

## **APPENDIX J**

### Public Service Correspondence





# COUNTY OF LOS ANGELES FIRE DEPARTMENT



ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

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

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

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THIRD DISTRICT      FIFTH DISTRICT

January 5, 2024

Linda Bo  
30900 Rancho Viejo Road, Suite 100  
San Juan Capistrano, CA 92675

Dear Ms. Bo:

## THE FIRE PROTECTION SERVICES QUESTIONNAIRE, PROPOSES THE DEVELOPMENT OF 27 SINGLE-FAMILY DETACHED HOUSING PROJECT ON APPROXIMATELY 25.84 ACRES, CITY OF WALNUT, FFER2023006665

The Fire Protection Services Questionnaire 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 indicate the equipment, personnel, and emergency medical services available at each station.

#### *Project Area Fire Stations*

<i>Station Number</i>	<i>Address</i>	<i>Distance from Site</i>	<i>Staffing/Equipment</i>
<i>Station 61</i>	<i>20011 La Puente Road, Walnut, CA 91789</i>	<i>0.7 mile</i>	<i>- 3-person Engine (basic life support) is staffed with a Captain, Fire Fighter Specialist, and Fire Fighter - 2-person Paramedic Squad (advance life support) is staffed with two Fire Fighter Paramedics</i>

#### 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

EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRWINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

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

Station 146	20604 Loyalton Drive, Walnut, CA 91789	1.7 miles	- 3-person Engine (basic life support) is staffed with a Captain, Fire Fighter Specialist, and Fire Fighter
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2. Please identify the number of service calls to each station during 2023.

*During 2023, Fire Station 61 had 1399 incidents and Fire Station 146 had 870 incidents within its jurisdictional area.*

3. Does your agency have an established target response time?

*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.*

4. What is the current actual response time to the project area from each station?

*Based on the distance to the project site, units from Fire Station 61 (approximately 0.7 mile) would have an estimated emergency response time of less than 3 minutes and unit from Fire Station 146 (approximately 1.7 miles) would have an emergency response time of 5:30 minutes.*

5. Are current staff levels and facilities adequate or deficient to serve the proposed project?

*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.*

6. Do you anticipate that project implementation would result in the need for physical additions to your agency (i.e., construction of new fire stations)?

*No.*

7. Please indicate any assessment fees required for new developments.

*All new developments are subject to the Fire Department's Special Tax assessment.*

8. Do you anticipate that compliance with City Fire Code requirements and payment of required fees and taxes provided by new developments associated with the proposed project would adequately mitigate the expected increase in fire and emergency medical service demand? If not, do you have any required or recommended mitigation measures to reduce impacts to less than significant?

*To be answered by Land Development Unit.*

9. Are there any plans for facility expansion or new facilities. Where does your agency acquire funding for new facilities?

*Facilities serving the project area are adequate. In the event additional resources are needed the property tax growth within the project area would provide funding to meet new growth needs.*

10. Please indicate the present Insurance Services Officer (ISO) rates throughout the City and any fire hazard impacts. Would the ISO rating remain the same with the implementation of the proposed project?

*The current ISO rating for the City of Walnut is a Class 2 rating. The rating is expected to remain unchanged with the implementation of the proposed project,*

11. Based on review of the proposed project's Tentative Tract Map (TTM or Site Plan), do you believe the project site would provide adequate emergency access?

*To be answered by Land Development Unit.*

12. Based on review of the proposed project's Tentative Tract Map (TTM or Site Plan), do you believe adequate egress in the project vicinity would be maintained in the event of an emergency?

*To be answered by Land Development Unit.*

13. Please include any additional information you feel is pertinent to the analysis for the proposed project.

*None at this time.*

For any questions regarding this response, please contact Kien Chin, at (323) 267-7325 or Kien.Chin@fire.lacounty.gov.

**LAND DEVELOPMENT UNIT:**

County of Los Angeles Fire Prevention Land Development Unit, response to questions:

*(7) Fees shall be determined at the time of formal submittal to the County of Los Angeles Fire Department Fire Prevention Division per the County of Los Angeles Fire Code Section 107.*

*(11) Access was reviewed and accepted at the tentative map review on August 23, 2018. At this time the Final Map has not been submitted for review and approval to the Fire Prevention Division, Land Development Unit. Changes to the approved access at the tentative map review shall require additional Fire Department review.*

*(12) 503.2.2.1 – Dimensions maintained. The dimensions of approved fire apparatus roads shall be maintained as originally approved by the fire code official.*

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243, or at [Claudia.soiza@fire.lacounty.gov](mailto:Claudia.soiza@fire.lacounty.gov)

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

Due to the limited amount of information included in your request, we are unable to respond to specific potential impacts.

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.

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

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments at this time regarding the "Brookside Residential Project, Fire Protection Services Questionnaire," provided by VCS Environmental.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or [Jennifer.Levenson@fire.lacounty.gov](mailto:Jennifer.Levenson@fire.lacounty.gov) if you have any questions.

