

Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with County of  
Los Angeles Fire Department



## 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

### BOARD OF SUPERVISORS

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SECOND DISTRICT

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THIRD DISTRICT

JANICE HAHN  
FOURTH DISTRICT

KATHRYN BARGER  
FIFTH DISTRICT

October 31, 2018

Hai Nguyen, Associate Planner  
City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

Dear Mr. Nguyen:

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT,  
"BOUQUET CANYON RESIDENTIAL PROJECT," CONSISTS OF THE DEVELOPMENT  
OF 461 HOUSING UNITS WITH RELATED INFRASTRUCTURE, OPEN SPACE, TRAILS,  
RECREATION, AND LANDSCAPE ELEMENTS ON APPROXIMATELY 57-ACRES OF  
UNDEVELOPED LAND, SANTA CLARITA, FFER 201800108**

The Notice of Preparation of a Draft Environmental Impact Report 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 identify the station that would provide first response to the project area along with the present staffing, facilities, engines, and other fire response resources.

*Fire Station 108 is the jurisdictional station for the project site; it is located at 28799 N. Rock Canyon Drive, Santa Clarita, CA 91390. It is staffed with a 4-person engine company (1-Captain, 1-Fire Fighter Specialist and 2-Fire Fighters).*

### 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  
HAWAIIAN GARDENS  
HAWTHORNE  
HERMOSA BEACH  
HIDDEN HILLS  
HUNTINGTON PARK

INDUSTRY  
INGLEWOOD  
IRVINDALE  
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  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

2. What is the response time standard or goal for a project of this type in this area?

*The Fire Department uses national guidelines of a 5-minute response time for the 1<sup>st</sup>-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas, and 8-minute response time for the 1<sup>st</sup>-arriving unit and 12 minutes for advanced life support (paramedic) units in suburban areas. The City of Santa Clarita is a mix of urban/suburban area.*

3. What are the current LACoFD response times to this area? Will LACoFD be able to maintain an adequate level of the fire response service with the implementation of the proposed project?

*During 2017, Fire Station 108 had an average emergency response time of 6:14 minutes.*

*Yes, while each additional development creates greater demands on existing resources at this time it appears the project would not have a significant effect on service demands.*

4. Are there any plans to expand or construct new fire station facilities or would the project create the need for expanded or new facilities? If so, please explain.

*Currently, there are no plans for facility expansion or new facilities in the project area.*

5. Do you have any concerns regarding emergency access to the project site or within the proposed development plan during or following construction?

*To be answered by Land Development Division.*

6. Is the project site located within a formally designated High Fire Zone? If so, what are the conditions that make it so and what design criteria must be met to reduce or eliminate wildland fire hazards to an acceptable level?

*To be answered by Forestry Division.*

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

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

When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, the Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.

#### ACCESS REQUIREMENTS:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
2. Access roads shall be maintained with a minimum of 10 feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet 6 inches.
3. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
4. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.
5. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
7. For detached single family homes only provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads 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.
  - a. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location.
8. For commercial, mixed use, and multi-family developments provide a minimum unobstructed width of 26 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access 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.
9. For commercial, mixed use, and multi-family developments over 30 feet in height, provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access 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 when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high or the building is more than three stories. The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.

10. If the Fire Apparatus Access Road is separated by island provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access 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.
11. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
12. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround.
13. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius.
14. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.
15. Fire Apparatus Access Roads shall not exceed 15 percent in grade.
16. 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.
17. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official.
18. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.
19. Parking on Public and/or Private Fire Apparatus Access Roads

- a. Provide a minimum width of 36 feet for parallel parking on both sides of the Fire Apparatus Access Road and/or on cul-de-sac design with a length of 701 feet to 1,000 feet.
  - b. Provide a minimum width of 34 feet for parallel parking on one side of the Fire Apparatus Access Road with through access and with one side of the roadway being designated "No Parking – Fire Lane."
  - c. Provide a minimum width of 34 feet for parallel parking on both sides of the Fire Apparatus Access Road when the street is designed to be a cul-de-sac less than 700 feet in- length.
20. The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing. All gates to control vehicular access shall be in compliance with the following:
- a. The keypad location shall be located a minimum of 50 feet from the public right-of-way.
  - b. Provide a minimum 32-foot turning radius beyond the keypad prior to the gate entrance at a minimum width of 20' for turnaround purposes.
  - c. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 20 feet clear-to-sky with all gate hardware is clear of the access way.
  - d. Where the Fire Apparatus Access Road consists of a divided roadway the gate width shall be not less than 15 feet for residential use and 20 feet for commercial/industrial uses. Each side of the roadway shall be clear-to-sky.
  - e. Construction of gates shall be materials that allow manual operations by one person.
  - f. Gates shall be of the swinging or sliding type.
  - g. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective.
  - h. Electric gate operators where provided shall be listed in accordance with UL 325.
  - i. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

