these light industrial operations are not in accordance with zoning standards and need to stop.
3. Cal Water currently uses a location other than the Crest Cal Water facility to deal with the spoils from 7 PM to 7 AM. They have had plenty of time to terminate and relocate this operation. If they were able to find an off-site location for their nighttime operations, why do

they need another 12 to 18 months to find an alternative location to conduct their daytime infrastructure repair operations at the Crest facility?

4. The City staff is acquiescing to the request of Cal Water at the expense of the neighbors, and we demand the city ordinances be enforced and our rights protected. (Chapter 17.60.050.A6.e: The city is to protect the health, safety and general welfare of the neighbors - by not putting an immediate stop to this operation, it is not protecting the public interest.) We expect the City ordinances and zoning restrictions to be adhered to and enforced.

5. Even though Cal Water has recently shown good intentions in addressing neighbors' issues regarding landscaping, dealing with the spoils operation another 12 to 18 months is unacceptable. We have no assurances that next December we will not be dealing with the same operation issues we have been having since November 2015.

6. The spoils bin was installed in 2007 and the spoils dumping operations expanded in 2015. The installation of the bin without city review and approval is not consistent with P.C. Resolution No. 92-60, Exhibit "A" that states "The applicant shall obtain approval from the Director of Environmental Services prior to making any modifications or additions to the site (including lighting, addition of any structures, etc." Once again, the city is not enforcing its own ordinances.

Specific Comments to Environmental Checklist Form

1. Page 2, paragraph B.b: There are several storage containers in the parking lot which have never been requested or authorized by the City. Once again, any modifications to the facility must be requested and approved. These containers must be individually addressed as part of the CUP. Also, the traffic control signs should be stored in one of the storage containers or buildings so that they are not visible from neighbors' yards.

2. Page 10, #3 Air Quality, Comment a. The "fugitive dust" from the site has contaminated our air quality and is being deposited in the neighboring pools and homes. This "temporary spoils and storage bin" operations must be terminated; it cannot be allowed to continue. Despite claims by Cal Water in the past AQ-2 and AQ-3 have not mitigated the issues and have not always been adhered to. First why should we believe these mitigation measures will work this time and secondly what remedy(s) will be afforded the neighbors when these measures do not work?

3. Page 13, #6 Geology and Soils, GEO-1: Cal Water has installed storage sheds in the parking lot without authorization or permit. These must be addressed as part of this CUP update.

4. Page 14, #7 Greenhouse Gas Emissions, Comment a) b): Cal Water's assertion that they need to leave the peninsula to refuel their diesel vehicles is not a valid statement. There are diesel gas facilities within two miles of the Crest facilities. The reduction in emission would be negligible and is not a valid rationale for granting the diesel tank.

5. Page 15, #8 Hazards and Hazardous Materials, HAZ-3. The required periodic testing of the spoils soil should include asbestos and silica along with the typical contaminants, including but not limited to heavy metals. When will the reports that are provided to the city be made available to the public? Has the Los Angeles Waste Management Division reviewed and approved Cal Water's "temporary spoils" operations? What soil testing has occurred for the material currently located on site? What remedies to the effected neighbors will Cal Water be required to provide if a violation of hazardous material deposit occurs?

6. Page 18, #10 Land Use and Planning, comment a: This paragraph needs to address all the proposed usages for this site that are being included with the CUP revision, not just the tank and limitations.

7. Page 18, #10 Land Use and Planning, comment b: The term "material storage" is unclear. Does this include infrastructure material such as sand, dirt, rock, asphalt, and spoils? If so, a new operation which is not in accordance with the existing CUP, nor consistent with a residential zoned area, is being allowed. In the past, Cal Water has maintained a limited amount of infrastructure material for nighttime emergency needs. What is being proposed are expanded infrastructure operations which are not in conformance with the current CUP authorization, nor consistent with this site's zoning.

8. Page 18, #10 Land Use and Planning: A major concern regarding the installation of the diesel tank is the potential for increased Cal Water operations that the fuel tank could enable. The mitigation document must address this issue and place limitations regarding usage of the diesel tank so the neighbors do not experience an increase in operations at this facility.

