

TECHNICAL APPENDIX N – WRITTEN CORRESPONDENCE

Ryan Kelleher

From: Bagwell, Loretta <Loretta.Bagwell@fire.lacounty.gov>
Sent: Wednesday, December 19, 2018 8:23 AM
To: Ryan Kelleher
Subject: RE: The Park @ Live Oak Specific Plan EIR

Good morning Ryan,

As requested:

1. Please indicate what existing (or proposed) fire stations would be available to serve the proposed development. Provide the station numbers, street addresses, current list of fire protection vehicles assigned to the stations, and current staffing level at each station.

Fire Station 169, located at 5112 N. Peck Road, El Monte, CA 91732, is the jurisdictional station (1st-due) for the project site. It is staffed with a 3-person engine company (1-fire captain, 1-fire fighter specialist and 1-fire fighter).

2. What are the estimated response times to the subject property from the existing fire stations?

Based on the distance to the project sites (2 miles), it is estimated that unit from Fire Station 169 would have an emergency response time of 5-6 minutes for seven planning areas.

3. What are the department's goals or requirements regarding response times/levels of service standards (if any)? Will the proposed The Park @ Live Oak project affect the department's ability to meet these levels of service standards?

The Fire Department uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.

No, it is anticipated that service level will remain the same.

4. Does the department have staffing level goals or requirements based on the population or the building area its serves (i.e., one firefighter per # persons, one firefighter per # square feet of building area, etc.)? Please indicate the current minimum staffing levels in the area, and if this staffing level currently meets existing demands.

The Fire Department does not calculate service-to-population ratios. Such ratios do not properly reflect the need for fire protection and emergency medical services. They do not account for demand caused by non-residential structures, vehicular incidents, transient population, and vacant land with combustible vegetation.

Currently Fire Station 169 is staffed with a 3-person engine company and appear to be adequate for the existing development/land use.

5. Can the proposed The Park @ Live Oak project be adequately served with fire protection and emergency medical services from existing fire stations?

The Specific Plan proposes a maximum of 1,550,000 non-residential development. The impact that this will have depends largely on the final buildout of the project, therefore, the effects of this project on the adequacy of the Fire Department's level of service remain uncertain.

6. Please confirm that the existing fire stations are adequately sized to accommodate the appropriate amount of fire protection and emergency medical services to service The Park @ Live Oak project.

See response to Question #5.

7. If development of The Park @ Live Oak project would directly or indirectly necessitate the construction of a new fire station or create the need to physically expand or modify any existing station, please provide details.

Fire protection serving the area appears to be adequate for the existing development / land use. While each additional development creates greater demands on existing resources, in the absence of cumulative impact the project appears to have a less than significant impact on fire protection services.

In addition to responding to the above questions, please feel free to provide any additional information you believe would be helpful in analyzing the project's potential impacts to fire protection facilities. The department's responses to these questions may become a part of the public record for the project.

Loretta Bagwell, Planning Analyst
Planning Division
Los Angeles County Fire Department
(323) 881-2404
Loretta.Bagwell@fire.lacounty.gov

From: Ryan Kelleher [mailto:rkelleher@tbplanning.com]
Sent: Thursday, December 13, 2018 4:38 PM
To: Bagwell, Loretta
Subject: The Park @ Live Oak Specific Plan EIR

Hi Loretta,

As I mentioned in the voicemail that I left you earlier this afternoon, I am preparing an Environmental Impact Report (EIR) for a proposed development project ("The Park @ Live Oak Specific Plan") located in the City of Irwindale. I am looking to obtain some information related to fire protection services as it relates to the project. Below is a brief project description followed by the questions that are seeking responses to.

The Park @ Live Oak Specific Plan would create a total of seven (7) planning areas which would provide for a maximum of 1,550,000 square feet (s.f.) of building space on approximately 78.3 acres of land located south of Arrow Highway, north of Live Oak Avenue, and west of Interstate-605 (I-605). Proposed land uses at the site include Industrial/Business Park and Commercial/Industrial. Exact building configurations are not yet known. The Project site formerly operated as a sand and gravel quarry, and reclamation of the Project site is ongoing in accordance with existing regulations under the State Mining and Reclamation Act (SMARA) and in the City's Municipal Code in order to allow for future development of the site. Attached are a Regional Map, Vicinity Map, and a copy of the proposed The Park @ Live Oak Specific Plan Land Use Plan to assist in your review of the proposed project.

As part of the EIR for the proposed project, the City will need to disclose the project's potential to result in impacts to fire protection services. This e-mail serves as a formal request for information to assist in this analysis. Accordingly, please respond to the following questions, preferably in writing, at your earliest convenience:

1. Please indicate what existing (or proposed) fire stations would be available to serve the proposed development. Provide the station numbers, street addresses, current list of fire protection vehicles assigned to the stations, and current staffing level at each station.
2. What are the estimated response times to the subject property from the existing fire stations?
3. What are the department's goals or requirements regarding response times/levels of service standards (if any)? Will the proposed The Park @ Live Oak project affect the department's ability to meet these levels of service standards?
4. Does the department have staffing level goals or requirements based on the population or the building area its serves (i.e., one firefighter per # persons, one firefighter per # square feet of building area, etc.)? Please indicate the current minimum staffing levels in the area, and if this staffing level currently meets existing demands.
5. Can the proposed The Park @ Live Oak project be adequately served with fire protection and emergency medical services from existing fire stations?
6. Please confirm that the existing fire stations are adequately sized to accommodate the appropriate amount of fire protection and emergency medical services to service The Park @ Live Oak project.
7. If development of The Park @ Live Oak project would directly or indirectly necessitate the construction of a new fire station or create the need to physically expand or modify any existing station, please provide details.

