

## Appendix N      Responses from Service Providers

## Appendices

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# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



March 31, 2022

Ms. Mariana Zimmermann  
Senior Associate  
Place Works  
3 MacArthur Place, Suite 1100  
Santa Ana, California 92707

Dear Ms. Zimmermann:

**REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION  
IN PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed under California Environmental Quality Act (CEQA) in preparing a Draft Environmental Impact Report (Draft EIR), for the Norwalk Entertainment District Civic Center Specific Plan Project (Project). The proposed Project to be described in the Specific Plan includes the construction of a mixed-use development with residential, commercial, and open space uses on the location of the current city hall lawn and surface parking lot. Up to 400 residential units and associated amenities would be developed. Up to 150,000 square feet of commercial uses would be developed and would include a mix of food and beverage establishments, retail, commercial, health and wellness facilities, and office uses.

The proposed Project is located within the service area of the Department's Norwalk Sheriff's Station (Station). Due to cumulative impacts, the proposed Project will impact the current level of service provided by the Station for the potential increase in resident and day and night time population proposed by the Project. In addition, the Project Applicant will be required to pay all required development fees associated with the project, including any law enforcement mitigation fees. The Department will provide further comments for the Draft EIR during the public review period when further analysis is

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

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— Since 1850 —

Ms. Zimmermann

- 2 -

March 31, 2022

available. Accordingly, the Station reviewed your request and provided the attached responses (see correspondence dated March 30, 2022, from Captain Salvador Becerra).

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Rochelle Campomanes, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director  
Facilities Planning Bureau

COUNTY OF LOS ANGELES  
**SHERIFF'S DEPARTMENT**  
*"A Tradition of Service Since 1850"*

DATE: March 30, 2022

FILE NO:

  
 OFFICE OF THE SHERIFF  
 COUNTY OF LOS ANGELES  
 PUBLIC AFFAIRS SECTION  
 1001 N. GARDEN STREET  
 ANIMAS, CALIFORNIA 92505  
 (951) 780-2200  
 www.sheriff.lacounty.gov

**FROM:** SALVADOR BECERRA, CAPTAIN TO: TRACEY JUE, DIRECTOR  
 NORWALK STATION FACILITIES PLANNING BUREAU

**SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN PROJECT**

The Norwalk Sheriff's Station (Station) is providing the following information as a response to a request received from PlaceWorks, a consulting firm who is currently preparing a Draft Environmental Impact Report (Draft EIR) for the proposed Norwalk Entertainment District-Civic Center Project (Project). The proposed Project to be described in the Specific Plan includes the construction of a mixed-use development with residential, commercial, and open space uses on the location of the current city hall lawn and surface parking lot. Up to 400 residential units and associated amenities would be developed. Up to 150,000 square feet of commercial uses would be developed and would include a mix of food and beverage establishments, retail, commercial, health and wellness facilities, and office uses.

The questionnaire below is formatted to correspond with the format of the request:

- 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
Norwalk Sheriff's Station	12335 Civic Center Drive,	Avg. EM Shift: 9	165 Sworn Personnel; 37	56 patrol cars  2 motorcycles

	Norwalk, CA 90650	Avg. Day Shift: 12	Professional staff	
		Avg. PM Shift: 16		
Other stations or smaller office facilities? (if relevant)	La Mirada Substation – 13716 La Mirada Blvd., La Mirada;  South Whittier Substation – 13525 Telegraph Road, Suite B, Whittier			

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

The Department generally adheres to the following widely accepted industry standard among law enforcement agencies for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

See Item #3 for additional information.

**3. What is LASD’s current average response time (in minutes) for emergency and non-emergency calls? Are you currently meeting this response time?**

Per Fiscal Year 2020-2021, the Station’s average, or anticipated response times for emergent, priority, and routine calls for service received are 3.8, 7.9, and 38.3 minutes. (Please note these are approximate time ranges that may

be affected by traffic conditions and these response times are variable because the responding unit may be elsewhere within the Station's service area and not necessarily dispatched from the Station itself.)

