



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 14, 2015

TO: Hearing Officer

FROM: Kristina Kulczycki *KK*
Zoning Permits North Section

SUBJECT: **Project No. 97159**
Conditional Use Permit No. 201200110
HO Meeting: December 15, 2015
Agenda Item: 2

The above-mentioned item is a request to continue operation and maintenance of an existing recreational vehicle park. The purpose of this communication is to provide a comprehensive update on the project status. On August 13, 2012, staff sent a correction letter to the applicant requesting additional corrections. A correction letter was sent on March 14, 2013 and a third correction letter was sent on June 26, 2013. The most current correction letter is attached for your review. The correction items are still pending.

Additionally, the Department of Public Works ("DPW") and the Department of Public Health ("DPH") submitted letters that do not recommend approval of the project. They contain corrections that have not yet been fulfilled. Copies of both letters are attached. Staff followed up with both agencies. No corrections have been submitted to DPW. The applicant is working with DPH on the Drinking Water Program requirements; however, the corrections for wastewater disposal have not been completed.

Based on the letter from DPH, it appears that progress will be made on the Drinking Water Program in April, therefore staff recommends that the public hearing be continued to May 3, 2016.

SUGGESTED MOTION:

**I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING TO
MAY 3, 2016.**

If you need further information, please contact Kristina Kulczycki at (213) 974-6443 or kkulczycki@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

RG:KK

Enclosures: Emails and correction letters from DPW and DPH; 6/26/13 correction letter

Kristina Kulczycki

Subject: FW: 97159: Rivers End / Polish Center

From: Veronica Petrosyan
Sent: Tuesday, December 01, 2015 5:12 PM
To: Kristina Kulczycki
Cc: Robert Glaser; Pabina Bista; Lucy Kalustova; Lusi Mkhitarian; Epifanio Braganza
Subject: RE: 97159: Rivers End / Polish Center

Good Morning Kristina,

We are continuing our work with the water system operator. Preliminary review of the water quality results has revealed that the water system may be required to install a treatment devise. We are working with the State Water Resources Control Board on possible solutions.

The water system operator has been very compliant in meeting our requirements. We look forward to finalizing the project and hopefully issued a water supply permit by April, 2016.

Thank you,

Veronica Petrosyan, MPA, REHS
Environmental Health
Program Development
5050 Commerce Drive
Baldwin Park, CA 91706
(626) 430-5156 (Office)
(626) 430-5214.(Direct)

Kristina Kulczycki

Subject: FW: 97159 River's End RV park - CUP 201200110

Expires: Tuesday, May 31, 2016 12:00 AM

From: Ruben Cruz
Sent: Thursday, December 03, 2015 11:17 AM
To: Kristina Kulczycki
Cc: Matthew Dubiel
Subject: RE: 97159 River's End RV park - CUP 201200110

Kristina,

We have not received any submittal from the applicant for CUP 201200110. The last review from DPW was completed on 10/29/2012.

Ruben

October 29, 2012

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

Attention Iris Chi

FROM: Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201200110
PROJECT NO. 97-159
13130 SOLEDAD CANYON ROAD
ASSESSOR'S MAP BOOK NO. 3210, PAGE NO. 17, PARCEL NO. 40
UNINCORPORATED COUNTY AREA OF SAUGUS**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for CUP No. 201200110 in the unincorporated County area of Saugus. The project is to continue the use of a non-conforming recreational vehicle (rv) park on a 39.94 acre site.

Prior to our recommendation of approval, setting of final conditions, and Regional Planning's scheduling of a public hearing, the following items need to be addressed, submitted, or shown on a revised site plan:

A. Road

1. Submit a revised site plan to address the following:
 - a. Show all the driveway entrance(s).
 - b. If the access depends on an offsite property, provide documents that show a reciprocal access easement and show the access easement limits on the site plan.

- c. Show on the site plan, the dimensions of the street and parkway widths along Soledad Canyon Road.
- d. Provide a typical section to include right-of-way, roadway, and parkway dimensions along Soledad Canyon Road.
- e. Clearly identify how often the site is used and what type of vehicles access the site. In addition, clearly show and label the parking lot, including any trailer lots and any existing/proposed structures. Furthermore, show the vehicular on-site circulation. If truck/rv traffic exists or is proposed, the applicable turning movement shall also be shown.

For questions regarding the road comments, please contact Patricia Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

B. Drainage

1. Submit a revised site plan to address the following:
 - a. Show the limits of the FEMA Zone A per FIRM Panel 06037C0875F. Label the water surface elevation and all building pad elevations.
 - b. Show the limits of the County adopted floodway per map number 43-ML39.
2. Provide a copy of an emergency evacuation plan for the facility to demonstrate how the site will be evacuated during a potential flood event.
3. Additional analysis may be required to determine the extent of flooding on site and to demonstrate adequate flood protection for all existing facilities to the satisfaction of the Department of Public Works.

For questions regarding the drainage comments, please contact Chris Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

C. Sewer

1. The application indicates that a sewer is a method of discharge disposal, however there are no public sewers existing in the vicinity of this project. Therefore, the application must be revised to specify the true method of discharge, such as a septic system, for the site.