In addition to responding to the above questions, please feel free to provide any additional information you believe would be helpful in analyzing the project's potential impacts to fire protection facilities. The department's responses to these questions may become a part of the public record for the project.

I greatly appreciate your assistance on this matter. Please feel free to reach out to me with any questions or if you need any additional information to respond to our request.

Thanks,

Ryan Kelleher
Project Manager



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**City of Irwindale
Community Development Department
5050 N. Irwindale Avenue • Irwindale, California 91706
Voice: 626-430-2208**

May 9, 2018

T&B Planning
Ryan Kelleher
17542 East 17th Street, Suite 100
Tustin, CA 92780

Regarding: The Park @ Live Oak Specific Plan Request for Information Regarding Police Service Availability.

Dear Mr. Kelleher,

The Irwindale Police Department is in receipt of your letter dated April 30, 2018, requesting information on police service delivery and the potential impacts your project may have. Below we have listed responses to the questions you submitted.

1. The police facility that will serve The Park @ Live Oak is located at 5050 N. Irwindale Avenue, Irwindale, California. There is discussion of building a police substation on the west side of the city. These discussions, however, are very preliminary and were part of an outlet mall development concept that was once proposed in the area. It should be noted that future development of this area of the city would certainly necessitate the construction of a police facility to better serve the needs of the area.
2. The Irwindale Police Department is a full service police agency. The department consists of 37 police professionals dedicated to serving our fine city. There are 27 sworn members and our current staffing requirement is satisfied – we are fully staffed. This staffing configuration provides sufficient levels of service under existing conditions.
3. There are no other police facilities planned in the area of the project at this time. There is discussion of building a police substation on the west side of the city to better serve the area as it grows. The latest discussion of this concept was part of a proposed outlet mall project located at 500 Speedway Drive.

4. Average response times for priority 1 type calls for service are under three (3) minutes.
Priority 2 type calls average 3 minutes.
Priority 3 type calls average 4 minutes.
Priority 4 type calls average 9 minutes.
5. The current staffing levels meet the existing demands. The current staffing level is also a requirement of the Memorandum of Understanding with the Irwindale Police Officers Association. The current minimum staffing per shift is three (3) patrol officers and one supervisor. There may be more officers working at any given time, and these officers could be assigned to traffic enforcement, undercover operations, special events, and other duties as necessary. This configuration meets existing demands as of the date and time of this letter. Should the city grow by way of housing developments, commercial developments or population served, the current staffing level would not be sufficient to meet demands.
6. No new or expanded police facility would be required for The Park @ Live Oak. However, should the overall area, included in this project develop, additional police services and facilities would be necessary.
7. The proposed project is 3.2 miles away from the Irwindale Police Department and is close in proximity to the 605 Freeway and San Gabriel Riverbed. These areas are prone to vandalism and homeless persons living in the riverbed. Unfortunately, properties in and around these locations experience an increase in theft, transients and vandalism. Our recommendation to enhance security is good perimeter fencing to deter theft and vandalism.

If you have any additional questions, please do not hesitate to contact me at (626) 430-2234.

Respectfully,

Ty Henshaw
CHIEF OF POLICE
City of Irwindale



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

May 1, 2018

Ref. Doc. No.: 4519356

Ms. Marilyn Simpson, AICP
Community Development Manager
Planning Division
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

CITY OF IRWINDALE
COMMUNITY DEVELOPMENT

MAY 02 2018

RECEIVED

Dear Ms. Simpson:

NOP Response for The Park @ Live Oak Specific Plan Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on April 4, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. 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 8G Trunk Sewer, located in Live Oak Avenue at Myrtle Avenue. The Districts' 21-inch diameter trunk sewer has a capacity of 4.2 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2012.
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 capacity of 100 mgd and currently processes an average flow of 64.1 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. The expected average wastewater flow from the project, described in the document as a 1,451,400-square-foot mixed-use industrial and commercial park, is 471,705 gallons per day. 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 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 and General Manager 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 CCA. 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

AR:ar

cc: A. Schmidt
M. Tatalovich



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

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GRACE ROBINSON HYDE
Chief Engineer and General Manager

May 24, 2018

Ref. Doc. No.: 4590108

Ms. Marilyn Simpson, AICP
Community Development Manager
Planning Division
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Simpson:

Revision to the NOP Response for The Park @ Live Oak Specific Plan Project

The Sanitation Districts of Los Angeles County (Districts) received and responded to the Notice of Preparation of a Draft Environmental Impact Report for the subject project on May 1, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. Previous comments submitted by the Districts in correspondence dated May 1, 2018 (copy enclosed) still apply to the subject project with the following revision:

- The expected average wastewater flow provided in item no. 3 of the enclosed copy misclassified the portion of the project calculated as a mixed-used industrial and commercial park, considering this portion as entirely commercial. The plan specifies there is an allowable maximum of 98,600 square feet of commercial space with the remaining 1,451,400 square feet of proposed structure reserved for various industrial uses. Based on this information, the expected average wastewater flow from the project is 322,325 gallons per day.

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

AR:ar

Enclosure

cc: A. Schmidt
M. Tatalovich

DOC: #4590177.D22