- j. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

#### 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. All required PUBLIC fire hydrants shall be installed, tested, and accepted prior to beginning construction.
3. All required private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.
4. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 and County of Los Angeles Fire Department Regulation 7.
5. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures on-site hydrants may be installed a minimum of 10 feet from the structure. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1.
6. The required fire flow for the public fire hydrants for single-family residential homes less than a total square footage of 3,600 feet is 1,250 gpm at 20 pounds psi residual pressure for 2 hours with one public fire hydrant flowing. Any single-family residential home 3,601 square feet or greater shall comply with Table B105.1 of the Fire Code in Appendix B.
7. The required fire flow for the public fire hydrants for buildings other than single-family homes shall comply with Table B105.1 of the Fire Code in Appendix B.
8. The required fire flow for the on-site private fire hydrants for this project shall comply with Table B105.1 of the Fire Code in Appendix B.
9. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
10. The public and on-site fire hydrant locations will be determined by the Fire Department with the submittal of plan.

**FUEL MODIFICATION:**

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone and a Fuel Modification Plan will be required. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa, CA 91702-2904. They may be reached at (626) 969-5205.

Additional Fire Department requirements may need to be addressed with the submittal of plans for review.

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

**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.

A fuel management/modification and fire hazard reduction plan should be developed and implemented prior to construction.

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.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the Lead Agency's "Fire Department Resources" questionnaire pertaining to the project site.

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

Hai Nguyen, Associate Planner  
October 31, 2018  
Page 8

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

MYT:ac





# COUNTY OF LOS ANGELES FIRE DEPARTMENT

FUEL MODIFICATION UNIT  
605 NORTH ANGELENO AVENUE  
AZUSA, CA 91702  
(626) 969-5205

[www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/](http://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/)

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DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

## BOARD OF SUPERVISORS

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SECOND DISTRICT

SHEILA KUEHL  
THIRD DISTRICT

JANICE HAHN  
FOURTH DISTRICT

KATHRYN BARGER  
FIFTH DISTRICT

November 7, 2019

Scott Covington  
888 San Clemente Drive, Suite 100  
Newport Beach, CA 92660

Dear Mr. Covington:

### **FUEL MODIFICATION PLAN – BOUQUET CANYON SUBDIVISION, SANTA CLARITA TRACT # 82126 - FM PROJECT #7669 - FFFM # 201900385**

The Preliminary Fuel Modification Plan has been reviewed. The project is approved in concept, and needs to be resubmitted for final review and approval prior to granting building permits.

Questions regarding this response should be directed to the Fuel Modification Unit. Office hours are Monday through Thursday, from 8:00 a.m. to 4:00 p.m. for plan submittal and general questions. Plan checkers are available 8:00 a.m. to 10:00 a.m. and by appointment. The Fuel Modification Unit may be reached at (626) 969-5205.

Very truly yours,

J. Lopez, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

JL:bw

#### 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  
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  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER



Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with County  
Sanitation Districts of Los Angeles  
County



## COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
*Chief Engineer and General Manager*

October 1, 2018

Ref. Doc. No.: 4754861

Mr. Hai Nguyen  
Associate Planner  
Community Development Department  
City of Santa Clarita  
23920 Valencia Boulevard  
Suite 302  
Santa Clarita, CA 91355

Dear Mr. Nguyen:

### **Will Serve Letter for Bouquet Canyon Project**

The Santa Clarita Valley Sanitation District (District) received your will serve letter request for the subject project on September 25, 2018. The proposed project is located within the jurisdictional boundaries of the District. We offer the following comments regarding sewerage service:

1. The project area is outside the jurisdictional boundaries of the District and will require annexation into the District before sewerage service can be provided to the proposed development. For a copy of the District's Annexation Information and Processing Fee sheets, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the District's Bouquet Canyon Relief Trunk Sewer, located in Bouquet Canyon Road at Festividad Drive. The District's 24-inch diameter trunk sewer has a capacity of 12.3 million gallons per day (mgd) and conveyed a peak flow of 3.5 mgd when last measured in 2012.
3. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently produces an average recycled water flow of 18.4 mgd.
4. The expected average wastewater flow from the project, described in the application as 461 residential units, is 101,920 gallons per day. For a copy of the District's average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The District is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the District's Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the District's Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
6. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of District wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of District facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of District treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the District intends to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of District facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

cc: D. Curry  
A. Schmidt  
A. Howard



Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with City of Santa  
Clarita, Recreation and Community  
Services Department

**From:** [Hai Nguyen](#)  
**To:** [Nichols, Randy](#)  
**Subject:** EXTERNAL: FW: Bouquet Realignment Project EIR  
**Date:** Monday, June 17, 2019 9:13:06 AM

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Please see the response from Parks below.

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**From:** Jeff Morrison  
**Sent:** Monday, June 17, 2019 7:13 AM  
**To:** Hai Nguyen <HNGUYEN@santa-clarita.com>  
**Subject:** RE: Bouquet Realignment Project EIR

- Please identify the City's current parkland requirements that are applicable to this project, such as number of acres per 1,000 residents, dedication of land or payment of in-lieu fees, etc. The City's General Plan calls for 5 acres per 1,000 residents. The City typically requires a minimum of 5 acres of land for a Neighborhood Park. For this project the City will be collecting in-lieu fees, as there is not 5 acres available for dedication to the City.
- Are there any plans to expand or construct new parks for this part of the city (Saugus) or to expand existing parks serving local residents or would the project create the need for expanded or new park land? If so, please explain.  
There are plans to expand Bouquet Canyon Park, David March Park, and Central Park that the in-lieu fees would go towards. These expansions would cover the need for parkland created by this development.

Thank you.

---

Jeff Morrison  
Project Development Coordinator  
City of Santa Clarita

Phone: (661) 286-4041  
Cell: (661) 510-2074  
Email: [jmorrison@santa-clarita.com](mailto:jmorrison@santa-clarita.com)  
Web: <http://www.santa-clarita.com>

Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with School  
Districts

**From:** Roseann Zarasua <rzarasua@saugusUSD.org>  
**Sent:** Monday, February 04, 2019 2:23 PM  
**To:** Palm, Kara  
**Subject:** EXTERNAL: Re: Follow up on Bouquet Canyon Questionnaire

Hello Kara,

Below are the answers to your questionnaire. Please let me know if you require additional information.

1. Campus that would serve the students and their capacity:

Plum Canyon – current enrollment 706; capacity 825

Highlands – current enrollment 352; capacity 775

2. Current student generation factors for new developments:

The factors are based on the projection of applying the student generation rates for residential developments over the past 5 years of a type similar to that of the future units either in the school district or in the city or the county in which the school district is located.

Student generation rates for single family detached: .4791

Student generation rates for single family attached units: .4601

Student generation rates for multi-family units: .2710

3. There are plans to expand the Plum Canyon school site. The project would not create the need for expanding or creating new facilities. The Plum Canyon school site is already planned for expansion and Highlands is running below capacity.

4. Yes, Saugus USD has a developer impact fee program.

- To finance construction or reconstruction of school facilities needed to accommodate students coming from new developments, the Saugus Governing Board has established the collection of developer fees on residential, commercial, and industrial construction within the district.

- Level II Fees are charged for residential construction to mitigate the the financial impacts from new developments. The current Level II developer fee rate is \$3.24 per square foot.
- Developers also have the option of entering into a mitigation agreement with district. The Fair Share School Impact Mitigation Payment is based on an annual analysis. The current 2019 Fair Share School Mitigation Payment without a notice of assigned funds is: SFA is \$14,051.22 per unit and MFA is \$7,784.51 per unit. The current 2019 Fair Share School Mitigation Payment with a notice of assigned funds is: SFA is \$13,680.25 per unit and MFA is \$6,930.81 per unit.
- Developers also have the option to request the Governing Board to from a Community Facilities District (CFD) to mitigate fees.