For questions regarding the sewer comments, please contact Tony Khalkhali at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

D. Water

1. Provide a Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building. In addition, the water purveyor shall be specified on the application.

For questions regarding the water comment, please contact Tony Khalkhali at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

E. Traffic

1. The site plan is still under review by our Traffic and Lighting Division and traffic comments will be forwarded as soon as they become available. The traffic items will be evaluated upon the resubmittal of the site plan showing the access, circulation, and driveway locations.

For questions regarding the traffic comment, please contact Jeff Pletyak at (626) 300-4721 or jpletya@dpw.lacounty.gov.

PRIOR TO SCHEDULING A PUBLIC HEARING, AN APPROVAL LETTER FROM PUBLIC WORKS IS REQUIRED.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

November 13, 2012

TO: Iris Chi
Zoning Permits North
Department of Regional Planning

FROM: Ken Habaradas, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. 97-159 / CUP NO. 201200110
13130 SOLEDAD CANYON ROAD, SAUGUS (APN: 3210-017-040)

- Environmental Health recommends approval of this CUP.
 Environmental Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division (Environmental Health) has reviewed the information provided for the project identified above. The CUP is for the continued operation of the River's End RV Park.

Prior to Public Health clearing this project for public hearing, the following requirements need to be satisfactorily fulfilled:

Drinking Water Program

The Drinking Water Program recommends denial of the CUP due to outstanding Health and Safety Violations. The following is a summary of these violations.

1. Submit an application for a domestic water supply permit detailing plans for the subsequent listed improvements in compliance with the Drinking Water Site Official Inspection Report dated May 31, 2012. The domestic water supply permit shall include any modification of the water supply any modification or extension of the existing distribution system, including the addition of any wells.
2. Conduct a Capacity Assessment for the Maximum Day Demand (MDD) and Peak Hourly Demand (PHD).
3. Prepare a Source Water Assessment describing each source of water proposed for use to meet the estimated MDD. The Source Water Assessment shall include well pump tests, the capacities of all pumping facilities, and the hydraulic capacity of surface water treatment facilities.

4. Install a new water storage tank for the distribution system. Plans must be submitted to the Drinking Water Program for review and approval.
5. Provide an assessment of the disinfection/treatment system detailing the system's design, capacity, process, and safeguards.
6. Provide a map detailing the location and construction materials of the following:
 - a) Flood plain in projected service area prepared by a licensed professional
 - b) Location of each water source
 - c) Treatment facilities
 - d) Drawings of existing water distribution system as-built, including water mains, taps, bacteriological sampling locations, and any appurtenances.
7. Notify the residents of the Boil Water Notice until further notification by the Program.
8. Submit well records for all Active Water Wells. If unable to locate well records, then submit a completed Video Log for the active wells to the Program.
 - If the well has annular seal, submit plans for water Treatment Plant for a well under the influence of surface water to the Program.
 - If well does not have annular seal, a new well will need to be drilled. Plans shall be submitted for the construction of a new well.
9. In addition to the monthly bacteriological analysis for presence/absence Total Coliform, the Rivers End Trailer Park water system will have to collect water samples by Most Probable Numbers Enumeration (MPN/ 100 ML) until February 2013 when the Program will reevaluate the monitoring schedule.

For questions regarding potable water requirements, please contact Arnoldo Juarez at (661) 287-7019 or Richard Lavin at (626) 430-5370.

Wastewater Disposal

1. Provide documentation of prior approval from the County Departments of Environmental Health and Public Works for installation of the existing onsite wastewater treatment system (OWTS).

If prior documentation of prior approval is not available, the applicant shall demonstrate to the satisfaction of Environmental Health that the existing OWTS complies with current requirements of the Los Angeles County Code, Title 11 (Health & Safety) and Title 28 (Plumbing). A full feasibility report shall be submitted to the Department for review and approval.

The feasibility report shall be submitted to the Environmental Health's Land Use Program for review and approval. The report shall be prepared in compliance with

Environmental Health's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)." The guideline is available on-line at www.lapublichealth.org/eh.

The report shall consist of a soil profile excavation, exploratory boring to determine historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to confirm that the soil on the property can support the use of OWTS. Testing shall be conducted in an area likely to be utilized as a disposal field.

2. The applicant shall demonstrate to the satisfaction of DPH that the existing OWTS serving the mobile home and office unit is functional and in good repair. The applicant shall submit to the Land Use Program for review and approval a certified inspection report prepared by a qualified professional attesting to the functionality of the OWTS. The inspection report shall be prepared in conformance with DPH's guidelines. As part of demonstrating system competency, the system components, including septic tank, plumbing lines, distribution boxes, and dispersal systems (leach line or seepage pit), shall be inspected and tested by the qualified professional.

The applicant must also provide documentation of an approved 100% future expansion area or demonstrate feasibility of future expansion area in compliance with the Los Angeles County Plumbing Code. Additional groundwater exploratory excavations may be required. The applicant/qualified professional are advised to contact the Land Use Program prior to conducting any tests.