**4. *Are there any existing deficiencies (personnel, equipment, facilities) in the police protection service that would provide service to the Project site?***

The Station is currently understaffed. However, assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate the current shortage of office and support staff space and equipment. Any expansion of the Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience cumulative growth and intensification of land uses.

The proposed Project will increase employees and daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the Draft EIR to quantify the day and nighttime population increases, cumulative impacts, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

**5. *What is the current population for the service area in which the proposed Project is located? What is the goal for ratio of police to population? Do you currently meet that goal?***

The Station's service area encompasses 24.086 square miles with an estimated resident population of 220,000.

The Department does not currently have a standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload and performance levels, and modeling the flow of calls for service ratio.

See Item #4 response.

**6. *Any plans for new Sheriff's stations near the Project site or renovation to the existing station?***

There are no definitive plans for any remodel at the existing Station at this time.

- 7. 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 as a result of development that would be accommodated by the proposed Project? If not, please summarize any additional resources that would be needed.**

See Item #4 response.

- 8. 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?**

The proposed Project would potentially have a significant impact on our law enforcement services. In addition to the increased service calls, the location and use of the proposed Project would increase not only both the resident and daytime population, but the additional developed areas and associated amenities would require patrol by the Station.

The Station's response times may increase once the development is complete. The Station recommends that the general principles of Crime Prevention Thru Environmental Design (CPTED) be implemented with the Project design to deter and/or reduce potential criminal activities that would increase the need for law enforcement services.

- 9. What are the primary sources of funding for LASD operations and improvements?**

The primary resources of funding for LASD operations and improvements are through contracts with the City of Norwalk, City of La Mirada and the County of Los Angeles.

***Will the proposed Project be responsible for any police impact fees?***

It is recommended that the Project Applicant be required to pay law enforcement mitigation fees associated with the impacts imposed by the proposed Project.

- 10. 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.**



The Department recommends that the general principles of Crime Prevention Thru Environmental Design (CPTED) be implemented with the Project design. The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Station personnel can be available to discuss CPTED with the Project developer.

The Station recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the EIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.

***11. Please provide any additional comments or concerns you wish to make regarding the proposed Project.***

At this time, the Station has no further comments on the proposed Project. However, the Station reserves the right to amend or supplement our assessment upon subsequent reviews of the proposed Project once additional information becomes available.

Thank you for including the Station in the environmental review process for the Draft EIR. Should you have any questions regarding this matter, please contact Rochelle Campomanes, with Facilities Planning Bureau at (323) 526-5614.

SB:TDS:mdr

**Norwalk Entertainment District-Civic Center Specific Plan Project EIR  
School Services Questionnaire – Norwalk-La Mirada Unified School District**

1. Please confirm that the following schools would serve students that live within the Project Site. If not, please revise as necessary. Also, please provide the information outlined below.

<i>School &amp; Location</i>	<i>Total Enrollment Capacity or Classroom Capacity</i>
<b>Elementary School(s)</b>	
Moffitt ES 13323 Goller Avenue	700
<b>Middle School(s)</b>	
Waite MS 14320 Norwalk Boulevard	648
<b>High School(s)</b>	
Southeast Academy HS 12940 Foster Road	690
John Glenn HS 13520 Shoemaker Avenue	1593

3. Please revise (if necessary) NLMUSD's current student generation rates and development impact fees for the following uses.

<b>Land Use</b>	<b>Student Generation Rate and Development Impact Fees</b>			
	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>	<b>Impact Fees</b>
Multifamily Residential	0.1954	0.0998	0.1341	\$866,427.00
Commercial	0.2407	0.1245	0.1648	N/A

4. Are there any existing plans to expand school facilities that serve the Project Site? If so, please describe these planned expansions.

No, the Board of Education has not approved any projects at the school sites noted above.

5. Is there any existing Safe Routes to School program in place? If yes, please indicate how or where we can obtain a copy.

No existing Safe Routes to School program.