Thank you,

Roseann Zarasua, MBA

Director of Fiscal Services

Saugus Union School District

661-294-5300 x.5159

*The Saugus Union School District in partnership with the home and community is committed to excellence in elementary education.*

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On Mon, Feb 4, 2019 at 9:36 AM Palm, Kara <[Kara.Palm@mbakerintl.com](mailto:Kara.Palm@mbakerintl.com)> wrote:

Good Morning Roseanne,

I am just following up on the information that I sent last week regarding the Bouquet Canyon project. If there is any additional information that you need to respond to the questionnaire, please do not hesitate to contact me.

Thanks,

Kara

**Kara Palm** | Project Manager | Michael Baker International  
3760 Kilroy Airport Road, Ste. 270 | Long Beach, CA 90806 | [m] 619.548.3968  
[kara.palm@mbakerintl.com](mailto:kara.palm@mbakerintl.com) | [www.mbakerial.com](http://www.mbakerial.com)



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*We Make a Difference*

**From:** Karen Bladen <kbladen@hartdistrict.org>  
**Sent:** Wednesday, February 20, 2019 8:35 AM  
**To:** Palm, Kara; HNGUYEN@santa-clarita.com  
**Subject:** EXTERNAL: Bouquet Canyon Residential Project Environmental Impact Report  
**Attachments:** Chart of Impact from Bouquet Canyon Project.pdf

Good morning,

Per your request for information, the William S. Hart Union High School District (District) is providing the following responses to your questions regarding the impacts that the above Project would have on the District.

The campuses that would most likely serve the students from this Project are Arroyo Seco Junior High School and Saugus High School. The attached chart contains the District's most current Student Generation Rates, the associated projected impact from the Project on the District and the current and projected enrollments.

As the "Impacted Schools" chart indicates, the District would need to create additional classroom capacity for the projected additional students.

The District does have a developer fee program and will be starting discussions with the developer to mitigate the impact from the Project. The discussion could include entering into a Mitigation Agreement to provide funding to the District to offset the costs to provide capacity for the new students from the Project.

If you have any questions, or need further information, please feel free to contact me.

Kind Regards,

Karen Bladen

--

Karen M. Bladen  
Supervisor of Accounting  
Facilities / Operations Department  
Wm. S. Hart UHSD  
21380 Centre Pointe Parkway  
Santa Clarita, CA 91350  
661-259-0033 Ext. 286  
661-287-1984 (Fax)  
[kbladen@hartdistrict.org](mailto:kbladen@hartdistrict.org)

### Student Generation Rates<sup>[1]</sup>

School Level	Single Family Detached (SFD) SGR	Single Family Attached (SFA) SGR	Multifamily (MF) SGR
Junior High School	0.0962	0.0941	0.0892
High School	0.1941	0.1568	0.2102
<b>Total</b>	<b>0.2903</b>	<b>0.2509</b>	<b>0.2994</b>

[1] Student generation rates calculated in WSHUHS's 2018 School Facilities Needs Analysis (SFNA) dated April 12, 2018.

### Boquet Canyon Development

Home Type	Units	SGR Classification	Junior High School Students Generated	High School Students Generated
Single Family	45	SFD	4	9
Bungalows	102	SFA	10	16
Row Homes	132	SFA	12	21
Motor Courts	90	SFA	8	14
Town Homes	92	SFA	9	14
<b>Total</b>	<b>461</b>	<b>N/A</b>	<b>43</b>	<b>74</b>

### Impacted Schools

Students	Arroyo Seco Junior High School	Saugus High School
Current Enrollment	1,328	2,484
Boquet Canyon	43	74
<b>Total</b>	<b>1,371</b>	<b>2,558</b>
Current Capacity	1,200	2,500
<b>Surplus/(Shortage) of Capacity</b>	<b>(171)</b>	<b>(58)</b>
Unhoused Boquet Canyon Students <sup>[1]</sup>	43	58
Classroom Capacity <sup>[2]</sup>	27	27
<b>Additional Classrooms Needed</b>	<b>1.6</b>	<b>2.1</b>

[1] Represents the number of unhoused students from Boquet Canyon development only.

[2] Based on State loading standards for Junior High School and High School classrooms.

Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with SCV Water



May 7, 2019

City of Santa Clarita  
Planning Department  
Attn: Hai Nguyen, Associate Planner  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91350

**Re: Notice of Preparation for the Draft Environmental Impact Report for Proposed Bouquet Canyon Residential Development (Master Case No. 18-089)**

Dear Mr. Nguyen:

In response to your September 24, 2018 letter to Matt Stone, regarding the Bouquet Canyon Residential Project, we have the following responses to your questions:

The 2015 Urban Water Management Plan incorporated population and water demands projections based on the City's and Counties' One Valley One Vision general plan that are located within the boundary of Santa Clarita Valley Water Agency. As your letter states the planned land use is consistent with City General Plan and zoning designations and lies within SCV Water's service area. The water demands were therefore covered in the 2015 UWMP. The UWMP concluded that there is sufficient water to meet all anticipated water demands through buildout, estimated to occur in 2050. Given these conditions, no additional water entitlements will be required for the project.

Water Demand estimates incorporated in the UWMP for single family and multi-family units are shown in the table below:

Land Use	# of Units	Unit	Duty Factor (GPD)	Duty Factor (AFY)	Demand (GPD)	Demand (AFY)
Single Family Residential <6000sf (indoor use)	197	each	708.5	0.7936	139574.5	156.3
Single Family Residential (Bed>3)	23	each		0.0000	0.0	0.0
Multi-Family 2/2 AT/DT	13	each	306.72	0.3436	3987.4	4.5
Multi-Family (Bed>2)	156	each	306.72	0.3436	47848.3	53.6

We have estimated the landscape irrigation acreage from the Irrigated Landscape Area Plan prepared by Urban Arena. All irrigation design will need to be in accordance with DWR's Chapter 2.7 Model Water Efficient Landscape Ordinance, which became effective on December 1, 2015.

Land Use	# of Units	Unit	Duty Factor (GPD)	Duty Factor (AFY)	Demand (GPD)	Demand (AFY)
Parks	1.65	Acres	3869.28	4.3342	6384.3	7.2
Manufactured Spaces	25.84	Acres	1933.92	2.1663	49972.5	56.0
Public Open Space	3.31	Acres	3869.28	4.3342	12807.3	14.3
Parkway	1.93	Acres	3869.28	4.3342	7467.7	8.4
Private Yard	4.84	Acres	3869.28	4.3342	18727.3	21.0
Commercial/Manufacturing	3.87	Acres	1933.92	2.1663	7484.3	8.4
EVA	0.06	Acres	3869.28	4.3342	232.2	0.3
Pool	2	each	1949.76	2.1840	3899.5	4.4

The total water demand for the Bouquet Canyon Project is estimated to be 334.4 AF/year during an average rainfall year. We estimate the water demand to be 10% higher in single drought years, for a total of 367.84 AF/year.

At this time, SCV Water does not anticipate any recycled water will be available to serve the proposed development.

To mitigate potential impacts on existing water utility users the project must pay facility capacity fees.

Points of connection are located along the south side of Bouquet Canyon Road, in the two areas where the new layout of the roadway is proposed to be tied to the existing road location.

If you have any questions or comments, please contact Rick Vasilopoulos, Associate Water Resources Planner, or myself at (661) 297-1600.

Sincerely,

A handwritten signature in black ink, appearing to read "Dirk Marks". The signature is fluid and cursive, with the first name "Dirk" and last name "Marks" clearly distinguishable.

Dirk Marks  
Director of Water Resources

cc: Steve Cole, Assistant General Manager



Appendix I:  
Correspondence with Public  
Services and Utility Agencies

Correspondence with Los Angeles  
County Sheriff's Department

## Hai Nguyen

---

**From:** Castro, Maynora G. <MGCastro@lasd.org>  
**Sent:** Tuesday, October 30, 2018 3:26 PM  
**To:** Hai Nguyen  
**Subject:** LASD Response for Bouquet Canyon Residential Project EIR  
**Attachments:** LASD Response SCV Memo 181023 (Executed).pdf

Mr. Nguyen-

The Los Angeles County Sheriff's Department (Department) provides the attached information as a response to a Request to assist in the preparation of an Environmental Impact Report for the Bouquet Canyon Residential Project (Project). The proposed Project would develop 461 housing units on approximately 57 acres of undeveloped land in the Bouquet Canyon area. The proposed Project also includes the closure of a portion of Bouquet Canyon Road and the construction of a new alignment of the same road.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the Request and authored the attached responses (see correspondence dated October 25, 2018, from Captain Robert J. Lewis). Originals to follow via regular mail with a cover letter from FPB Director, Tracey Jue. Thank you for your patience.

Should you have any questions, please let me know.

Thank you.