9. Page 20, #12 Noise, comments a-d: The timetable proposed in this paragraph is unacceptable. After two years of discussions regarding this issue, the neighbor's concerns are not being adequately addressed. We will not tolerate another year to 18 months of this unauthorized operation, nor will we tolerate the current CUP being revised to allow this operation.

10. Page 20, #12 Noise, N-4: We have been discussing the relocation of the spoils dumping / infrastructure retrieval for over two years. It needs to end now; we cannot tolerate these “temporary” operations.

11. Page 21, #12 Noise, N-4, N-6: Such a study has been conducted and the results indicated that Cal Water’s operation was outside the 65dBA limit levels. Why is this being conducted again? The mitigation should require Cal Water to reduce the noise, especially the level of the “backup” warning sounds on their vehicles. What is the noise level the backup vehicles are allowed to make?

We will be happy to discuss any of these comments.

Respectfully,

Joe DeVenuto
MESA PV HOA President

Denise DeVenuto

Amy Seeraty

From: Randy Risner <rrisner@dpmclaw.com>
Sent: Monday, December 04, 2017 9:32 AM
To: Amy Seeraty
Cc: Armendariz Jr., Daniel; 'Bradbury, Korey S.'; Ara Mihranian
Subject: RE: Comments on MND?

Amy:

I have the following comments:

AES-1: I am concerned about the length of time for installation of the landscaping. AES-1 requires that it be "installed" within 60 days of approval of the CUP by the Planning Commission. This would mean it would have to be installed, assuming the PC approves at the 12/12 meeting, by February 12. My concern is that we are heading into what is traditionally the wet season. If there are weather events during this time, it could slow or even prevent the installation. However, if Korey and Dan are ok with this provision, I am as well.

N-1, N-2, N-3, N-4, N-5: My concern with each of these is emergency operations. Although Cal Water has eliminated typical emergency operations after 7 p.m., I am concerned about the occurrence of a catastrophic event such as an earthquake or other similar event. If there is a catastrophe, Cal Water must be allowed to operate without limitation. For example, if a water main were to rupture or there were multiple ruptures in the system, it might become necessary to utilize the site on a 24-hour basis for a short period of time in order to prevent significant harm to person or property. I would like for the mitigation measures and the CUP to recognize that emergencies such as this may occur over the life of the CUP and that Cal Water must be allowed to address them using all of its resources in order to prevent loss of life or significant damage to property.

These are my only comments. I am generally satisfied with the MND and the mitigation measures. I appreciate the efforts by you and the City in getting us to this point. It has been a long road but we are finally getting there.

Randy J. Risner | Partner
Devaney Pate Morris & Cameron, LLP



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From: Amy Seeraty [<mailto:AmyS@rpvca.gov>]
Sent: Sunday, December 3, 2017 7:04 AM

To: Randy Risner <rrisner@dpmclaw.com>

Cc: Armendariz Jr., Daniel <DArmendariz@calwater.com>; 'Bradbury, Korey S.' <kbradbury@calwater.com>; Ara Mihranian <AraM@rpvca.gov>

Subject: Comments on MND?

Importance: High

Hi Randy-

We are finishing up the draft of the Staff Report for the CUP and I realized that I haven't received any comments from you regarding the MND. Please let me know if you will be submitting any comments before noon on Tuesday. Thank you.

Sincerely,

Amy Seeraty

Associate Planner

City of Rancho Palos Verdes

Community Development Department

30940 Hawthorne Blvd.

Rancho Palos Verdes, CA 90275

www.rpvca.gov

amys@rpvca.gov - (310) 544-5231

Amy Seeraty

From: jonkaji <jonkaji@aol.com>
Sent: Monday, December 04, 2017 9:28 AM
To: Amy Seeraty; Ara Mihranian
Cc: Joe Devenuto
Subject: Cal Water CUP

Dear Amy and Ara:

I am writing to register my opposition to Cal Waters proposed use of the RPV site for fueling and dehydration of excavated spoils from the surrounding area.

