

Michael J. Gavina

Ailis Garcia Gavina

October 15, 2025

**VIA E-Mail**

Mr. James Lee  
General Manager  
Crescenta Valley Water District  
2700 Foothill Boulevard  
Las Crescenta, California 91204

Re: **4626 Leir Drive, La Canada Flintridge, California 91011.**

Dear Mr. Lee,

Thank you for your letter dated Thursday, October 9, 2025 and that we received via email on Friday, October 10, 2025 (the "Letter"). We appreciate your response and welcome the continued dialogue with you and your staff. We wish to point out that we believe that the Letter does not address the scope of the work being conducted at 4715 Ocean View Boulevard by the Crescenta Valley Water District (the "CVWD Site"), the history of our outreach, and the substance of our concerns regarding our health and safety and that of our neighbors. As the CVWD Site operates within our residential community, we view the CVWD not only as a utility provider but also as our neighbor, and we would like that as neighbors we try to find common ground.

**Statement of "Misrepresentation" and Lack of Response.**

The Letter states that our "latest communication continues to misrepresent the "District's operations...." We want to be clear: we are not attempting, nor do we believe we are misrepresenting the work being conducted at the CVWD Site.

We understand that in your capacity as General Manager of CVWD you oversee more than 30 CVWD sites with varying levels of activity, which is no doubt complex. As direct neighbors to what your staff has described as the largest and most active site, we are directly impacted by the noise, dust, and traffic generated daily. Our concerns are grounded in first-hand experience

and focus solely on the increased health and safety risks to us and other residents resulting from what we perceive as the site's increase in operations over time. We have video that documents the activity, which shows the levels of dust, traffic, and the glaring noise levels. We are happy to share the videos which clearly depict and characterize our concerns. We believe the latter supports our concerns and do not misrepresent the District's operations.

The Letter also states that "an invitation to meet and discuss the viability of these solutions was sent on September 23, 2025." For clarity: Gabriel called and emailed us on September 23, 2025 with an "invitation to meet and discuss the concerns". On the same day, we responded that we would get back to him with dates and times. We then reached out on October 2, 2025 requesting when it would be a good time to follow up. We feel that we have been responsive to CVWD's communications.

### **Meeting with CVWD Staff: Lack of Clarity and Action.**

You are correct that we met with Darlene and members of the CVWD team on the dates you mentioned. The team was welcoming and cordial, and we appreciated their willingness to listen. However, the meetings lacked clarity regarding the scope of work being conducted at the CVWD Site, the safety measures being considered, and concluded without actionable next steps. We left discouraged given the lack of clarity and with no suggested courses of action. Staff said they would look into solutions and suggested a future community meeting.

At this same meeting, CVWD staff confirmed that the CVWD Site is the largest and most active of the 30+ sites that CVWD operates, and that work previously subcontracted elsewhere is now being performed at the CVWD Site. We were also told this activity is part of a pilot program, yet we, along with our neighbors, do not recall receiving prior communications from CVWD about this change in use and activity, nor have we been given details about the program's scope, timeline, or potential environmental and health impacts on the neighborhood.

### **Permit & Oversight: Seeking Transparency.**

Thank you for sharing CVWD's presence on the site for 42 years and for clarifying the permit's existence. However, we have not received a copy of the permit. We would like to understand the permit's scope, duration, and issuing agency. In addition, is the permit consistent with the current activities being conducted at the CVWD Site?

Having lived here for 15 years (with other neighbors residing here for 35+), we can attest that activity has increased significantly, resulting in more noise, dust, and traffic. Our public records requests aim to understand what the permits allow, whether appropriate health and safety reviews were conducted when activity increased, and which agencies have oversight of this activity in a residential neighborhood. We realize that it takes time to receive information. We trust that it will be provided as expeditiously as possible.

## **CVWD's "Potential Actions".**

We appreciate that CVWD has identified "potential actions" to address our concerns. However, these are still described only as potential, with no clear timelines, or guarantees of effectiveness.

### **1. Noise Mitigation: White Noise Safety Alerts.**

We are hopeful that installing "white noise" safety alerts for vehicle backup will help, but significant concerns remain. We understand that the John Deere 455J wheel loader used on the CVWD Site emits a reverse alarm between 102–112 decibels (roughly equivalent to a jackhammer or rock concert), which exceeds typical neighborhood ambient noise by a wide margin. These alarms are designed to alert people of oncoming danger, and this same sound that signals danger is the same sound we hear while inside and outside of our homes. Prolonged exposure to noise at this level can affect physical and mental health—impacting sleep, stress levels, and overall well-being.

These alarms are audible inside our homes and are just one example. Multiple industrial vehicles—including soil and dirt haulers—operate on site regularly. And the movement of heavy equipment, such as main water pipes, creates additional high decibel noise. In addition to their alarms, the sound of heavy dumping and loading carries well into neighboring homes.

We would like to understand how the white noise safety alerts will address these sustained, high-decibel industrial noises. In addition, will there be operational changes and operating times?