May

### **Maynora G. Castro**

Departmental Facilities Planner II  
**Los Angeles County Sheriff's Department**  
**Facilities Planning Bureau**  
4700 Ramona Boulevard  
Sherman Block Building, 4<sup>th</sup> Floor  
Monterey Park, California 91754  
(323) 526-5578  
[mgcastro@lasd.org](mailto:mgcastro@lasd.org)



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# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

## HALL OF JUSTICE

JIM McDONNELL, SHERIFF



October 31, 2018

Hai Nguyen, Associate Planner  
City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, California 91355

Dear Mr. Nguyen:

**REQUEST FOR INFORMATION  
PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT  
BOUQUET CANYON RESIDENTIAL PROJECT**

The Los Angeles County Sheriff's Department (Department) provides the attached information as a response to a Request to assist in the preparation of an Environmental Impact Report for the Bouquet Canyon Residential Project (Project). The proposed Project would develop 461 housing units on approximately 57 acres of undeveloped land in the Bouquet Canyon area. The proposed Project also includes the closure of a portion of Bouquet Canyon Road and the construction of a new alignment of the same road.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the Request and authored the attached responses (see correspondence dated October 23, 2018, from Captain Robert J. Lewis).

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Maynora Castro, at (323) 526-5578.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Mr. Nguyen

- 2 -

October 31, 2018

Sincerely,

JIM McDONNELL, SHERIFF

A handwritten signature in blue ink, appearing to read "T. Jue", is positioned above the typed name.


Tracey Jue, Director  
Facilities Planning Bureau

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

DATE: October 23, 2018

FILE NO:

OFFICE CORRESPONDENCE

**FROM:**  **ROBERT J. LEWIS, CAPTAIN**  
SANTA CLARITA VALLEY  
STATION

**TO:** TRACEY JUE, DIRECTOR  
FACILITIES PLANNING  
BUREAU

**SUBJECT: RESPONSE TO REQUEST FOR INFORMATION REGARDING SHERIFF'S FACILITIES AND SERVICES FOR THE PROPOSED BOUQUET CANYON RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT**

The Santa Clarita Valley Sheriff's Station (Station) is providing the following information as a response to a Request received from the City of Santa Clarita (City), dated September 24, 2018, regarding an assistance in the preparation of an Environmental Impact Report, for the Bouquet Canyon Residential Project (Project). The information would be used in assessing the impacts of the proposed Project on the Station's law enforcement services.

The proposed Project include the development of 461 housing units with related infrastructure, open space, trails, recreation, and landscape elements on approximately 57 acres of undeveloped land located next to several residential neighborhoods in the Bouquet Canyon area. The proposed homes would consist of 45 single-family detached units, 102 bungalows, 132 row homes, 90 homes configured in motor courts, and 92 townhomes. The proposed Project also include the closure of a portion of Bouquet Canyon Road and the construction of a new alignment of Bouquet Canyon Road.

The information below is formatted to correspond with the format of the Request:

**1. Are there specific standards or goals for response times, staffing or other resources that apply to this project and in this area of the city?**

Target response times are not established by the Department. Rather, the Department generally adheres to the following, widely-accepted industry standard among law enforcement agencies for responding to emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.



**2. Location of the Station that would be primarily providing service to the project area, along with the current staffing resources at that Station. Please provide the average response times, and the types of crimes common in the project area and describe the potential impact the proposed project could have on response times and crime in the area.**

The Santa Clarita Valley Sheriff's Station, located at 23740 Magic Mountain Parkway in Valencia, is the primary law enforcement service provider to the area within which the proposed Project is located.

Various other law enforcement agencies within and beyond the limits of Los Angeles County provide additional law enforcement services and resources to the Department via existing mutual aid agreements.

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

The proposed Project is approximately 7 miles from the Station. The Station's estimated response times for emergent, priority, and routine calls for service received from the proposed Project are 5.7, 13.1, and 63.7 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and the deployment of radio cars when the call for service is received.) Optimal response times for emergent, priority, and routine calls, are 10 minutes, 20 minutes, and 60 minutes, respectively.

The Project is located within the Department's North Patrol Division, and within Reporting District 0640 of the Station's service area. During the reporting period beginning January 1, 2017 and ending December 31, 2017, there were a total of 22 Part I crimes committed in Reporting District 0640, including:

- Murder/non-negligent homicide..... 0 ;
- Forcible rape..... 0 ;
- Robbery..... 1 ;
- Aggravated Assault..... 1 ;
- Burglary..... 3 ;
- Motor vehicle theft..... 1 ;
- Larceny/theft..... 16 ;
- Arson..... 0 .