Norwalk Entertainment District-Civic Center Specific Plan Project EIR  
School Services Questionnaire – Norwalk-La Mirada Unified School District

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

N/A

Response Prepared By:

Elizabeth James Facilities Planning Tech  
Name Title

NLMUSD 9/1/22  
Agency Date

(On behalf of Edith C. Florence)

**From:** [Laura Bobadilla](#)  
**To:** [Lexie Zimny](#)  
**Subject:** RE: Interim Response to your sewer maintenance submitted on 09/06/2023 (Reference #268390)  
**Date:** Monday, September 11, 2023 5:07:04 PM  
**Attachments:** [image001.png](#)

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Good afternoon Ms. Zimny.

I checked the APNs, and we maintain the sewer mainlines in the project area. I also reviewed the questionnaire and determined the questions should be answered by the Los Angeles County Sanitation Districts. Below is their contact information.

**Los Angeles County Sanitation Districts  
Joint Administration Office, Room 110**  
1955 Workman Mill Road  
Whittier, California 90601  
(562) 908-4288, ext. 1205  
(562) 908-4251 (Fax)  
[engineeringcounter@lacsdsd.org](mailto:engineeringcounter@lacsdsd.org)

**Engineering Counter Hours**  
Monday - Thursday, 7:30 AM – 3:30 PM  
Friday, 7:30 AM – 2:30 PM

If you have any further questions, please contact me at (626) 300-3381 or [lbobadilla@pw.lacounty.gov](mailto:lbobadilla@pw.lacounty.gov).

Thank you.

Laura Bobadilla  
GIS Tech I  
Los Angeles County Public Works  
(626) 300-3381

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**From:** Lexie Zimny <lzimny@placeworks.com>  
**Sent:** Thursday, September 7, 2023 12:29 PM  
**To:** Laura Bobadilla <lbobadilla@dpw.lacounty.gov>  
**Subject:** RE: Interim Response to your sewer maintenance submitted on 09/06/2023 (Reference #268390)

**CAUTION: External Email. Proceed Responsibly.**

Hi Laura,

Thank you for your prompt response! I have attached the Notice of Preparation for the project which provides several maps of the project site and boundary and lists the 20 APNs that are encompassed by the project. Additionally, the questionnaire attachment that I tried to include in the

form submission is attached here as well. In case it is easier to gather responses to these questions via email, I have added the text of the questionnaire below my signature block in this email.

Let me know if there is any additional information about the project that I can provide.

Thank you!

**LEXIE ZIMNY**

*she/her*

**Project Planner**



Sacramento

Cell: 916.708.0118

[lzimny@placeworks.com](mailto:lzimny@placeworks.com) | [placeworks.com](http://placeworks.com)

This email is to request your department's quick review and assessment of the potential wastewater system-related impacts of the proposed Walnut Business Park project. We have been retained by the City of Walnut to prepare a Supplemental Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the north portion of South Lemon Avenue and Valley Boulevard. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to wastewater services that could result in the need for new or altered facilities that could impact that physical environment. We are requesting input from your agency to evaluate the ability of the District to meet the existing needs and serve the future needs of the proposed tenants.

**We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses and attach any additional information and/or comments. We would appreciate your response by September 29, 2023 if at all possible.**

**Please respond to the questionnaire below.** We have provided basic descriptions of the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for the proposed project.

### **Project Information**

The Walnut Business Park would develop a 25-acre project site with 392,490 square feet of warehousing space and 22,290 square feet of office/retail space. This project would replace the approximately 357,500 square feet of existing business park uses that currently operate on the site. Specific types of uses and tenants under the proposed project are described as speculative. Please see link to the Notice of Preparation below for further information.

