



City of La Puente

15900 E. Main Street La Puente, CA 91744-4719 Telephone (626) 855-1500 Fax (626) 961-4626 www.lapuente.org

October 13, 2021

Cathy Nhothsavath / Suburban Water Systems, Inc.
1325 North Grand Avenue, Suite 100
Covina, CA 92833

Subject: Site Plan & Design Review No. 21-45
15605 Hudson Avenue
La Puente, CA 91744

Dear Applicant,

On October 5, 2021, the Planning Commission of the City of La Puente approved Site Plan and Design Review ("SPDR") Application No. 21-45 pursuant to Chapter 10.94 of the La Puente Municipal Code and subject to the conditions of approval in Resolution No. 21-1557, attached. The project consists of replacement of an existing in-ground concrete reservoir with an above-ground steel tank of the same capacity.

The decision of the Planning Commission is final unless an appeal is filed in writing with the City Clerk within ten (10) days of the date of the approval. A copy of the signed and executed Resolutions and Conditions of Approval are enclosed for your records. **Please sign and return a copy of the attached statement of acceptance of the conditions of approval to the City.**

Three copies of complete plans with construction details may be submitted to the Building and Safety Division for plan check and permit issuance. Please attach a copy of this approval letter and of Resolution No. 21-1557 with Conditions of Approval to the plans for review.

If you have any questions, please contact me at (626) 855-1513.

Sincerely,

A handwritten signature in blue ink, appearing to read "Abraham Tellez".

Abraham Tellez
Senior Planner

Attachment: Signed Resolution No. 21-1557 with Conditions of Approval

RESOLUTION NO. 21-1557

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA PUENTE, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. 21-45, TO REPLACE AN EXISTING IN-GROUND RESERVOIR WITH A NEW ABOVE-GROUND RESERVOIR TANK LOCATED AT 15605 HUDSON AVENUE, AND ADOPTING A NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT REGARDING SAME

WHEREAS, on August 26, 2021, Cathy Nhothsavath (“Applicant”) on behalf of Suburban Water Systems, Inc. (“Owner”), filed an application requesting the approval of Site Plan and Design Review (“SPDR”) Application No. 21-45 described herein (“Application”); and

WHEREAS, the Application was deemed complete on August 30, 2021; and

WHEREAS, the Application is to replace an existing 0.5-million gallon in-ground reservoir with a 24.5-foot tall, above-ground reservoir tank of the same capacity, including supplemental piping, electrical, and mechanical equipment (“Project”) located at 15605 Hudson Avenue, La Puente, California, Assessor’s Parcel Number 8251-009-018 (“Property”); and

WHEREAS, the Property is located on the northeast corner of the intersection at Glendora Avenue and Hudson Avenue. The Property is generally rectangular in shape measuring approximately 35,862 square feet (0.82 acres) of area and is fully improved with sidewalk, curb, and gutter; and

WHEREAS, the Land Use Element of the General Plan designates the Property as GC (General Commercial) with a consistent zoning designation of C2 (General Commercial). The Project does not propose to change the use in that it will remain a reservoir supplying water but will improve the facilities and equipment that would allow it to continue to provide the water utility, which is consistent with the General Plan; and

WHEREAS, an Environmental Assessment was conducted by the City pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the Project was determined not to have a significant impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15302(c) (Class 2, Replacement Or Reconstruction), of the CEQA Guidelines. The Project qualifies for the Class 2 exemption because it proposes replacement of a concrete reservoir with a reservoir tank that will be located on the same site, will be used for the same purpose, providing the same utility service, and will hold the same and not expand in capacity; and

WHEREAS, on October 5, 2021, the Planning Commission of the City of La Puente conducted a duly noticed meeting on the Application, and considered all written and oral testimony; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA PUENTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. All of the facts set forth in the Recitals above are true and correct, and are incorporated herein by reference.

SECTION 2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of La Puente (“Code”).

