

Appendix

Appendix E Service Provider Letters and Responses

Appendix

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

"Proud Protectors of Life, Property, and the Environment"

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

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FIFTH DISTRICT

August 31, 2021

Mariana Zimmerman, Planner
Placeworks
Planning Department
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Dear Ms. Zimmerman:

REQUEST FOR SERVICE PROVIDER INFORMATION FOR THE MITIGATED NEGATIVE DECLARATION, "WASHINGTON AND ROSEMEAD MIXED-USE PROJECT," INCLUDES A SIX-STORY MIXED-USE BUILDING WITH SUBTERRANEAN PARKING, GROUND-FLOOR RETAIL AND RESIDENTIAL USES, AND RESIDENTIAL USES IN FLOORS 2 THROUGH 6, THE BUILDING IS A WRAP-STYLE WITH PARKING LEVELS EXTENDING ALL FLOORS INTERIOR TO THE BUILDING, LOCATED AT 8825 WASHINGTON BOULEVARD, PICO RIVERA, FFER 2021008339

The Request for Service Provider Information has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

1. Please confirm that the nearest fire station closest to and that serve the Project Site is Los Angeles County Fire Department Station #103. What other stations will serve the Project Site in case of fire?

Yes, Fire Station 103 located at 7300 S. Paramount Blvd. in the City of Pico Rivera is the jurisdictional fire station for the Project Site.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY
CALABASAS

CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

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LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT

PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
VERNON
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Fire Station 25 location at 9209 E. Slauson Ave. in the City of Pico Rivera is the 2nd-due station for the Project Site.

Are there any service agreements with other local or regional fire agencies (other than LACFD) for addition support?

No, the LACFD does not have any services agreement with any other fire agencies in the project area.

Please fill in the information requested below regarding equipment (e.g., engines, fire trucks, EMT vehicles) and daily staffing for each of the stations noted, as well as any other station(s) not noted but pertinent.

Fire Station 103 is staff with a 3-person assessment engine company, which is an engine company with some limited paramedic capabilities and a 4-Person USAR Squad, combined together they form a USAR Task Force with a daily staffing of 7 uniform personnel.

Fire Station 25 is staffed with a 4-person engine company with a daily staffing of 4 uniform personnel.

2. What is LACFD's response time goal/policy standard (in minutes) for responding to emergency and non-emergency in the service area? What is the current average response time?

The LACOFD uses the national guideline of a 5-minute response time for the 1st arriving unit and an 8 minute response time for advanced life support (paramedic) response in urban areas.

During 2020 Fire Station 103 had an emergency response time of 5:21 minutes.

3. Are there any existing deficiencies (personnel, equipment) in the fire protection service currently provided to the Project Site?

Fire protection serving the area appears to be adequate for the existing development/land uses; however, each additional development creates greater demands on existing resources.

4. Any existing plans for service facilities or expanded capacity (personnel, equipment, station) that would serve the Project Site.

LACoFD currently has no plans to construct new or expand existing fire stations in the project area.

5. What impact (if any) will the proposed Project have on LACFD's ability to provide fire protection and emergency service to the planning area?

As stated above, fire protection serving the area appears to be adequate for the existing development/land use; however, each additional development creates greater demands on existing resources. However, the potential impact of this project by itself will not have a significant impact on services.

6. What are the primary sources of funding for LACFD operations and improvements? Do you collect development impact fees?

The Fire Department is primarily funded by a share of property tax and a Special Tax approved by the voters in June 1997.

The LACFD does not collect a developer impact fee in the project area.

7. What major difference in service demands is anticipated by changing the land use from commercial (currently vacant) to mixed-use with residential and commercial?

The LACFD anticipates that no major difference in service demands would occur due to the change in land use and the development of Project (see response to Question #5).

8. Please provide any additional comments you wish to make regarding the Proposed Project.

We have no additional comments.

