



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**  
*Converting Waste Into Resources*

**Robert C. Ferrante**  
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December 21, 2023

Ref. DOC 7107720

VIA EMAIL [aneli.gonzalez@pico-rivera.org](mailto:aneli.gonzalez@pico-rivera.org)

Ms. Aneli Gonzalez  
Assistant Planner  
City of Pico Rivera  
Community and Economic Development Department  
6615 Passons Boulevard  
Pico Rivera, CA 90660

Dear Ms. Gonzalez:

**Comment Letter for Conditional Use Permit No. 758 and Vesting Tentative Tract Map No. 84271**

The Los Angeles County Sanitation Districts (Districts) received the email and plans for the subject project, located in the City of Pico Rivera, forwarded by your office on December 18, 2023. The proposed project is located within the jurisdictional boundary of District No. 2. 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' Downey-Bellflower Trunk Sewer, located in Passons Boulevard at Washington Boulevard. The Districts' 18-inch diameter trunk sewer has a capacity of 2.1 million gallons per day (mgd) and conveyed a peak flow of 1.6 mgd when last measured in 2016.
2. The wastewater generated by the proposed project will be treated at the A.K. Warren Water Resource Facility located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 237 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 19.9 mgd.
3. The expected increase in average wastewater flow from the project, described in the plan as 95 attached townhomes and a 1,260 square-foot recreation building, is 6,183 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater Program and Permits and select 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 to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the

connection fee application procedure and fees, please contact the Districts' Wastewater Fee Public 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 the applicant that the Districts intend to provide this service up to the levels that are legally permitted and to inform the applicant 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 2708 or at [shirlywang@lacsd.org](mailto:shirlywang@lacsd.org).

Very truly yours,

*Shirly Wang*

Shirly Wang  
Customer Service Specialist  
Facilities Planning Department

SW:sw

cc: A. Schmidt  
A. Howard