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Upon independent review, judgment, analysis, and consideration of the information contained in the Application, the Planning Commission hereby finds and determines that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15302(c) (Class 2, Replacement Or Reconstruction), based on the following:

The Project involves demolition of an existing in-ground concrete reservoir and replacement with an above-ground tank of the same capacity. In addition to the reservoir replacement, supplemental electrical and mechanical systems such as pumps, switches, piping, and an emergency generator are also being installed. The operator will also temporarily utilize two smaller capacity tanks while the permanent tank is being constructed. The Project proposes replacement consistent with the exemption requirements as described by Section 15302(c) of the CEQA Guidelines and as follows:

- a. The replacement tank reservoir will be located on the same site and will provide the same utility service.
- b. The replacement tank reservoir will have the same purpose in that it will hold water reserves.
- c. The replacement tank reservoir will hold the same capacity of 0.5-million gallons and does not expand on the capacity of the original concrete reservoir.

Based on the foregoing, the Planning Commission adopts the Notice of Exemption (Exhibit A), and directs Staff to file same as required by law.

SECTION 4. SITE PLAN AND DESIGN REVIEW FINDINGS. Pursuant to Section 10.94.050.D of the City’s Code, the Planning Commission finds as follows:

1. The proposed development is allowed within the subject zone. The project proposes replacement of an existing reservoir for the existing utility service use. The existing reservoir facility is located in the C2, General Commercial zone, which allows utility uses by-right.

2. The proposed development is in compliance with all of the applicable criteria identified in Subparagraph 10.94.040.C.4 of the City's Code as follows:

- a. Compliance with this Chapter, this Zoning Code, Municipal Code Title 8 (Building Regulations), and all other applicable City regulations and policies. The Project complies with the City's applicable building codes and complies with all applicable zoning regulations and policies including development standards and design standards for height, setbacks, and landscape screening; and
- b. Efficiency of site layout and design. The Project proposes a reconfigured layout that improves interior access for site workers and their vehicles or equipment, site drainage and storm water management, and improved setbacks for tank siting. The Project also replaces a concrete reservoir that does not meet seismic requirements with a steel tank that is designed to withstand more seismic activity than the old reservoir; and
- c. Compatibility with neighboring properties, streets, alleys, and developments. Neighboring properties to the North, West, and South are developed with a mixture of commercial uses that include multi-tenant commercial centers and a service station. The neighboring property to the East is a booster station operated by La Puente Valley County Water District, which consists of a reservoir well and treatment facility. The use is existing and compatible with surrounding uses. Furthermore, the site's existing perimeter screening wall, which is proposed to be enhanced along the southern property line in addition to the existing and proposed landscaping will keep the facility in context with existing surroundings; and
- d. Efficiency and safety of public pedestrian and vehicular access and parking. The Project does not eliminate the established public pedestrian sidewalk and does not negatively affect vehicular circulation in the public realm. The site is not a publicly accessible facility and only authorized personnel will have access via two existing drive entrances/gates. Although parking is not required for the type of use, the new layout of the facility is efficient in that it is flexible in providing parking for personnel as the new tank has a smaller footprint than the existing reservoir. The layout also allows for 360-degree access around the proposed reservoir tank by providing a 17-foot-wide drive aisle; and
- e. The arrangement and relationship of proposed structures and signs to one another and to other developments in the vicinity and whether the relationship is harmonious and based on good standards of design. The Project incorporates an arrangement of structures and equipment that are harmonious with the adjacent La Puente Valley County Water District's site. Utility sites are utilitarian by design and typically absent of

architecture. However, the applicant has made efforts to make the proposed improvements compatible and harmonious with surrounding uses in the vicinity. The Applicant's efforts to maintain existing trees and plant new trees and hedges are sufficient to screen the operations from public view; and