For any questions regarding this response, please contact Loretta Bagwell, Planning Analyst, at (323) 881-2404 or Loretta.Bagwell@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The proposed development shall comply with all applicable code and ordinance requirements for construction, access, water main, fire flows, and fire hydrants.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

503.1.1 Buildings and facilities. Approved Fire Apparatus Access Roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The Fire Apparatus Access Road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

503.2.1.2 Commercial, industrial, and multifamily-residential developments. Fire Apparatus Access Roads for commercial, industrial, and multifamily-residential developments shall be installed and arranged in accordance with Sections 503.2.1.2.1 through 503.2.1.2.2. For purposes of this section, the highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

503.2.1.2.2 Where the highest roof surface exceeds 30 feet. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet, an approved Fire Apparatus Access Roadway with a minimum width of 28 feet, exclusive of shoulders, shall be provided in the immediate vicinity of the building or portion thereof. This roadway shall have an unobstructed clearance of clear to the sky.

503.2.1.2.2.1 Proximity to Building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulder, that is closest to the building being served, is between 10 feet and 30 feet, from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official.

503.2.1.2.2.2 Obstructions. Overhead utility and power lines shall not be located over the fire apparatus access road or between the fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

503.2.2.1 Dimensions maintained. The dimensions of approved fire apparatus roads shall be maintained as originally approved by the fire code official.

503.2.3 Surface. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road that is designed and maintained with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

503.2.4 Turning radius. The minimum turning radius shall be not less than 32 feet, measured at the centerline of the required access roadway.

503.2.5 Dead Ends. Dead end Fire Apparatus Access Roads in excess of 150 feet shall be provided with an approved turnaround. See Figure 503.2.5(1) and 503.2.5 (2). The turnaround shall be oriented on the access roadway in the proper direction of travel.

503.4 Obstruction of fire apparatus access roads. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

504.1 Required access. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approval access walkway leading from Fire Apparatus Access Roads to exterior openings shall be provided for where required by the fire code official.

504.5 Rooftop barriers and parapets. No person shall install any security barrier, visual barrier screen, or other obstruction on; the roof of any building in such a manner as to obstruct firefighter ingress or egress in the event of fire or other emergency, Parapet shall not exceed 36 inches on at least two sides of the building. These sides should face an access roadway or yard sufficient to accommodate ladder operations.

Fire flow requirements shall be determined upon submittal for review and approval of the proposed development to the County of Los Angeles Fire Department. The County of Los Angeles Fire Code Appendix B shall be utilized to determine the appropriate Fire Flow requirements for the proposed development.

Note: additional requirements may be applicable and will be determined upon formal submittal to the County of Los Angeles Fire Department Fire Prevention, Land Development Unit and or the County of Los Angeles Fire Department Fire Prevention, Engineering Section Building Plan Check Unit.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department recommends that a Phase I Environmental Site Assessment and, possibly, an associated Vapor Encroachment Screening be conducted at the project site to evaluate whether known environmental Volatile Organic Contaminants (VOCs) impacting soil and groundwater at the adjacent southern property (former Northrop Corporation) pose potential health risks and/or hazards to future project site occupants. HHMD has no additional comments at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac



Michael L. Garcia
Director

City of Pico Rivera

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4332

Web: www.pico-rivera.org

e-mail: communitydevelopment@pico-rivera.org

City Council

Raul Elias

Mayor

Dr. Monica Sánchez

Mayor Pro Tem

Gustavo V. Camacho

Councilmember

Andrew C. Lara

Councilmember

Erik Lutz

Councilmember

July 21, 2021

Captain Phillip R. Marquez
c/o Lieutenant Jodi Hutak
Los Angeles County Sheriff's Department
Pico Rivera Station
6631 Passons Boulevard
Pico Rivera, 90660

Subject: Request for Service Provider Information for the Mitigated Negative Declaration for the Washington and Rosemead Mixed-Use Project (OPL-01.0)

To Captain Marquez:

PlaceWorks is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the Washington and Rosemead Mixed-Use project (proposed project). This letter is to request your assistance in updating information regarding existing fire-related services in Pico Rivera and assessing potential impacts of the proposed project. Please respond to the enclosed questionnaire, using additional sheets if necessary. Note that your responses will become a part of the administrative record for this project and will be included as an appendix to the MND.