### **Notice of Preparation**

<https://www.cityofwalnut.org/home/showpublisheddocument/20454/638278717626361455>

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### **Questionnaire**

**Please verify/respond to the following:**

1. Please confirm or correct the following information:
  - a. Sanitation Districts of Los Angeles County (LACSD) would provide wastewater services for the project site, including regional wastewater conveyance and wastewater treatment.
  - b. Wastewater is collected within the Consolidated Sewer Maintenance District of Los Angeles County's local sewer collection system which ties into one of LACSD's regional trunk sewers.
  - c. Wastewater would be treated at the San Jose Creek Water Reclamation Plant (WRP).
  - d. The WRP provides primary, secondary, and tertiary treatment for a design capacity of 100 million gallons of wastewater per day (MGD).
  - e. The WRP currently processes an average flow of 66.9 mgd.
2. Are there currently any deficiencies in the LACSD's wastewater collection system?
3. Are there any planned improvements or expansions to LACSD's wastewater facilities?
4. Does LACSD have wastewater generation rates (e.g. gallons per square foot) used to estimate future wastewater generation?

If so, please provide wastewater generation rates for the following uses:

  - a. Retail
  - b. Office
  - c. Warehousing
5. Would the existing LACSD wastewater treatment facility be sufficient to serve the estimated project-generated wastewater, or would construction of new or expanded wastewater treatment facilities be required?
6. Please provide any additional comments you may have regarding the proposed project.

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**From:** [noreply@pw.lacounty.gov](mailto:noreply@pw.lacounty.gov) <[noreply@pw.lacounty.gov](mailto:noreply@pw.lacounty.gov)>

**Sent:** Thursday, September 7, 2023 8:06 AM

**To:** Lexie Zimny <[lzimny@placeworks.com](mailto:lzimny@placeworks.com)>

**Subject:** Interim Response to your sewer maintenance submitted on 09/06/2023 (Reference #268390)

Sewer Maintenance:

**Good afternoon, I am a consultant working on behalf of the City of Walnut and I am reaching out to seek Los Angeles County Public Work's input on the proposed Walnut Business Park project. This is a warehousing/office/retail project on an approximately 25-acre site in the City of Walnut. It is our understanding that LACPW would provide sewer/wastewater collection service for the project through the Consolidated Sewer Maintenance District, so in order to help us assess the potential impacts of the proposed project on wastewater collection systems, we are asking**

looking for someone at the department to fill out a questionnaire that addresses these potential impacts (attached in this form submission). The answers to this questionnaire would be documented within the Supplemental Environmental Impact Report for this project. We appreciate any response that can be provided, Thank you!

Interim Answer:

**Good morning Ms. Zimny.**

**Thank you for contacting us! In order to verify we service the property, please provide me with the project address or an Assessor Parcel Number (APN). In addition, please e-mail me the attachment (e-mail below) as I was unable to see it in the system.**

**If you have any questions, please contact Laura Bobadilla, Sewer Maintenance Division, at (626) 300-3381 or [lbobadilla@pw.lacounty.gov](mailto:lbobadilla@pw.lacounty.gov).**

Thank you.

**Laura Bobadilla  
GIS Tech I  
Los Angeles County Public Works  
(626) 300-3381**



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**Additional Information:**

*This e-mail originated at: <https://pw.lacounty.gov/general/faq/index.cfm?action=NewQuestion>*

*Name: Lexie Zimny*

*Phone: (916) 708-0118*

*Email: [zimny@placeworks.com](mailto:zimny@placeworks.com)*

*(Please do not click reply to respond to this email. Follow the instructions provided in the response)*

lbobadilla


**From:** Engineering Counter  
**To:** Lexie Zimny  
**Cc:** Dina El Chammas  
**Subject:** RE: Preparation of an Environmental Impact Report for the Proposed Walnut Business Park  
**Date:** Tuesday, September 12, 2023 11:45:47 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

Good morning,

Most if not all the questions submitted may be addressed by requesting a Will Serve Letter form our Facilities Planning Section for your proposed project. Please visit our website with more information using the following link - [Will Serve Program | Los Angeles County Sanitation Districts \(lacsds.org\)](http://Will Serve Program | Los Angeles County Sanitation Districts (lacsds.org)). If you have any questions regarding Will Serve letter request, please contact Donna Curry directly at (562) 908-4288, ext. 2708.