- f. The compatibility in scale and aesthetic treatment of proposed structures with public areas. The aesthetics and scale of the proposed permanent tank are compatible with the scale and aesthetics of the La Puente Valley County Water District's structure immediately to the east. The proposed steel tank will be painted a soft tan or light brown to match the earth-tone colors of surrounding buildings. Furthermore, the C2, General Commercial zone allows for a maximum height of 30 feet, while the proposed tank at 24.5 feet is below the allowable height and scale of the zone. Furthermore, the Applicant is employing efforts to maintain existing trees in place and plant a new tree and hedges to provide more screening, which will improve the aesthetics of the site; and
- g. The adequacy of proposed driveways, landscaping, parking spaces, potential on-site and off-site parking, circulation, and traffic impacts, and other potential impacts upon the environment. The Project will not cause any traffic impacts and the existing driveways and on-site and off-site parking that is currently available will be adequate for the new development and remain unchanged. Pursuant to the Off-Street Parking Requirements of the Code, parking requirements for utilities are not specified, which allows the utility operator the flexibility to designate on-site parking and access. A 17-foot-wide paved access road around the perimeter of the new tank will be installed for adequate vehicular circulation on-site. Since the Project replaces an existing tank of the same capacity, no potential impacts to the environment are anticipated and a Class 2 CEQA exemption will be filed; and
- h. Appropriate open space and use of water efficient landscaping. A condition of approval is incorporated requiring proposed and modified landscaped areas to comply with Chapter 10.32, "Landscaping" of the City's Code. The Project will incorporate new and maintain existing water efficient landscaping wherever feasible. The condition of approval will require that where possible, existing mature, healthy trees will be preserved on-site and that any new trees to be planted will be in accordance with Chapter 10.32 and to the satisfaction of the Director of Development Services; and
- i. Consistency with the General Plan and any applicable specific plan. The Project is consistent with the City's General Plan because no change to the use is proposed. The Project complies with the development standards of the C2, General Commercial zone of the Code, which is consistent with the General Plan designation of GC (General Commercial). The C2 zone

being consistent with the GC designation allows for utility uses by-right. Furthermore, the Project is consistent with Goal 5 of the Community Resources Element of the General Plan to supply “[a]dequate water for La Puente residents and businesses...” and more specifically Policy 5.1 of the Community Resources Element to “[w]ork with water suppliers to ensure that adequate water resources continue to be available to meet the needs of La Puente residents and businesses”.

- j. Consistency with any adopted design guidelines/policies. The City does not have any adopted design guidelines/policies specific for utility uses and facilities.

3. The proposed development is consistent with or an improvement to the character of the neighborhood, in terms of the structure(s) general appearance. Neighboring properties to the North, West, and South are developed with a mixture of commercial uses that include multi-tenant commercial centers and a service station. The neighboring property to the East is a booster station operated by La Puente Valley County Water District, which consists of a reservoir well and treatment facility. The use is existing and compatible with surrounding uses and the proposed reservoir tank and facility improvements are generally screened or designed to be consistent with the character of the surrounding neighborhood. Furthermore, the site’s existing perimeter screening wall, which is proposed to be enhanced along the southern property line in addition to the existing and proposed landscaping will keep the facility in context with existing surroundings.

4. The proposed development provides adequate consideration of applicable factors (e.g., noise, traffic, vehicular and pedestrian safety, vibration, etc.) including measures which are reasonably efficient and satisfactory in protecting the public health and safety. The Project provides adequate consideration of factors such as noise, vibration, traffic, vehicular and pedestrian safety because the design maintains perimeter controls that screen noise and unwanted access to the facility by means of block walls, gates, and landscaping. The Project will generate noise, vibration, and traffic above normal operating levels but only during construction, which is temporary. However, existing walls will reduce the amount of noise and the work done on-site will be during allowable construction hours pursuant to the City’s Code. Upon completion of the Project, the facility will function in the same manner and at the same capacity for which existing measures are sufficient to protect public health and safety. No significant impacts on traffic are anticipated for the size of this project since adequate on-site parking and circulation is provided, and because the Project is surrounded by similar or compatible uses. The Project is also located in an area identified as a “Transit Priority Area” and as a result, is screened out from requiring a traffic impact analysis or any mitigation because the project is presumed to have a less than significant impact on traffic.