Project Location

The project site is 2.85 acres parcel at 8825 Washington Boulevard (Assessor's Parcel Number [APN] 6370-027-018) in the City of Pico Rivera, Los Angeles County (see Figure 1, *Local Vicinity Map* and Figure 2, *Aerial Photograph*). The project site is primarily surrounded by commercial and residential uses. The Pico Rivera Marketplace borders the site to the north and east, a single-family residential neighborhood borders to the northwest, and commercial uses border to the west and south across Washington Boulevard.

Existing Conditions

The project site is 2.85 acres and is currently vacant and contains paved surfaces and landscaped areas. The project site is fenced off and there is no public access. It was previously developed with a commercial building that operated as a nightclub until March 2015 and was subsequently demolished in 2020.

Project Description

The proposed project includes a six-story mixed-use building with subterranean parking, ground-floor retail and residential uses, and residential uses in floors 2 through 6 (see Figure 3, *Proposed Site Plan*). The building is a wrap-style with parking levels extending all floors interior to the building. The proposed project would develop 255 dwelling units consisting of a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms; up to 5,500 square feet of retail; up to 1,500 square feet of ground-floor lobby/leasing space; up to 13,500 square feet of recreational uses; and up to 190,000 square feet of parking. The first floor of

the proposed building is a mix of retail, residential, public seating areas and a main lobby/leasing office. Floors 2 through 6 include residential units, parking, and related residential amenities such as a small flex office space for residents. Parking would be located in one and a half subterranean levels. The roof deck of the parking structure would include a pool and recreation facilities such as a gym and clubhouse for use by residences only.

Discretionary Actions

The proposed project would include the following discretionary actions: (1) Specific Plan approval seeks adoption by ordinance to facilitate the implementation of the proposed uses and provide regulatory standards, zoning and guidelines for the development; (2) Zone reclassification seeks to change the current zoning designation of General Commercial (GC) to Specific Plan (SP); (3) Zone code amendment seeks to add SP for this area to the Zoning Map (the city may have other adds to the code text or tables as a result of the zone change); (4) General plan amendment seeks to change the current General Plan land use designations of Housing Element Site and Opportunity Area 8 to Specific (SP); and (5) Conditional use permit to allow for the proposed project.

Please respond to PlaceWorks no later than **Wednesday, August 11, 2021**. If you need additional time to respond, please contact Mariana Zimmermann at mzimmermann@placeworks.com or 714.966.9220. If you prefer, mail the completed questionnaire to Mariana Zimmermann at 3 MacArthur Place, Suite 1100, Santa Ana, California, 92707. Thank you for your prompt attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julia Gonzalez", with a stylized flourish at the end.

Julia Gonzalez
Deputy Director

Enclosures:

Questionnaires

Figure 1 Local Vicinity Map

Figure 2 Aerial Photograph

Figure 3 Proposed Site Plan

Washington and Rosemead Mixed-Use MND
Police Services Questionnaire – Los Angeles County Sheriff's Department (LASD)

1. Please provide the information requested below regarding staffing for the police services for the Project Site, as well as any other station(s) not noted but pertinent.

Station	Location	Daily Staffing	Total Staffing	Equipment
Pico Rivera Sheriff's Station	6631 Passons Blvd, Pico Rivera, CA 90660	Varies by shift 4-7 units		# patrol cars #motorcycles Varies per shift 4-7 cars. 1-3 motorcycles
<i>Other stations or smaller office facilities? (if relevant)</i>				

2. What is LASD response time goal/policy standard (in minutes) for responding to emergency and non-emergency calls in the service area?

Routine calls: 60 minutes
Priority calls: 20 minutes
Emergent calls: 10 minutes

3. What is LASD's current average response time (in minutes) for emergency and non-emergency calls?

Routine calls: 34.5 minutes
Priority calls: 9.3 minutes
Emergent calls: 3.6 minutes

4. Are there any existing deficiencies (personnel, equipment, facilities) in the police protection service currently provided to the City?