Regards,

**Erika Ballesteros**  
Engineering Counter Coordinator • Sewer Design  
562-908-4288 ext. 1205  
[eballesteros@lacsds.org](mailto:eballesteros@lacsds.org)



[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

**From:** Lexie Zimny <[lzimny@placeworks.com](mailto:lzimny@placeworks.com)>  
**Sent:** Wednesday, September 6, 2023 1:36 PM  
**To:** Engineering Counter <[engineeringcounter@lacsds.org](mailto:engineeringcounter@lacsds.org)>  
**Cc:** Dina El Chammas <[delchammas@placeworks.com](mailto:delchammas@placeworks.com)>  
**Subject:** Preparation of an Environmental Impact Report for the Proposed Walnut Business Park

**CAUTION: EXTERNAL EMAIL.**

Good afternoon,

This email is to request your department's quick review and assessment of the potential wastewater system-related impacts of the proposed Walnut Business Park project. We have been retained by the City of Walnut to prepare a Supplemental Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the north portion of South Lemon Avenue and Valley Boulevard. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to wastewater services that could result in the need for new or altered facilities that could impact that physical environment. We are requesting input from your agency to evaluate the ability of the District to meet the existing needs and serve the future needs of the proposed tenants.



**We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please “Reply All” to this email with your responses and attach any additional information and/or comments. We would appreciate your response by September 29, 2023 if at all possible.**

**LEXIE ZIMINY**

*She/Her*

**Project Planner**



Sacramento

Cell: 916.708.0118

[lziminy@placeworks.com](mailto:lziminy@placeworks.com) | [placeworks.com](http://placeworks.com)

**Please respond to the questionnaire below.** We have provided basic descriptions of the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for the proposed project.

### **Project Information**

The Walnut Business Park would develop a 25-acre project site with 392,490 square feet of warehousing space and 22,290 square feet of office/retail space. This project would replace the approximately 357,500 square feet of existing business park uses that currently operate on the site. Specific types of uses and tenants under the proposed project are described as speculative. Please see link to the Notice of Preparation below for further information.

### **Notice of Preparation**

<https://www.cityofwalnut.org/home/showpublisheddocument/20454/638278717626361455>

### **Questionnaire**

**Please verify/respond to the following:**

1. Please confirm or correct the following information:
  - a. Sanitation Districts of Los Angeles County (LACSD) would provide wastewater services for the project site, including regional wastewater conveyance and wastewater treatment.
  - b. Wastewater is collected within the Consolidated Sewer Maintenance District of Los Angeles County's local sewer collection system which ties into one of LACSD's regional trunk sewers.
  - c. Wastewater would be treated at the San Jose Creek Water Reclamation Plant (WRP).
  - d. The WRP provides primary, secondary, and tertiary treatment for a design capacity of 100 million gallons of wastewater per day (MGD).

- e. The WRP currently processes an average flow of 66.9 mgd.
- 2. Are there currently any deficiencies in the LACSD's wastewater collection system?
- 3. Are there any planned improvements or expansions to LACSD's wastewater facilities?
- 4. Does LACSD have wastewater generation rates (e.g. gallons per square foot) used to estimate future wastewater generation?

If so, please provide wastewater generation rates for the following uses:

- 1. Retail
  - 2. Office
  - 3. Warehousing
- 5. Would the existing LACSD wastewater treatment facility be sufficient to serve the estimated project-generated wastewater, or would construction of new or expanded wastewater treatment facilities be required?
  - 6. Please provide any additional comments you may have regarding the proposed project.

**From:** [Lockhart, Linda](#)  
**To:** [Lexie Zimny](#)  
**Cc:** [Dina El Chammas](#); [Meyer, David](#)  
**Subject:** RE: Preparation of an Environmental Impact Report for the Proposed Walnut Business Park  
**Date:** Wednesday, September 13, 2023 2:38:28 PM  
**Attachments:** [image003.png](#)

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Hi Lexie,

Please see response below in red.

