
RE: Follow-up invitation to meet

From James Lee <JLee@cvwd.com>

Date Mon 12/8/2025 7:05 PM


<ryan.guiboa@bbklaw.com> Ryan Guiboa

Mr. and Ms. Gavina,

Please find answers to your questions below.

Question 1: Were the trees planted as required by Condition Use Permit 41? If so, could you please help us identify which substantial sized trees those may be?

Answer: The District has planted or maintained numerous trees along portions of the southern boundary of the site at Conle Way and the eastern border along Ocean View Blvd. The trees and vegetation at the site are consistent with the District's 1982 Landscape Plan for the property. In addition, the District is working with its landscaping vendor to further supplement on-site vegetation. The Landscape Plan is attached, and an aerial picture of the site is below.



Question 2: Could you please provide us with any documents that authorize the change of use of the property, specifically as a staging and work site?

Answer: The District's use of the property as a temporary staging and work area to support the District's in-house pipeline replacement program does not constitute a change in land use, nor does it trigger review under the California Environmental Quality Act (CEQA). This is because the staging activity is incidental to, and necessary for, pipeline maintenance and replacement work that is expressly exempt from CEQA under Public Resources Code §§21080.21 and 21080.23. Accordingly, no environmental assessment or public hearing is required for this type of statutorily exempt work.

Question 3: Was there ever an environmental assessment or a public hearing in regard to the change of use?

Answer: Please see answer to Question 2 above.

Question 4: Could you please share what considerations or actions are being considered?

Answer: The District continues to examine operational efficiencies pertaining to its in-house pipeline replacement program. Most recently, the District significantly reduced its activities at the Ocean View site by shifting certain staging operations to occur at the location of pipeline replacement. In fact,

between November 17, 2025, and December 3, 2025, a total of ten trips were made to the site, which consisted of nine trips by District staff in a pickup truck and one trip involving the removal of a front loader from the property. These activities are corroborated by the District's installation of on-site, motion-activated cameras.

Thank you,
James

Sent: Sunday, November 23, 2025 9:43 PM

To: James Lee <JLee@cvwd.com>

<ryan.guiboa@bbklaw.com>

Subject: Re: Follow-up invitation to meet

Ryan Guiboa

Mr. Lee -

Thank you for your response. We have been concerned as we had not received a response to our last email sent to you and your legal counsel dated October 30th. We also sent several subsequent check-in emails and there was no response.

In the interim, the work on the property of the reservoir site has continued, making it unclear to us, and our neighbors, if our health and safety and overall concerns are being considered. I hope you understand that this is concerning for the residents that are impacted by the continuing work.

We would like to clarify that from our perspective, the initial scheduled meeting on October 31 was mutually declined. As we stated in our email on October 22: *"the consensus from our Monday meeting [with our neighbors] was that in the next ten days we would receive the additional information that we requested and answers to our questions that we raised. In this way our meeting would be a productive one where we could speak as to viable paths forward."* We also mentioned in our Public Comment at the CVWD Board Meeting on Tuesday, October 28 that we would like more information before our meeting. The meeting was contingent on the receipt of the records request, that were requested on September 26th. On October 30th, not all records had not been produced, and you sent an email to postpone the meeting, which we agreed to.

We look forward to continuing communication and look forward to meeting with you. In the meantime, we believe that it would be helpful if you could provide us with answers to the questions that we had asked in our previous email(s).

Specifically, as we have reviewed Conditional Use Permit 41 (CUP-41) issued by the City of La Canada Flintridge, we noticed that under Exhibit A section 4 it states *"That the existing reservoir be filled immediately upon the new reservoir being placed into service and that the existing reservoir, once filled with dirt, be planted with substantial sized trees to further eliminate any impact upon adjacent property owners."*

Question: Were the trees planted as required by Conditional Use Permit 41? If so, could you please help us identify which substantial sized trees those may be?

We also see that the Conditional Use Permit 41 was originally "to construct a water reservoir in the R-1 zone"

We believe CUP-41 was the permit issued to construct the reservoir at 4715 Ocean View Blvd. We have identified that a negative declaration was approved upon certain conditions placed by the City of La Canada. Since the construction of the reservoir there has been a change of use on the property that creates ongoing noise, dust and traffic.

Question: Could you please provide us with any documents that authorize the change of use of the property, specifically as a staging and work site?

Question: Was there ever an environmental assessment or a public hearing in regard to the change of use?

Part of our frustration is that since the initial meeting between my wife, neighbors and CVWD staff on September 18, the message has been, "staff is looking into it." The most recent email states, "the District is working to minimize impacts to the community." Yet, we have not received or heard any updates or concrete proposals.

Question: Could you please share what considerations or actions are being considered?

We look forward to your response and our continued communications.

Sincerely,

Michael and Ailis Gavina

< Board or Directors copied via hand delivery >

On Sat, Nov 22, 2025 at 3:57 PM James Lee <JLee@cvwd.com> wrote:

Hello Ailis and Michael Gavina,

I understand that you have concerns regarding the District's responsiveness to your inquiries about ongoing operations at the Ocean View Reservoir. Please know that the District is taking your concerns seriously and is working to minimize impacts to the community. Our previous invitation for a meeting was declined as you wanted additional information in response to your PRA requests. As you now have this information, I would like to once again extend an invitation to meet. I am overseas on vacation, but I can make myself available beginning December 8th.

I look forward to hearing from you.

Thank you,
James

< Board of Directors copied >

Sent from my phone