Very truly yours,



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

RMD:pg



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

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FIFTH DISTRICT

ANTHONY MARRONE  
ACTING FIRE CHIEF  
FORESTER & FIRE WARDEN

August 25, 2022

Valerie Flores  
VCS Environmental  
30900 Rancho Viejo Rd. Unit: Ste 100  
San Juan Capistrano, CA 92675

Dear Ms. Flores:

### **TENTATIVE TRACT MAP AND SITE PLAN, "BROOKSIDE RESIDENTIAL PROJECT", PROPOSED DEVELOPMENT OF A 28-UNIT SINGLE FAMILY DETACHED HOUSING ON APPROXIMATELY 28.84 ACRES OF LAND, CITY OF WALNUT, FFER2022008533**

The Tentative Tract Map and Site Plan have 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:**

We have no comments.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or [Kien.Chin@fire.lacounty.gov](mailto:Kien.Chin@fire.lacounty.gov).

#### **LAND DEVELOPMENT UNIT:**

The Land Development Unit is reviewing "THE BROOKSIDE RESIDENTIAL PROJECT" for access and water system requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

#### 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

EL MONTE  
GARDENA  
GLEN DORA  
HAWTHORNE GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY

INGLEWOOD  
IRWINDALE  
LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWDALE  
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

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

## **ACCESS REQUIREMENTS**

The proposed development will require multiple ingress/egress access for the circulation of traffic, and emergency response issues.

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The Private Driveways required for access throughout the development shall be indicated on the Final Map as "Private Driveways and Fire Lanes". All required widths shall be clearly depicted.
3. A construction bond is required for all Private Driveways within this development. Written verification of the posted construction bond shall be provided to the Fire Department prior to Final Map clearance.
4. All proposed access roads within this development such as public streets, private driveways used as private streets, cul-de-sacs, and fire lanes shall be designed to comply with the City of Walnut, Department of Public Works, and the Fire Department standards. Final street improvement plans shall be submitted to the Fire Department for review prior to final approval by the Department of Public Works.
5. All proposed future buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility.
6. Any on-site Fire Lane within each lot shall provide a minimum paved unobstructed width of 20 feet, clear to the sky.
7. Fire lanes exceeding a length of 150 feet that dead end, shall provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to the Fire Department standards and shall be clearly depicted on the final design plans.
8. The gradient of the private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades.
9. Any change of direction within a Private Driveway shall provide a 32 feet centerline turning radius.
10. All proposed bridges and/or elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the City of Walnut Department of Public Works.
11. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open.

## **WATER SYSTEM REQUIREMENTS**

- 1 All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- 2 The required fire flow from the public fire hydrant for this development, if the future single-family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. If the future single-family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 4,000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
- 3 Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- 4 Install 6 public fire hydrants as noted on the Tentative Map. (As per map dated 08/23/2018)
- 5 Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- 6 Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.

## **FINAL MAP REQUIREMENTS**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.
3. A construction bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
4. Prior to Final Map clearance, provide written verification that the required (6) six public fire hydrants have been bonded for in lieu of installation.

5. The proposed bridge and/or elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the City of Walnut, Department of Public Works. Submit bridge improvement plans to the Fire Department for review prior to final approval by the City of Walnut Department of Public Works.
6. Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los Angeles County (Fire District), or other agencies as agreed to by the Fire District.

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243, or at [claudia.soiza@fire.lacounty.gov](mailto:claudia.soiza@fire.lacounty.gov)

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

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

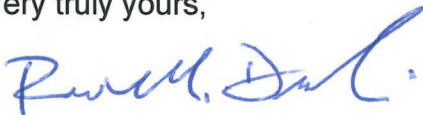
For any questions regarding this response, please contact Forestry Assistant, Nicholas Alegria at (818) 890-5719.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department cannot comment on this project until formal correspondence is received from the City of Walnut providing the specific details of the proposed residential project development.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or [Jennifer.Levenson@fire.lacounty.gov](mailto:Jennifer.Levenson@fire.lacounty.gov) if you have any questions.

Very truly yours,



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

RMD:pg

## BROOKSIDE RESIDENTIAL PROJECT POLICE PROTECTION SERVICES QUESTIONNAIRE

Please complete the information in the table below.

<b>Sheriff's Department – Walnut/Diamond Bar Station</b>	
Address:	21695 Valley Blvd., Walnut, CA 91789
Name/Title:	Sergeant Thomas Anderson
Email:	T2Anders@lasd.org
Phone Number:	(909) 859-2802
Date:	09/12/2022

Please respond to the following questions providing as much information as possible (necessary to evaluate potential impacts).

1. What is the location of the nearest police station to proposed project?  
  
**The nearest police station is located at 21695 Valley Boulevard, Walnut, CA 91789**
  
2. Does your agency have an established target response time? What is the current actual response time to the project area?  
  