Not at this time

5. Any plans for new Sheriff's stations near the project site?

No

6. Given the existing level of resources (stations, equipment, personnel), does LASD anticipate that it will have adequate resources to meet the additional demands that would be generated by the Proposed Project?

None projected at this time.

If not, please summarize any additional resources that would be needed.

Washington and Rosemead Mixed-Use MND
Police Services Questionnaire – Los Angeles County Sheriff's Department (LASD)

7. What impact (if any) other than increased service calls will the Proposed Project have on LASD's ability to provide police protection service to the Project Area?

Additional traffic potentially yielding an increase in the need for traffic enforcement.

8. What are the primary sources of funding for LASD operations and improvements?

Contracted through the city of Pico Rivera

Will the proposed project be responsible for any police impact fees? If yes, who collects the fees? (e.g., City of Pico Rivera as part of other development fees or LASD?)

Any fees would be coordinated with the management of the city of Pico Rivera

9. Does the LASD have any design guidelines or programs pertaining to reducing and/or preventing crimes through environmental design? If yes, please provide the guidelines and/or program procedure.

Security measures such as security gates, cameras, alarms and the like are suggested as deterrents to criminal activity.

10. Please provide any additional comments you wish to make regarding the Proposed Project.

Response Prepared By:

Jodi Hutak

Name

Acting Captain

Title

Los Angeles County Sheriff's Department – Pico Rivera Station

Agency

August 26, 2021

Date

**Washington and Rosemead Mixed-Use MND
Parks Questionnaire – City of Pico Rivera**

1. Please identify the nearest existing parks and recreation facilities in the project vicinity. Any planned expansion of existing parks or development of new parks?

Park	Location	Facilities/Resources
Amigo Park - County Park	5700 Juarez Ave, Whittier, CA 90606	Equipped with softball fields, children play area, multipurpose field, picnic area, and walking and biking trails
Sorensen Park – County Park	11419 Rose Hedge Dr, Whittier, CA 90606	Baseball and softball fields, play structures, basketball courts, and green space
McNees Park – County Park	11590 Hadley Blvd. Whittier, CA 90606	Green space
Smith Park	6016 Rosemead Boulevard Pico Rivera, CA 90660	A community park of 16 acres with multipurpose auditorium, baseball/softball fields, football/soccer stadium, basketball courts, picnic facilities, drinking fountains, Olympic size swimming pool, parking lot, and concession stand.
Rio Vista Park	8751 Coffman and Pico Rd, Pico Rivera, CA 90660	Sports focused public recreation area with playground equipment, concession stand, and picnic facilities.
Rivera Park	9530 Shade Ln, Pico Rivera, CA 90660	Baseball and softball fields, handball courts, picnic facilities and play equipment.
Rio Hondo Park	P, 8421 San Luis Potosi, Pico Rivera, CA 90660	13 acres of multipurpose auditorium, play structures, fields, and basketball and handball courts.
Veterans and Ladies Auxiliary Park	4904 Durfee Ave, Pico Rivera, CA 90660	Play structure and picnic area.
Other parks? (if relevant):		

2. What is the City's standard for parks/recreation spaces for Pico Rivera residents? Is the City currently meeting the demand?

The City's Parks and Recreation Mission is to "Enhance the quality of life of Pico Rivera present and future generations by providing safe and welcoming parks and facilities, and creative programming, while promoting opportunities for healthy lifestyles."

The Los Angeles County Regional Parks and Open Space District have identified 3.3 acres per 1,000 people as typical in the local and regional area (RPOSD Park Needs Assessment, 2016). The City of Pico Rivera currently has only 1.3 acres of park or open space per 1,000 residents, and is already considered park poor. However, upon completing a California State Parks *Community Fact Finder Report* for the ½ mile radius surrounding the project site (Enclosure 1), it shows that there is only 0.21 acres of park space per 1,000 residents.