The applicant fails to address the health and safety concerns of the RPV residents.

Given that the Cal Water site is surrounded by residential homes would suggest that the use of the site would be more restrictive on the range of operations.

As an example, no suggestions has been offered by Cal Water to address the issue of airborne particulate matter generated from the spoils.

At the Port of Los Angeles, a coke processing facility (known as LAXT) was built to fully-encapsulate and contain any particulate matter, preventing airborne transmission from impacting residents in the surrounding Wilmington and San Pedro residential communities.

Given Cal Water's close proximity to the surrounding residential area, even a higher-standard of mitigation would not eliminate the potential health impacts on the residents.

The addition of a diesel tank and spoils processing should not be allowed under the Cal Water CUP.

Sincerely,

Jonathan Kaji
5832 Sunmist Drive
RPV, CA 90275
(310)429-7170 cell

Amy Seeraty

From: ALAN NAGAMOTO <anagamot@ucla.edu>
Sent: Monday, December 04, 2017 8:06 PM
To: Amy Seeraty
Subject: Upcoming Planning Commission Meeting

December 4, 2017

Ms. Amy Seraty
Associate Planner
Community Development
City of Rancho Palos Verdes

Dear Amy,

I am responding to your request for comments on the Draft Mitigated Negative Declaration regarding Cal Water's operations and their plan to install a diesel fuel tank. As you know, I have attended every single Planning Committee meeting as well as Cal Water/Neighbor meetings since October, 2015. I appreciate very much all that you and Ara have done to hear and respond to homeowners' concerns ever since Cal Water abruptly and without prior notice cut down large bushes that had shielded their site from adjoining property owners and dramatically increased their activity level at this site on 5837 Crest Road in Rancho Palos Verdes.

Because I have already written several letters to you and Ara during the past two years I will not repeat my concerns here. I am determined to do everything I can to protect the rights of homeowners surrounding Cal Water's site and very strongly agree with the excellent letter Joe DeVenuto (Mesa Verde HOA President) and his wife Denise have written to you recently.

Thank you,

Alan Nagamoto
Resident of Scotwood Drive

Amy Seeraty

From: heju li <heju8@yahoo.com>
Sent: Tuesday, December 05, 2017 8:03 AM
To: Ara Mihranian; Amy Seeraty
Subject: cal water

Hi Ara & Amy'

I agree with Joe and Denise DeVenuto's email of December 3 about the neighbor's objections to Cal Water's request for a revised CUP.

I especially don't want Cal Water to continue to have their spoils operations in our neighborhood for another 12 to 18 months, or even 6 months. If they were able to find somewhere else to do their spoils operation at night, then they should do their day time operations there too. Now.

All these years, they were supposed to be covering the bins so dust wouldn't spread to our homes, and they still have had to be reminded with phone calls and emails to the city. This is a nuisance that I don't want to have to continue to deal with. The dust is bad for our health, and we still don't know what is in that soil they drop off.

When the city receives soil studies, I want the city to share the results with the neighbors, so that we will know what is in that soil and dust that has been coming in our houses.

It is good that Cal Water is promising to fix the mess they made of the landscaping. But, it is a problem that they created by removing so many bushes and trees. If they have to spend a lot of money to fix this, it is their fault that this is necessary. Their property was mismanaged, and now that mistake has to be made right.

I look forward to one day having our peaceful neighborhood restored to what it was three years ago, without dust, and with a better view from my backyard.

The city has let this problem go on for much too long. I hope the Planning Commissioners will remember all that we have had to deal with and do their best to make this right for us.

Thank You,
Helen Li

Amy Seeraty

From: Matteo Villain <matteovillain@hotmail.com>
Sent: Tuesday, December 05, 2017 8:57 AM
To: Amy Seeraty
Cc: Ara Mihranian; djdev@verizon.net
Subject: Comment for the Cal Water Facility audition by the Committee meeting of December 12th

To whom it might concerns

My name is Matteo Villain, I own a property located at 5827 Sunmist Drive, Rancho Palos Verdes, 90275. My property is adjacent to a Cal Water property located at the corner of Crest Rd. and Highridge Rd.

