



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 15, 2010

TO: Mitch Glaser, Hearing Officer

FROM: Gunnar Hand, AICP  
Senior Regional Planning Assistant  
Land Divisions Section

SUBJECT: February 16, 2010 AGENDA ITEM NO. 7  
PROJECT NUMBER TR 060107-(5)  
OAK TREE PERMIT CASE NO. 03-211  
ENVIRONMENTAL ASSESMENT CASE NO. 03-211

Attached is the correspondance from the County Sanitation Districts of Los Angeles County and an adjacnet property owner, Joseph and Audrey Mackey (7137 Lotus Avenue), regarding Vesting Tentaitve Tract Map No. 060107. Additionally, an adjacnet property owner, Brian Rhinehart, called on Ferbruary 11, 2010 to discuss existing storm-water management issues. Mr. Rhinehart explanied that storm-water from Mayesdale Avenue directly north of the subject property flows south onto the subject property. His support or opposition is contingent on the resolution of these issues with the proposed project.

If you need further information, please call Mr. Gunnar Hand, AICP, at (213) 974-6433, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Thank you.

Attachments  
County Sanitation Districts Letter



# 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  
www.lacsd.org

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

January 28, 2010

File No: 15-00.00-00

Mr. Gunnar Hand, AICP  
Land Divisions Section  
Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

FEB - 1 2010

Dear Mr. Hand:

**Project Number 03-211(5),  
Vesting Tentative Tract Map No. 060107, Oak Tree Permit No. 03-211**

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on January 12, 2010. The proposed development 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 5A Trunk Sewer, located in Encinita Avenue at Longden Avenue. This 21-inch diameter trunk sewer has a design capacity of 10.4 million gallons per day (mgd) and conveyed a peak flow of 6.0 mgd when last measured in 2008.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 76.8 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 5.1 mgd.
3. The expected average wastewater flow from the project site is 2,600 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized 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 increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. 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

January 28, 2010

issued. For a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design 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,

Stephen R. Maguin

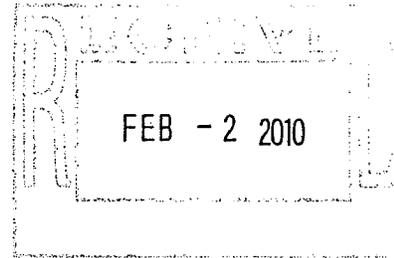


Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

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Department of Regional Planning  
Attention: Mr. Gunnar Hand, AICP  
320 West Temple Street  
Los Angeles, CA 90012

January 31, 2010



Re: County Project Number 03-211-(5)  
Vesting Tentative Tract Map No. 060107

The purpose of this letter is to ask for clarification of several items that we were unable to determine answers to after studying the case materials on file at the San Gabriel Library.

Our property is immediately adjacent to the proposed land division. We are located at 7137 Lotus Avenue, San Gabriel, CA 91775, therefore the decisions made directly affect us and our property.

Our questions are:

1. What will the maximum height of the condominiums be?
2. What materials have been planned for the perimeter fencing (block wall, wooden or chain link fencing, etc. . . ?)
3. Exactly how long are the drainage channels? Will the entire east and west perimeters of the property be trenched?
4. Has consideration been given to selecting environmentally safe building materials, to planting drought resistant plants, to providing accommodations for solar panels?
5. What plans have been made to preserve existing vegetation along the property lines that may be adversely affected by the deep trenching?

Years ago a young tree was given to my father by the former owner of the property which is to be developed. The tree was planted close to the line between our properties. We would ask that care be taken to preserve the tree, which gives us vital shade in the hot summer weather. To lose this tree would seriously affect our quality of life.

Joseph and Audrey Mackey  
7137 Lotus Avenue  
San Gabriel, CA 91775  
626-287-5727 home  
626-260-5950 cell

c David Mak