Thank you,

**Linda Lockhart**

Environmental Protection Specialist III  
Southern California Market Area  
[llockhar@wm.com](mailto:llockhar@wm.com)

Direct: 951-277-5109 (El Sobrante Landfill)  
Cell: 951-561-0454  
10910 Dawson Canyon Road  
Corona, CA 92883



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**From:** Lexie Zimny <lzimny@placeworks.com>  
**Sent:** Wednesday, September 6, 2023 1:35 PM  
**To:** Lockhart, Linda <llockhar@wm.com>  
**Cc:** Dina El Chammas <delchammas@placeworks.com>  
**Subject:** [EXTERNAL] Preparation of an Environmental Impact Report for the Proposed Walnut Business Park

Dear Ms. Lockhart,

This email is to request your department's quick review and assessment of the potential solid waste-related impacts of the proposed Walnut Business Park project. We have been retained by the City of Walnut to prepare a Supplemental Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the north portion of South Lemon Avenue and Valley Boulevard. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to solid waste services that could result in the need for new or altered facilities that could impact that physical environment. We are therefore asking about the potential for the proposed project to impact the provider's ability to maintain landfill capacity or other performance objectives.

We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses, and attach any additional information and/or comments. We would appreciate your response by September 29, 2023, if at all possible.

LEXIE ZIMNY  
she/her  
Project Planner



Sacramento  
Cell: 916.708.0118  
[lzimny@placeworks.com](mailto:lzimny@placeworks.com) | [placeworks.com](http://placeworks.com)

Please respond to the questionnaire below. We have provided basic descriptions of the two options for the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for the proposed project.

**Project Information**

The Walnut Business Park would develop a 25-acre project site with 392,490 square feet of warehousing space and 22,290 square feet of office/retail space. This project would replace the approximately 357,500 square feet of existing business park uses that currently operate on the site. Specific types of uses and tenants under the proposed project are described as speculative.

**Notice of Preparation**

<https://www.cityofwalnut.org/home/showpublisheddocument/20454/638278717626361455>

**Questionnaire**

Please verify/respond to the following:

- Please confirm that the disposal sites used for the city’s solid waste is primarily El Sobrante Landfill, Mid-Valley Sanitary Landfill, and Olinda Alpha Landfill (we are contacting these operators separately).  
WM do not provide collection services in this area; therefore, we cannot confirm that solid waste collected at this project will be brought to a landfill operated by WM.
- Would solid waste from the project site be brought to the El Sobrante Landfill?  
Cannot confirm.
- Please confirm or update the information in the table, obtained from the CalRecycle website.  
Confirm

	Current	Maximum Daily	Average Daily
--	---------	---------------	---------------

Landfill	Remaining Capacity	Disposal Capacity	Estimated Close Date	Disposal, 2021
<b>El Sobrante Landfill</b> 10910 Dawson Canyon Road, Corona, CA 92883	143,977,170 tons	16,054 tons	2051	7,109

4. What generation rates are used to estimate solid waste generation for the following uses:
  - a. Industrial (i.e., warehousing, manufacturing)? **N/A**
  - b. Retail uses? **N/A**
  - c. Office uses? **N/A**
  
5. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project?  
**Unknown at this time.**
  
6. Would Waste Management be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required?  
**Yes, El Sobrante Landfill accepts solid waste. The permitted maximum tonnage limits at El Sobrante Landfill are 16, 054 tons per day and 70,000 tons per week.**
  
7. Will Waste Management be able to serve known cumulative developments in addition to the proposed project?  
**Unknown at this time.**

**From:** [Meeka, Darren](#)  
**To:** [Lexie Zimny](#)  
**Cc:** [Dina El Chammas](#)  
**Subject:** RE: Preparation of an Environmental Impact Report for the Proposed Walnut Business Park  
**Date:** Tuesday, September 26, 2023 4:39:23 PM  
**Attachments:** [image001.png](#)

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Hi Lexie,  
Please see below responses in red.  
Thank you,

**Darren J. Meeka, P.E.**

**Deputy Director**

Solid Waste Management Division  
Department of Public Works  
222 W. Hospitality Lane, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415  
(909) 386-8701

