



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 1, 2016

TO: Pat Hachiya, Hearing Officer

FROM: Michele Bush *MRB*
Zoning Permits East Section

SUBJECT: Project No. R2012-01339-(1)
Conditional Use Permit No. 201200145
HO Meeting: August 2, 2016
Agenda Item: No. 3

The above-mentioned item is a request to authorize the construction and maintenance of a multi-family residential project and removal of one oak tree in connection with the development.

Please find enclosed one letter from the County Sanitation Districts of Los Angeles County, with general comments regarding the project, that was received subsequent to hearing package submittal to the Hearing Officer.

If you need further information, please contact Michele Bush at (213) 974-6435 or mbush@planning.lacounty.gov. Department office hours are Monday through Thursday from 6:30 a.m. to 5:30 p.m. The Department is closed on Fridays.

MM:MRB

Enclosure



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
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GRACE ROBINSON HYDE
Chief Engineer and General Manager

July 26, 2016

Ref. Doc. No.: 3746092

Ms. Michele Bush, Principal Planner
Zoning Permits East Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

Comment Letter for Project No. R2012-01339-(1) and Conditional Use Permit No. 201200081

The County Sanitation Districts of Los Angeles County (Districts) received an Initial Study Consultation for the subject project on May 27, 2016. The proposed project is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 1F Trunk Sewer, located in Delta Street at Elsmore Drive. The Districts' 27-inch diameter trunk sewer has a capacity of 2.6 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 256.8 mgd, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 20.5 mgd.
3. The expected increase in average wastewater flow from the proposed project, described in the document as 20 townhouse style apartments, is 3,640 gallons per day, after the structure on the project site is demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1. Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of

the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

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