5. The proposed development ensures that the:

- a. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and consistent with or an

improvement to adjacent developments. The aesthetics and scale of the proposed permanent tank are compatible with the scale and aesthetics of the La Puente Valley County Water District's structure immediately to the east. The proposed steel tank will be painted a soft tan or light brown to match the earth-tone colors of surrounding buildings. Furthermore, the C2. General Commercial zone allows for a maximum height of 30 feet, while the proposed tank at 24.5 feet is below the allowable height and scale of the zone. Furthermore, the Applicant is employing efforts to maintain existing trees in place and plant a new tree and hedges to provide more screening, which will improve the aesthetics of the site; and

- b. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site. The related improvements will not alter the current use of the land on the subject site and will remain suitable for the existing and future uses of the land. The site currently consists of a 0.5-million gallon reservoir and pump station that Suburban Water Systems owns and operates as part of its potable water system. The existing reservoir is predominantly buried, concrete rectangular structure with overall dimensions of approximately 101 feet by 101 feet and a height of approximately 7.5 feet, which was constructed sometime between 1913 and 1925. The new reservoir will have the same capacity of 0.5-million gallons and its related use will be the same as the current reservoir.

Based on the foregoing, the Planning Commission hereby approves Site Plan and Design Review No. 21-45, subject to the conditions of approval set forth in Section 5 herein.

SECTION 5. CONDITIONS OF APPROVAL.

1. Except as set forth in subsequent conditions 2 through 13, all inclusive, development shall take place substantially as shown on plans as shown in Exhibit "B," attached hereto and incorporated herein by this reference.
2. The design and construction of all structures shall comply with the City's Building Code as referenced in Section 8.05.010 of the City's Code.
3. The Applicant shall obtain all required permits from the City's Building and Safety Division.
4. Prior to issuance of building permits, the following shall be observed:
 - a. The Applicant or Applicant's general contractor shall submit a list of all contractors and/or subcontractors, if any, performing work on this Project to the City Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or in the City of La Puente.

- b. The Applicant shall submit a truck route plan for demolition and construction activities for review and approval by the Director of Development Services. The truck route plan shall be in accordance with Chapter 6.48, "Truck Routes" of the La Puente Municipal Code.
5. During construction, the following shall be observed:
 - a. Exterior construction operations, including warm-up and maintenance activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. Only interior construction is permitted on Saturdays between the hours of 7:00 a.m. to 5:00 p.m. No work is permitted on Sundays or holidays.
 - b. The Applicant's contractor shall reduce dust (airborne particles) with frequent watering or other acceptable means relative to the project. Water all active construction areas at least twice daily.
 - c. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - d. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - e. Trucks and heavy equipment shall be prohibited from idling while waiting to load or unload if the expected wait exceeds ten (10) minutes. Receipt of materials to the Project site shall be encouraged during non-peak traffic hours.
 - f. Sweep streets daily at the end of the day or more frequently, as needed, if any visible soil material is tracked into streets or adjacent thoroughfares.
 - g. The Applicant or Applicant's contractors shall properly maintain and tune all internal combustion engine driven equipment according to the manufacturer's specifications to reduce noise and air pollution.
 - h. Construction areas shall be fenced off and storage of building materials and equipment related to construction activities shall be contained within the Project site.
 - i. The Applicant shall contract for solid waste disposal services with the waste disposal company having an exclusive franchise to provide such services in the City of La Puente (Valley Vista Services), as provided by Chapter 4.12 of the City's Code. In addition, the Applicant shall comply with the City's construction and demolition waste recycling program.
 - j. The Project shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices (BMPs) to prevent any pollutants from entering the storm drain system.