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**From:** Lexie Zimny <lzimny@placeworks.com>  
**Sent:** Wednesday, September 6, 2023 1:35 PM  
**To:** Meeka, Darren <Darren.Meeka@dpw.sbcounty.gov>  
**Cc:** Dina El Chammas <delchammas@placeworks.com>  
**Subject:** Preparation of an Environmental Impact Report for the Proposed Walnut Business Park

You don't often get email from [lzimny@placeworks.com](mailto:lzimny@placeworks.com). [Learn why this is important](#)

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Meeka,

This email is to request your department's quick review and assessment of the potential solid waste-related impacts of the proposed Walnut Business Park project. We have been retained by the City of Walnut to prepare a Supplemental Environmental Impact Report (EIR) for this proposed warehousing project that would be located at the north portion of South Lemon Avenue and Valley Boulevard. The California Environmental Quality Act (CEQA) requires that an EIR assess the potential for project-related impacts to solid waste services that could result in the need for new or altered facilities that could impact that physical environment. We are therefore asking about the potential for the proposed project to impact the provider's ability to maintain landfill capacity or other performance objectives for the Mid-Valley Landfill.

**We sincerely appreciate your responses to the questions below (in red or other method to stand out). Please "Reply All" to this email with your responses and attach any additional information and/or comments. We would appreciate your response by September 29, 2023 if at all possible.**

LEXIE ZIMNY

she/her

Project Planner



Sacramento

Cell: 916.708.0118

[zimny@placeworks.com](mailto:zimny@placeworks.com) | [placeworks.com](http://placeworks.com)

Please respond to the questionnaire below. We have provided basic descriptions of the two options for the proposed project. We also provided a link to the Notice of Preparation, which shows site plans and gives additional details for the proposed project.

**Project Information**

The Walnut Business Park would develop a 25-acre project site with 392,490 square feet of warehousing space and 22,290 square feet of office/retail space. This project would replace the approximately 357,500 square feet of existing business park uses that currently operate on the site. Specific types of uses and tenants under the proposed project are described as speculative.

**Notice of Preparation**

<https://www.cityofwalnut.org/home/showpublisheddocument/20454/638278717626361455>

**Questionnaire**

Please verify/respond to the following:

1. Please confirm that solid waste collected at the project site would be brought to the Mid-Valley Landfill. The operations contract the County has with Athens Services contains an import waste agreement. The generation report for this import waste does include waste from the City of Walnut. But we have no way of confirming if waste from the proposed project will be brought into the Mid-Valley Landfill.
2. Please confirm that the disposal sites used for the City’s solid waste is primarily Mid-Valley Landfill, El Sobrante Landfill, and Olinda Alpha landfill (we are contacting these operators separately). The operations contract the County has with Athens Services contains an import waste agreement. The generation report for this import waste does include waste from the City of Walnut.
3. Please confirm or update the information in the table, obtained from the CalRecycle website. This is correct.

Landfill	Remaining Capacity, 2019	Max. Daily Disposal Capacity	Estimated Close Date
Mid-Valley Sanitary Landfill 2390 Alder Ave, Rialto, CA 92377	61,219,377 tons	7,500 tons	2045

4. What generation rates are used to estimate solid waste generation for the following uses:  
**The County does not have any specific data broken down by commercial generator type.**
  - a. Industrial (i.e., warehousing, manufacturing)?
  - b. Retail use
  - c. Office use?
5. Should the proposed project warrant the implementation of mitigation measures for solid waste services, what mitigation measures, if any, would you recommend for the proposed project? **Unknown**
6. Would Mid-Valley Landfill be able to serve the estimated project-generated solid waste, or would construction of new or expanded solid waste facilities be required? **No new or expanded facilities would be required to address the receipt of waste from this project.**
7. Will Mid-Valley Landfill be able to serve known cumulative developments in addition to the proposed project? **It is unknown if the Mid-Valley Landfill will be able to serve the developments without additional specific information on the developments.**





# COUNTY OF LOS ANGELES FIRE DEPARTMENT



ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401  
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*"Proud Protectors of Life,  
the Environment, and Property"*

October 5, 2023

Lexie Zimny

Dear Ms. Zimny:

### THE SUPPLEMENTAL EIR QUESTIONNAIRE, "WALNUT BUSINESS PARK PROJECT", REQUESTS AN ASSESMENT OF THE POTENTIAL FIRE-RELATED IMPACTS OF THE PROPOSED PROJECT, CITY OF WALNUT, FFER2023004742

The Supplemental EIR 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. The following table lists stations near the project site. Please confirm that these stations would respond to the site and list any additional stations that would respond to the site. Also, please list the equipment available at each station.