**Washington and Rosemead Mixed-Use MND
Parks Questionnaire – City of Pico Rivera**

The Department of Parks and Recreation has had to scale back normal operations due to the Covid-19 pandemic and having to comply with several Federal, State, County, and local orders. This includes restricting access to certain recreation facilities and/or requiring patron compliance for disease transmission prevention. In addition, the City will lose approximately 67% of its outdoor recreation space in October 2022 due to the Whittier Narrows Dam Safety Modification project being completed by the United States Army Corps of Engineers. Due to these factors, and in consideration of the City's park poor status, it is believed that the City will not be able to meet recreation demand.

3. Please indicate other applicable regulations, plans, and policies related to park services.
- LA County Code Sections (21.24.310, 21.24.350, etc.) [not sure if this applies]
 - LA County Parks Measure A (Effective December 3, 2019: \$0.16 per square foot of development)
 - Pico Rivera General Plan
 - Pico Rivera Municipal Code (Sections 2.53 Park and Recreation Commission, 8.44 Parks, etc.)

It is believed that there are no Federal or State parks and recreation regulations applicable to this project.

4. Please add any other comments you may wish to make regarding this Project.

Including up to 13,500 square feet of recreational use space and a rooftop pool for residents will greatly help to reduce the impact of increased residency to our already park poor neighborhood for the project area.

Response Prepared By:

Kaili Torres

Senior Manager

Name

Title

City of Pico Rivera

August 2, 2021

Agency

Date

California State Parks Community FactFinder Report

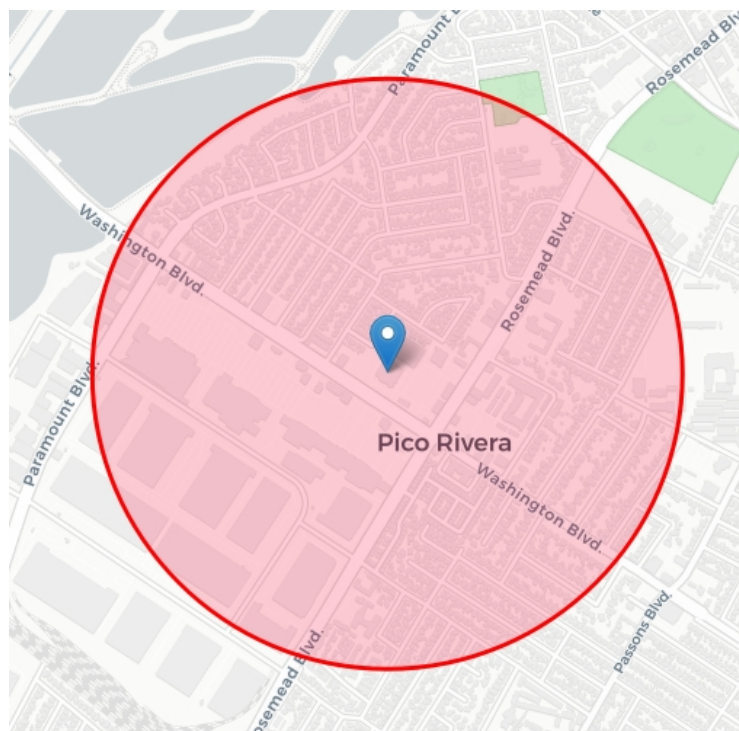
Project ID: 104143
Coordinates: 33.9847, -118.0984
Date: 8/2/2021

This is your project report for the site you have defined. Please refer to your Project ID above in any future communications about the project.

PROJECT AREA STATISTICS

County	Los Angeles
City	Pico Rivera
Total Population	5,914
Youth Population	1,407
Senior Population	828
Households Without Access to a Car	106
Number of People in Poverty	535
Median Household Income	\$68,664
Per Capita Income	\$25,424
Park Acres	1.22
Park Acres per 1,000 Residents	0.21

PROJECT AREA MAP



REPORT BACKGROUND

The project statistics have been calculated based on half mile radius around the point location selected. Only park acres within the project area's half mile radius are reported.