6. Prior to final Building and Safety approvals or Certificate of Occupancy, the following shall be observed:
 - a. The Applicant shall install all landscaping improvements and irrigation devices in accordance with the approved plans. All installed landscaping shall be maintained in a healthy and thriving manner to the satisfaction of the Development Services Director. The Applicant shall install one (1) Crepe Myrtle tree of minimum 24-inch box and a minimum of five (5), 24-inch box Ficus Nitida hedges as specified in the plans. Wherever possible, existing mature, healthy trees shall be preserved on-site and any new trees or landscaping to be planted shall be in accordance with Chapter 10.32 and to the satisfaction of the Director of Development Services.
 - b. Any broken or damaged curbs and sidewalks shall be repaired or replaced as required by the City Engineer and to the satisfaction of the Development Services Director.
 - c. The Property shall be kept clear of all debris, trash and other cast-off materials.
 - d. The Applicant shall request an inspection of the Property by the Development Services Department once the Project is completed to determine compliance with all conditions of approval.
7. All requirements of the City's Code as they pertain to this application shall be complied with and shall be made a condition of approval.
8. The Applicant shall obtain building permits or file an extension within one (1) year after approval of SPDR No. 21-45 by the Planning Commission or this approval shall automatically become null and void. No application for an extension of this period shall be considered unless applied for in writing no less than 30 days before its expiration.
9. The Applicant and Property Owner shall submit to the Development Services Department his/her written consent to all the conditions referenced herein within 10 days of approval. The Applicant understands that this Resolution will be of no force or effect unless such written consent is submitted to the City.
10. The conditions of approval shall be printed on all sets of development plans.
11. Violation(s) of any of the conditions of this approval shall be cause for revocation and termination of all rights hereunder.
12. The Applicant and/or successor in interest, shall comply with all federal, state, and local laws.
13. The Applicant and Property Owner shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any

agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims"), arising out of or in any way relating to this Project, any discretionary approvals granted by the City related to the development of the Project, or the environmental review conducted under California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for the Project. City shall promptly notify both the Applicant and Property Owner of any Claims to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, shall be paid for by the Applicant/Property Owner.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. The Planning Commission Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of La Puente at a regular meeting held on October 5, 2021, by the following vote:

AYES: Dudley, Maes, Mendoza, Paz and Stowell
NOES: None
ABSTAIN: None
ABSENT: None



Planning Commission Chair



John Di Mario, Planning Commission Secretary



City of La Puente

15900 E. Main Street La Puente, CA 91744 Telephone (626) 855-1500 Fax (626) 961-4626

NOTICE OF EXEMPTION

TO: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Hwy
Norwalk, CA 90650

FROM: City of La Puente
15900 E. Main Street
La Puente, CA 91744

Project Title: Site Plan and Design Review ("SPDR") No. 21-45

Project Location (Specific): 15605 Hudson Avenue, La Puente, CA 91744

Project Location (City): La Puente **Project Location (County):** Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Project will replace an existing 0.5-million gallon in-ground reservoir with a 24.5-foot tall, above-ground reservoir tank of the same capacity, including supplemental piping, electrical, and mechanical equipment.

Name of Public Agency Approving Project: City of La Puente

Name of Person or Agency Carrying Out Project: Abraham Tellez, Senior Planner

Exempt Status: (Check One)

- Ministerial (14 Calif. Admin. Code §15268)
- Declared Emergency (14 Cal. Admin. Code §15269(a))
- Emergency Project (14 Cal. Admin. Code §15269(b) & (c))
- Statutory Exemption. (14 Cal. Admin. Code §§15260 *et seq.*)
- Categorical Exemption. (14 Cal. Admin. Code §§15300 *et seq.*)

State class and section number: *Class 2, Section 15302(c), Replacement Or Reconstruction*

Reasons why project is exempt: The Project involves demolition of an existing in-ground concrete reservoir and replacement with an above-ground tank of the same capacity. In addition to the reservoir replacement, supplemental electrical and mechanical systems such as pumps, switches, piping, and an emergency generator are also being installed. The operator will also temporarily utilize two smaller capacity tanks while the permanent tank is being constructed. Staff determined that the proposed project is exempt from the California Environmental Quality Act ("CEQA" - Public Resources Code § 21000 *et seq.*) pursuant to Section 15302(c) (Class 2, Replacement Or Reconstruction) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) as a result of the following:

- a. The replacement tank reservoir will be located on the same site and will provide the same utility service.

- b. The replacement tank reservoir will have the same purpose in that it will hold water reserves.
- c. The replacement tank reservoir will hold the same capacity of 0.5-million gallons and does not expand on the capacity of the original concrete reservoir.

Contact Person: Abraham Tellez

Phone No.: (626) 855-1513

Date received for Filing:

Signature: 

Date: 10/20/21

2021 234228



FILED

Oct 27 2021

Donn G. Logan, Register - Recorder/County Clerk

Electronically signed by GLADYS LIMON

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