Approximately two years ago Cal Water has applied for a permit to install 1,000 Gallon Diesel tank on this property. As part of this request of the tank installation, a revision of the Conditional Use Permit for this property is currently under evaluation by the city (CUP 170 rev C).

The City Staff has evaluated the request of installing the tank for environmental impact, as well as the change of the existing CPU to include other activities not currently defined by the CUP. It is important to notice that Cal Water has conducted illegally some of the now requested activities for the last few years without complying with the existing CPU document. These activities include dumping spoils from excavation sites coming of repair woks and storage of construction materials. None of this newly requested activity were previously specified in the CPU 172 rev A or Revision B.

In the evaluation, surprisingly the city stuff has arrived to the conclusion that both Tank installation and the continuation of spoil dump and construction material storage in the center of an highly populated residential area could be acceptable.

I strongly disagree with the evaluation expressed by the City Staff on these subjects.

After evaluating the description of this above ground Diesel cistern I want to express the following concerns:

- 1) 1) An above ground cistern should be constructed above a secondary containment structure able to receive and contain at a minimum an equal volume as the maximum cistern capacity plus rain water. In my opinion the description of the concrete slab with raised sides provided by the City staff could not be consider a secondary containment system. The need of a secondary containment system is required by the lack of description of an electronic leak detection system in the city staff description of the fuel tank.
- 2) 2) The City Staff failed in the evaluation to recognize that the presence of a second tank for 2000 Gallon storage of gasoline place this facility under the control of CAL FIRE-Office of the State Fire Marshal (OSFM). City staff failed to report this authority as one of the agency that will be involved in authorizing the operation of this facility after this second Storage tank is installed. This agency will acquire authority over the control of this site due to the large amount of flammable liquid present on the property (more than 1320 gallon). Specifically the control responsibility and codes of a facility for above ground storage of Petroleum product above 1300 gallon cumulative is defined by the California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13.
- 3) 3) I would like to point out that if the plan proceed as suggested by the city staff , I would expect that not only the new 1000 Gallon cistern is the object of a new permit, but also the existing 2000 Gallon of gasoline Storage tank will evaluated and will comply with the requirements of set forward by the California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13. The Environmental Impact executed by the city Staff fails to describe the existing 2000 Gallon Gasoline tank, and it existing Permit.

4) I would like the city Staff to comment during the audition on the status of the 2000 Gallon Gasoline tank, its permit, and the compliance of this tank with California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13..
- 4) 4) To evaluate the compliance of Cal Water with existing regulation, and to establish if Cal Water has the ability to operate and comply with existing regulation, I would request that prior to the issuance of a permit, a CAL FIRE-Office of the State Fire Marshal (OSFM) execute an inspection of the existing tank. Specifically one item that I would like evaluated is the requirement to establish written procedure to execute a daily inspection of the tank during hours of operation, and to maintain records of such inspection. If in existence, this program will be required in the future also for the 1000 Gallon Diesel Tank.

In reference to the use of the facility for storage of Spoil and construction material, as a neighbor of this facility I want to express my disappointment for the continuous violation of the most basic principles of city zoning. For me is inconceivable that an activity associated with night discharge of trucks loads of gravel, sand and other construction material during night hours was allowed by the city.

I require that this activity is SPECIFICALLY EXCLUDED from in the revised form of the CPU, since is completely not in line with the concept of residential zoning, regardless of the proposed remediation proposed by the City Staff.

In addition I strongly disagree with the fact that an activity not defined by the CPU went on unsanctioned for multiple years. As a result of a violation, the city, rather than taking legal action against Cal Water, is considering including this activity in the CPU, although these activity are not in line with the current zoning of the area.

I would appreciate if my comment would be included in the list of comments provided to the Comity prior to the December 12th meeting.

If possible I would request that city Staff respond to the points I raised in reference to California Health and Safety Code, chapter 6.67, sections 25270 – 25270.13.

I appreciate your attention on this matter.

Regards

Matteo Villain