Population and people in poverty are calculated by determining the percent of any census block-groups that intersect with the project area. The project area is then assigned the sum of all the census block-group portions. An equal distribution in census block-groups is assumed. Rural areas are calculated at a census block level to improve results.

Median household and per capita income are calculated as a weighted average of the census block- group values that fall within the project area.

More information on the calculations is available on the methods page.

Demographics—American Community Survey (ACS) 5-year estimates 2014-2018; Decennial 2010 Census; the margin of error (MOE) was not analyzed.

Parks—California Protected Areas Database 2020a CFF adjusted (6/2020) - more information at <http://www.CALands.org>. Parks and park acres area based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks are defined further in the 2015 SCORP (pg. 4).

Users can send updated information on parks to SCORP@parks.ca.gov



SCORP Community FactFinder is a service of the California Department of Parks and Recreation
www.parks.ca.gov

SCORP Community FactFinder created by
GreenInfo Network www.greeninfo.org
in consultation with CA Dept. of Parks and Rec



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August 23, 2021

Ms. Julia Gonzalez, Deputy Director
Community & Economic Development Department
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660

Subject: Water Service Issues - Washington & Rosemead Mixed-Use Project


Dear Ms. Gonzalez:

Pico Water District (District) has been asked to respond to various questions related to the planned 225 dwelling units to be constructed at the intersection of Washington Blvd. and Rosemead Blvd. The District's responses to the City's questionnaire are enclosed.

As stated in the District's response to Item 3 of the questionnaire, the District needs additional information from the developer regarding the projected water use at the planned development before the District can provide more detailed figures regarding the project water demand. That information includes the following:

- Engineer's calculations regarding immediate water demand for the project;
- Engineer's long-term calculations of water demand for the project;
- Plans and calculations for any landscape needs;
- Plans and calculations for any/all fire flow needs; and
- Hydraulic Impact Assessment may be required for this project depending on the extent of the projected water use, as determined by the above calculations;

Please let us know if you have any questions.

Sincerely,

Mark J. Grijeda
General Manager

WASHINGTON AND ROSEMEAD MIXED-USE MND
Pico Water District Questionnaire

1. Please **confirm or update** the following information from Pico Water District 2015 Urban Water Management Plan

- a. The District relies entirely on groundwater as its sole source of potable water supply.
Response: Pico Water District (District) currently relies solely on groundwater.
- b. The District does not currently and has no plans to receive imported water from CBMWD.

Response: The District does not have a connection with the Metropolitan Water District (MWD) to access imported water and does not purchase water from CBMWD. At this time there are no plans to have a connection made with MWD for the purchase of imported water through CBMWD.

c. Sources of water supply:

i. **Groundwater** from the Central Basin (Basin)

1. The District has an allowed pumping allocation of 3,624 AFY.
Yes this is correct.

2. The District's average groundwater production from the Basin is approximately 3,127 AFY between 2010 to 2015. Does the District have more average?
The District's average groundwater production from 2016 thru 2020 was 2,780 AFY.

3. The District operates 4 wells with a combined pumping capacity of 5,400 AFY or approximately 8,700 AFY if operated continuously.
The District operates five wells with a combined pumping capacity of 7500 gallons per minute.

4. The District's distribution system includes one booster pump station and one reservoir with 1.25 million gallons of storage.
Yes this is correct.

ii. **Recycled Water** from CBMWD

1. The District obtains recycled water from Los Angeles County Sanitation District's San Jose Creek Water Reclamation Plant, which currently has a treatment capacity of 100 million gallons per day and serves approximately 1 million people.
Any questions related to the supply of recycled water must be directed to the Central Basin Municipal Water District (CBMWD). The District purchases its supply of recycled water from the CBMWD. CBMWD

WASHINGTON AND ROSEMEAD MIXED-USE MND
Pico Water District Questionnaire

has a contract with the Los Angeles County Sanitation District for the supply of recycled water, which is furnished to District customers through CBMWD.

- iii. District water supplies by source over the 2015-2040 period (actuals for 2015 and forecast for 2020-2040) in normal-year conditions are as shown in the following table.