Note: Systems that cannot be certified shall be abandoned, and a complete feasibility report for the installation of a new OWTS shall be submitted to the Land Use Program for review and approval.

3. Revise the site plan or submit a separate plot plan drawn to scale to show the following:
 - A. Location and sizing of existing OWTS (septic tank and dispersal system),
 - B. Location of percolation test and groundwater borings,
 - C. Location of 100% future expansion dispersal areas,
 - D. Location of all existing/proposed structures and amenities, including exterior of buildings, driveways, trees, swimming pools, stairs, retaining walls, etc.,
 - E. Location of any water wells and related components on the subject property and on neighboring properties within 200 feet of existing and proposed OWTS.
 - F. Location of any surface water (e.g. streams, floodways, drainage courses, sub-drains, culverts, etc).
4. Provide a floor plan drawn to scale of each existing structure to show the following:
 - A. Number of rooms and their intended purpose.
 - B. All plumbing fixtures with each structure.

- C. Occupancy Load established by the County Department of Public Works – Building and Safety Division or estimated number of occupants (e.g. employees, staff members, visitors, caretakers, etc.) in each shift during a 24-hour period.
 - D. Food establishments – show bathrooms, plumbing fixtures, drains, and all types of sinks (hand washing, utensil washing, food preparation, etc.)
 - E. Location of restroom facilities.
 - F. Floor plan of the restroom facility to show the location of plumbing fixtures (i.e. toilets, urinals and hand wash sinks.).
5. Provide documentation indicating that the project is in compliance with applicable commercial wastewater discharge requirements of the Los Angeles Regional Water Quality Control Board, including Waste Discharge Requirements (WDR).

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.

If you should have any other questions or require additional information, please contact me at (626) 430-5382.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 26, 2013

STANLEY SZETO
879 W ASHIYA ROAD
MONTEBELLO CA 90640

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: 97-159-(5)
Case: NONCONFORMING REVIEW NO. 200800016
Address: 13130 SOLEDAD CANYON ROAD, SOLEDAD ZONED DISTRICT

Dear Applicant:

In our previous letters dated August 13, 2012 and March 14, 2013, the following information/materials were requested:

1. Please provide an updated Zoning Permit Application and Environmental Assessment Information Form with an updated Project Description that reflects the case being processed as a Conditional Use Permit.
2. Please provide a Project Narrative that includes:
 - A description of how the property is currently used and how you propose to use the property;
 - Daily or seasonal operations; number of employees, customers and/or visitors; number of shifts; activities; and products and services, as applicable;
 - How the proposed project is consistent with the General Plan and applicable Community Plan; and
 - How the proposed project complies with zoning development standards.
3. Please submit an updated and detailed Conditional Use Permit Burden of Proof.
4. Please provide copies of building permits for all permanent structures located on the property.
5. Based on the review of submitted materials, additional corrections to the site plan or additional entitlements may be required.

In our previous correspondence, we also asked you to inform our office by April 7, 2013, of your interest in continuing the case processing, or else this case would be inactivated and further processing will cease.

As of the date of this letter, we have not received any contact from you or the applicant or any confirmation of your intent to keep this case active.

**PROJECT NO. 97-159-(5)
REQUEST FOR ADDITIONAL MATERIALS/INFORMATION
(June 26, 2013)**

PAGE 2 OF 2

During the time that we have been waiting for you to provide the requested application update and other additional information for processing, the Los Angeles County (County) Departments of Public Works (Public Works) and Public Health (Public Health) have provided us with comments based on the application information already filed. Public Works' and Public Health's comments are attached to this letter. As you can see from the attached comments, both Public Works and Public Health have significant concerns about the operation of your facility, and serious violations of water quality and other health standards exist on your site.

Within 90 days from the date of this letter, please submit the required materials listed above along with a plan indicating how you will address the corrections required by Public Works and Public Health. If you do not submit such materials and plan within 90 days from the date of this letter, the Department may recommend denial of your application pursuant to Section 22.56.090 of the County Code for failure to establish the necessary findings for approval. Alternatively, the Department may recommend denial of your application due to inactivity pursuant to Section 22.56.060 of the County Code.

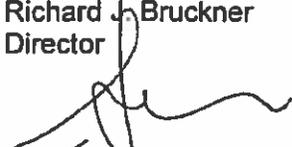
NOTE: A recommendation by the Department that your application be denied may result in the denial of your application by a hearing officer at a duly noticed public hearing. Once denied, the matter will be referred to Zoning Enforcement for further action.

If you have any questions regarding this matter, please contact Iris Chi at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at ichi@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director



Iris Chi, AICP, Planner
Zoning Permits North Section

SMT:IC:ic

Cc: Applicant (Polish Center in Los Angeles)
County Department of Public Health (Richard Lavin, Arnaldo Juarez)
County Fire Department (Wally Collins)
County Department of Public Works (Ruben Cruz)
Zoning Enforcement North (Oscar Gomez)