**Emergency Calls have a projected ten-minute response (most emergency calls are handled expeditiously before the maximum ten-minute). Priority calls are handled in twenty-minute response time, and routine calls are handled in a sixty-minute response time.**
  
3. Does your agency have an established target staffing level (i.e., personnel/population)?  
  
**No, we don't have an established targeting staffing level. Our staffing level is based on a contract with the City of Walnut contract.**
  
4. Are current staff levels and facilities adequate or deficient?  
  
**We have a full staff level at the station and resources to utilize on the department.**
  
5. Do you anticipate any significant impacts associated with the proposed project on current service within the City, such as increasing service calls or the need for additional personnel or patrol cars? Please provide generation factors if it is determined that additional personnel or patrol cars are required.  
  
**No significant impacts will be seen. Additional calls for service will be generated, however may not impact the level of service.**
  
6. Do you anticipate that implementation of the proposed project would result in the need for physical additions to your agency (i.e., construction of new police stations)?

Our station was recently upgraded and refurbished by the county. Until the amount of deputies increase at the station, there will be no need for a new station.

7. Please indicate any assessment fees required for new developments.

This should be directed to the Los Angeles County Tax Assessors office.

8. Do you anticipate that compliance with Law Enforcement Code requirements and payment of required fees and taxes provided by new developments associated with the proposed project will adequately mitigate the expected increase in police demand? If not do you have any required or recommended mitigation measures to reduce impacts to less than significant.

This should be address with the City of Walnut.

9. Are there any plans for additional sheriff officers or facility expansion or new facilities, please provide as much detail as possible. Where does your agency acquire funding for new facilities?

No plans for additional sheriff deputies or facility expansion. Additional sheriff deputies will have to be contracted with the City of Walnut with the Sheriff's Department, the average cost for one deputy sheriff vehicle per shift is over \$350,000 a year which is paid by the city and potentially increase taxes to all citizens. New facilities or expansion of facilities will have to addressed with the Los Angeles County Department of Planning, however there are no need to expand the facility or build a new facility at this time.

10. Please include any additional information you feel is pertinent to the analysis for the proposed project.

If this project is going to be a gated residential area, please provide the station with the gate codes so we can enter the residential area when necessary, pertaining to a call for service. This will help reduce response times to calls.

## BROOKSIDE RESIDENTIAL PROJECT SCHOOL FACILITIES QUESTIONNAIRE

Please complete the information in the table below.

Address:	880 S. Lemon Ave., Walnut, CA 91789
Name/Title:	Ron Thibodeaux Director Secondary Education and Pupil Personnel Services
Email:	<a href="mailto:rthibodeaux@wvusd.org">rthibodeaux@wvusd.org</a>
Phone Number:	909 595-1261
Date:	12/14/2023

Please respond to the following questions providing as much information as possible (necessary to evaluate potential impacts).

1. What is current enrollment of schools listed below and available seating capacity? What schools are most likely to serve the project site?  
Cyrus J. Morris, Suzanne Middle, and Walnut High

### Project Area Schools

Name School	Location	District	Distance from project site	2023/2024 Enrollment	Available capacity
Cyrus J. Morris Elementary	19875 East Calle Baja Dr.	Walnut Valley Unified School District	1.7 miles	482	493
Vejar Elementary	20222 Vejar Rd.	Walnut Valley Unified School District	1.2 miles	643	658
Westhoff Elementary	1323 N Country Hollow Dr.	Walnut Valley Unified School District	1.1 miles	661	688
Collegewood Elementary	20725 Collegewood Dr.	Walnut Valley Unified School District	2.0 miles	606	640
Suzanne Middle School	525 Suzanne Rd.	Walnut Valley Unified School District	1.2 miles	1169	1200
Walnut High School	400 Pierre Rd.	Walnut Valley Unified School District	1.2 miles	2140	3000

2. What are the student generation rates used by the District to predict future student growth?  
0.3550 for single family units/0.2 for multifamily construction.
3. Does the District anticipate being able to accommodate for the population that may be generated by the proposed project?  
The need for additional capacity is likely.
4. Do you anticipate that project implementation would result in the need for physical additions to your District (i.e., construction of new schools or alterations to existing schools)?

It is likely that additional classrooms would need to be added to existing schools to accommodate enrolment growth.

5. Are there any plans for facility expansion or new facilities? Please provide as much detail as possible. Where does the District acquire funding for new facilities?  
Currently, the District is in design to add to new classrooms at Cyrus J. Morris. These classrooms are anticipated to be paid for with Developer Fees (and special reserve funds, if necessary).
6. Are fees assessed against new developments for school-related services? If so, in what amount?  
Currently, the District assesses \$4.79 per square foot for residential and \$0.78 for commercial/industrial development. The rates are likely to increase if and when the State Allocation Board adjusts rates in January.
7. Do you anticipate that payment of required fees and taxes provided by new development associated with the proposed Project would adequately accommodate the expected increase in student population? If not, do you have any required or recommended mitigation measures to reduce potential impacts to less than significant?  
The District cannot appropriately determine the needs at this time with the enrollment gains just being projections and not actuals. The District's facility needs will be completely determined by the growth of enrollment as a result of any development.
8. Please include any additional information you feel is pertinent to the analysis for the proposed project.  
None