1. Supplies over the 2020-2040 period are forecast at about:

Pico Water District Water Supplies Existing and Future, acre-feet per year

Year	2015	2020	2025	2030	2035	2040
Normal Year	2,794	3,697	3,774	3,853	3,933	4,015
Single Dry Year	--	2,703	2,760	2,817	2,876	2,936
Multiple Dry Years						
Year 2	--	2,796	2,854	2,914	2,974	3,036
Year 3	--	2,698	2,754	2,812	2,870	2,930

Source: Pico Water District Urban Management Plan 2015

- iv. The District forecasts that it will have sufficient water supplies to meet demands over the 2020-2040 period in normal, single-dry-year, and multiple-dry-year conditions.

This forecast is based on moderate growth, and water availability outside of the District's allocated water rights.

- v. Wastewater generated within the District is treated by LACSD at two water treatment plants including: Los Coyotes Water Reclamation Plant and Joint Water Pollution Control Plant.

Any questions related to wastewater need to be directed to the Los Angeles County Sanitation District.

- vi. LACSD estimates a wastewater generation of approximately 80 gallons per person per day.

Any questions related to wastewater need to be directed to the Los Angeles County Sanitation District

2. What water demand factors does the District use for each of the following land uses:

- a. Multifamily Residential – Uniform Plumbing Code, local landscape ordinances, latest drought tolerant landscapes practices

WASHINGTON AND ROSEMEAD MIXED-USE MND
Pico Water District Questionnaire

- b. Retail - Uniform Plumbing Code, local landscape ordinances, latest drought tolerant landscapes practices
 - c. Office - Uniform Plumbing Code, local landscape ordinances, latest drought tolerant landscapes practices
 - d. Restaurant - Uniform Plumbing Code, local landscape ordinances, latest drought tolerant landscapes practices
3. Would existing and forecast water supplies be sufficient to serve estimated project water demand, or would new or expanded water supplies be required?
- Response – additional information on the project's proposed uses, including the project's plans and drawings is necessary to respond to this question. See the accompanying letter.

WASHINGTON AND ROSEMEAD MIXED-USE MND
Pico Water District Questionnaire

4. Do you have any other comments about this project?

Yes see attached letter.

Response Prepared By:

Mark J. Grajeda

General Manager

Name

Title

Pico Water District

8-16-21

Agency

Date

September 15, 2021

Mariana Zimmermann
PlaceWorks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

**REQUEST FOR SERVICE PROVIDER INFORMATION FOR THE MITIGATED NEGATIVE DECLARATION
FOR THE WASHINGTON AND ROSEMEAD MIXED-USE PROJECT (OPL-01.0)**

Dear Ms. Zimmermann:

This is in response to your request for information regarding the Washington and Rosemead Mixed-Use Project which proposes the development of 255 residential units and an additional 5,500 square feet of retail. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

If you have any questions or need additional information, please contact Elsa Muñoz at (562) 940-8450 or EMunoz@library.lacounty.gov.

Very best,



Skye Patrick
Library Director

SP:YDR:GR:EM

Attachments

c: Grace Reyes, Administrative Deputy, LA County Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

<https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Washington and Rosemead Mixed-Use Project/Washington and Rosemead Mixed-Use Project response.docx>

7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | LACountyLibrary.org



COUNTY OF LOS ANGELES SUPERVISORS

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**LA COUNTY LIBRARY
WASHINGTON AND ROSEMEAD MIXED-USE PROJECT**

1. Please summarize existing library facilities and resources (library building square footages, collection volume, capacity, computer labs, audio books, e-books, etc.) that will serve the project site in the following table.

This project is within the service area of the Pico Rivera Library, located at 9001 Mines Ave., Pico Rivera, CA 90660, a facility with 16,000 sq. ft. of space, a collection of 54,502 books, magazines, and media, and 32 computers (as of June 30, 2020).

2. Are there any existing plans to expand library facilities and/or resources for the City? If so, please describe these planned expansions.