### **2. Trees: Wind & Fire Safety.**

Regarding privacy slats and trees: on January 8, 2025, immediately after the Eaton and Palisade Fires, we wrote to CVWD expressing our concern regarding the 40–50 foot Eucalyptus trees lining our fence. Multiple follow-ups were required before trimming finally occurred on March 3 and 4, 2025. Our concerns were not so much about the aesthetic of the trees, but rather what we perceived to be a fire danger given the proximity of the trees to our home and the potential for the trees to topple over onto our property as well as our immediate neighbor's property.

During one of these follow-ups, a staff member on site remarked that "if the trees didn't burn or fall this time, they probably won't." While this may have been an offhand comment, it came across as sounding dismissive of genuine safety concerns raised by neighbors immediately following major wildfires.

While the trimming did take place, we also asked for the trees to be brought down further—even offering to cover the cost ourselves—but that request was denied. These trees grow quickly and continue to pose serious wind and fire risks to neighboring homes.

### **3. Traffic Reduction: Unclear Mitigation.**

We appreciate the effort to reposition parked trucks on the site and welcome it. However, we do not understand how this will materially reduce overall traffic, noise, dust, or pollution, particularly the truck traffic and truck parking on Ocean View Boulevard and adjacent streets like Cross Street. This issue affects multiple households and raises broader air quality and safety concerns for our neighborhood.

### **4. Dust Control: Air Quality Concerns.**

Heavy vehicle traffic, soil movement, and open dirt piles generate substantial dust, traveling into neighboring yards and homes which could affect the air quality and potentially increase respiratory health concerns, particularly for children and older adults.

We acknowledge CVWD's efforts to mitigate dust; however, a recent video shows dust clouds rising approximately 30 feet high during operations. Surface sprinkling appears to address only the top layer of soil, while deeper layers remain dry. Large incoming truckloads—estimated at 15,000–30,000 pounds each—generate additional dust when dumped, loaded, or moved. On one occasion, we spoke with a truck driver who mentioned four drop-off loads in a single day using three different trucks. And this only reflects drop-offs, not the additional activity from pick-ups.

In addition, the composition of the soil being brought into the CVWD Site has not been disclosed, leaving us and our neighbors uncertain about what substances we are inhaling daily. This could pose serious health concerns for the families, children, and seniors living immediately adjacent to or near the site. Airborne particulate matter can travel beyond property lines and impact both outdoor and indoor air quality.

We would like to know what soil or air quality studies have been conducted, if any, and what specific dust control measures—beyond surface sprinkling—will be implemented to protect the health of residents.

### **5. Remaining Concerns: Suggested “Homeowner Steps”.**

The Letter suggests we consider insulation and air filters as steps commonly made by homeowners regardless of their direct neighbor. For context, our home is already insulated and

we use air purifiers, as do many residents. However, these measures do not address the source of the noise, dust, and traffic originating from CVWD's operations. We should point out that our home has double-paned windows and yet the noise is still audible in our home.

Additionally, this suggestion does not address how residents are expected to safely enjoy their outdoor spaces. We should be able to use our backyards, front yards, and homes peacefully and without potential health risks. What is reasonable guidance for enjoying our outdoor property while these operations continue?

### **Next Steps & Questions.**

You invited us to reach out to discuss actionable items. We would like to move this conversation forward and request responses to the questions set forth below. We understand some of these issues may be addressed in the public records we requested, but we are seeking direct clarity from CVWD as well.

1. Has CVWD conducted any health and safety assessments regarding the impact of increased activity at the CVWD Site on the surrounding residential community? (Noise, dust, traffic, pollution, etc., including the testing of the imported soil for potential contaminants.)
2. Which agencies currently have oversight over the CVWD site's operations, and what are their respective responsibilities?
3. What is the scope, duration, and permitting history for the site, and how do current activities align with those permits in a residential area?
4. What concrete, time-bound actions will CVWD take to reduce noise, dust, and traffic impacts?
5. What is the timeline of the pilot program, and has any additional work been approved or planned at the site for future in-house pipeline programs?
6. How will CVWD keep neighbors informed about future operational changes, mitigation steps, and oversight findings?

Finally, we noticed that your October 9, 2025 letter included some recipients and agencies that we have not previously contacted. To ensure transparency, can you please share their email addresses so we can forward this response to them? Please note that we are also courtesy copying the Board Members of CVWD.

We felt that our concerns were not thoroughly addressed in the Board's meeting last night, October 15, 2025. We encourage them to see our videos and to visit the site when the site is operating during high levels of activity to witness first-hand the reasons for our concerns.

We acknowledge CVWD has an important responsibility to serve its water customers. Equally, as current and longtime residents in our community, we would like to enjoy our home and community. We hope that CVWD addresses our concerns.

We look forward to your response. We are willing to meet with you and anyone on your staff. In the end, we are part of the same community.

Thank you for your consideration.

Sincerely,

Ailis and Michael Gavina

Cc: Mr. Jeffery W. Johnson, President, BOD, CVWD (via-hand delivery)

Board Members: James D. Bodnar, Kerry D. Erickson,

Sharon S. Raghavachary, Jennifer T. Valdez (via-hand delivery)

Ryan Guiboa (Ryan.guiboa@bbklaw.com)