*Fire Station 61, located at 20011 La Puente Road, Walnut, Ca 91789 is the jurisdictional station (1<sup>st</sup>-due) for the project site. Other stations that would respond to the project site are Fire Station 146 (2<sup>nd</sup>-due station), Fire Station 120 (3<sup>rd</sup>-due station), and Fire Station 119 (4<sup>th</sup>-due station) for the Project Site. Please refer to the table below for equipment available at each station.*

#### Fire Stations and Equipment Serving the Project Site

Station	Address	Equipment
<b>Los Angeles County Fire</b>		
Los Angeles County Fire Station 61	20011 La Puente Rd, Walnut, CA 91789	3-Person Engine 2-Person Paramedic Squad

#### 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

LAWDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
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SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

Los Angeles County Fire Station <del>145</del> 146	<del>1525 Nogales St, Rowland Heights, CA 91748</del> 20604 E. Loylton Dr, Walnut, CA 91789	3-Person Engine
Los Angeles County Fire Station <del>119</del> 120	<del>20480 E, Pathfinder Rd, Diamond Bar, CA 91765</del> 1051 S. Grand Ave, Diamond Bar, CA 91765	4-Person Assessment Engine
Los Angeles County Fire Station <del>146</del> 119	<del>20604 Loylton Dr, Walnut, CA 91789</del> 20480 Pathfinder Rd, Walnut, CA 91789	3-Person Engine 2-Person Paramedic Squad

2. What is the approximate fire flow requirement for the proposed project?

*To be answered by Land Development Unit.*

3. Please confirm the following information regarding the department's response times gathered from the department's response to the "Irwindale Gateway Specific Plan IER" (response signed by Ronald Durbin, Chief Forestry Division Prevention Services Bureau dated May 25, 2023:

- 5-minute response time for the 1<sup>st</sup> arriving unit for fire and EMS
- 8-minute response time for advanced life support (paramedic) unit urban areas

What would be the average response time to the project site?

*Correct. 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. Based on the distance to the project site (approximately 0.9 miles), it is estimated that Engine 61 and Paramedic Squad 61 would have an average emergency response time of 3 minutes.*

4. Are there any existing deficiencies in the level of fire protection service currently provided to the area and surrounding the project site?

*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.*

5. How would this project effect the department's ability to maintain adequate fire protection service to the area?

*While each additional development creates greater demands on existing resources, the project would not have a significant effect on service demands.*

6. What will the fire department require or recommend to reduce fire hazards and potential impacts on fire services?

*To be answered by Land Development Unit.*

7. Please add any other comments.

*We have no additional comments.*

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

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

The Land Development Unit is reviewing the proposed questionnaire for specific emergency response questions.

Fire and life safety requirements will be addressed during the review for building and fire plan check phase. There may be additional requirements during this time.

This questionnaire does not propose construction of structures at this time or any other improvements at this time, therefore until actual construction is proposed the project will not have a significant impact to the Land Development Unit.

The Land Development answer to question # 2:

**FIRE FLOW REQUIREMENTS FOR BUILDINGS:** The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix. This appendix does not apply to structures other than buildings. County of Los Angeles fire Code Appendix B, Table B105.1.

The required approximate fire flow requirement for this project is 8,000 gallons per for 4 hours at 20 psi.

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

Lexie Zimney  
October 5, 2023  
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For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has reviewed the fire services questionnaire pertaining to the proposed City of Walnut Business Park project. HHMD has no comments regarding the questions posed in the questionnaire at this time.

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