Currently, LA County Library does not have plans for expanding the Pico Rivera Library.

3. What generation factors or standards are used by the LA County Library to estimate library facility and resource requirement (e.g., square feet of library facility floor areas per capita and book volumes per capita)?

LA County Library service level guidelines entail a minimum of 0.50 gross square foot of library facility space per capita, 3.0 items (books and other library materials) per capita for regional libraries and 2.75 items per capita for community libraries, and 1.0 public access computer per 1,000 people served.

4. What impact (if any) will the proposed project have on the LA County Library's ability to provide library service to the City?

Pico Rivera Library is a community library and based on the service guidelines does not currently meet the minimum requirements for the population of this service area. The current deficiency is 55,974 collection items, 8 public access computers, and 4,087 square feet of facility space.

The proposed project involves the construction of 255 residential units with a population increase of approximately 803 which creates a need for an additional 2,208 collection items, 1 public access computer, and 402 square feet of facility space.

The table below illustrates the impact of the proposed population growth from the Washington and Rosemead Mixed-Use Project to the LA County Library service level guidelines. To fully mitigate this growth LA County Library estimates the total cost to be \$512,198.

Trails at Lyons Canyon Project Environmental Impact Report	Impact Per Capita (population of 1,629)	Estimated Costs	Total Costs
a. Building	402	\$1,000 sq. ft.	\$402,000
b. Land (4:1 land to building ratio)	1,606	\$29 (Library Planning Area 5)	\$46,574
c. Collections	2,208	\$28	\$61,824
d. Public Access Computers	1	\$1,800	\$1,800
Total			\$512,198

To meet the service demands of the current population and the proposed Washington and Rosemead Mixed-Use Project the library will require a total of 112,684 collection items, 41 public access computers, and 20,488 sq. ft of facility space.

Given the LA County Library's e-books, audiobooks, and internet resources, do you anticipate physical expansion of the library facilities due to the proposed development of 255 units?

The Library does not anticipate physical expansion of library facilities due to the proposed development.

5. How are the library's operation and improvements funded? Any library impact fees imposed to new development?

Funding sources for the LA County Library consist of, in descending proportions property taxes, County General Fund allocation, Library's Special Tax, Library Facilities Mitigation Fee (Developer Fee) and other miscellaneous sources.

In efforts to minimize the impact of residential projects on library services LA County Library collects a one-time Developer Fee at the time building permits are requested for all new residential dwellings located within the unincorporated areas of the County served by the LA County Library.

The current Developer Fees are as follows, by Library Planning Area, these fees are subject to a CPI increase effective July 1:

FY 2021-22 Library Facilities Mitigation Fee Schedule

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	\$1,010
Area 2 - Antelope Valley	\$978
Area 3 - West San Gabriel Valley	\$1,021
Area 4 - East San Gabriel Valley	\$1,008
Area 5 - Southeast	\$1,011
Area 6 - Southwest	\$1,018
Area 7 - Santa Monica Mountains	\$1,013

The Washington and Rosemead Mixed-Use Project is within the Library's Planning Area 5 – Southeast, current Developer Fee is \$1,011 per dwelling unit for a total of \$257,805 (\$1,011 x 255 dwelling units). However, since the development is located within the City of Pico Rivera, it is not subject to a Library Facilities Mitigation Fee.

LA County Library also collects an annual special tax which is levied on parcels within 10 cities (Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood) and unincorporated areas serviced by LA County Library. The Special Tax Rate for FY 2021-22 is \$32.55 per parcel. Nevertheless, the project is not subject to Special Tax.

6. Please provide any additional comments you wish to make regarding the proposed project.

The proposed commercial component will also impact the library if the people who work, but do not live, in the area use local library services throughout their day, therefore adding to the number of resources that will be needed.

There are no mitigation factors for the impact that this project will have on library services since it is not subject to a Library Facilities Mitigation Fee or Special Tax. The library proposes discussions with City representatives and developers regarding mitigation efforts and support for the continued enhancement and delivery of library services to the residents of the City of Pico Rivera.