- 3. *Are there any plans to expand or construct new facilities or would the project create the need for expanded or new facilities? If so, please explain.***

A proposed new facility to replace the Station is currently in the Construction stage.

- 4. *Please discuss any concerns the Department may have regarding aspects of the project design, scale, etc. as that affects the Department's ability to maintain an adequate level of service in the project area.***

The Station itself, including our secured parking area, has operated above-capacity for several years. The addition of sworn personnel to improve our service ratio to industry standards will exacerbate the Station's existing space deficiencies.

The Station is currently understaffed and operates above capacity. Assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate the current shortage of space and attendant assets. 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 assets that will become necessary as our service area continues to experience growth and intensification of land uses.

- 5. *Additional information that you feel should be considered in relation to the assessment of impacts to Station's resources and level of service to the project area.***

The Department generally prescribes to the principles of Crime Prevention Thru Environmental Design (CPTED). 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.

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions of the Station regarding this matter, please feel free to contact Operations Lieutenant Justin Diez at 661-799-5102.



## Nichols, Randy

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**From:** Castro, Maynora G. <MGCastro@lasd.org>  
**Sent:** Wednesday, May 08, 2019 11:45 AM  
**To:** Hai Nguyen  
**Cc:** Justin Diez - LASD; Wang, Meghan Y.; Gulley, Dale M.  
**Subject:** RE: Bouquet Canyon Residential Project NOP follow up

Hello, Hai-

It is a new 46,552 square-foot Sheriff Station building with a maintenance building of 4,165 SF and a helipad, that would service the Santa Clarita's current approximate population of 293,000 residents.

This new Sheriff's Station building will basically replace the current building at 23640 Magic Mountain.

May

---

**From:** Hai Nguyen [mailto:HNGUYEN@santa-clarita.com]  
**Sent:** Wednesday, May 8, 2019 11:23 AM  
**To:** Castro, Maynora G. <MGCastro@lasd.org>  
**Cc:** Diez, Justin R. <JRDiez@lasd.org>; Wang, Meghan Y. <m2ywang@lasd.org>; Gulley, Dale M. <DMGulley@lasd.org>  
**Subject:** RE: Bouquet Canyon Residential Project NOP follow up

May,

Just a follow up question:

What is the size of the Sheriff station expansion and what services/personnel the added space is intended to support?

Thank you!

Hai

---

Hai Nguyen  
Associate Planner  
Planning Division  
City of Santa Clarita

Phone: (661) 255-4365  
Email: [hnguyen@santa-clarita.com](mailto:hnguyen@santa-clarita.com)

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**From:** Castro, Maynora G. [<mailto:MGCastro@lasd.org>]  
**Sent:** Wednesday, May 08, 2019 10:43 AM  
**To:** Hai Nguyen <[HNGUYEN@santa-clarita.com](mailto:HNGUYEN@santa-clarita.com)>

Cc: Justin Diez - LASD <[JRDiez@lasd.org](mailto:JRDiez@lasd.org)>; Wang, Meghan Y. <[m2ywang@lasd.org](mailto:m2ywang@lasd.org)>; Gulley, Dale M. <[DMGulley@lasd.org](mailto:DMGulley@lasd.org)>

**Subject:** FW: Bouquet Canyon Residential Project NOP follow up

Good morning, Hai-

Please see answers to your follow-up questions below in red text color.

Thank you.

May

**Maynora G. Castro**

Departmental Facilities Planner II

**Los Angeles County Sheriff's Department  
Facilities Planning Bureau**

4700 Ramona Boulevard

Sherman Block Building, 4<sup>th</sup> Floor

Monterey Park, California 91754

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**From:** Hai Nguyen [<mailto:HNGUYEN@santa-clarita.com>]

**Sent:** Tuesday, May 7, 2019 11:31 AM

**To:** Castro, Maynora G. <[MGCastro@lasd.org](mailto:MGCastro@lasd.org)>

**Subject:** Bouquet Canyon Residential Project NOP follow up

Good morning May,

Thanks for sending your response letter for the Bouquet Canyon Residential Project. I've attached your email and letter. Please note that the project has reduced in scope, since the original proposal (the new site plan with calculations is attached). I have a few follow up questions that I was hoping to get answered by you or Operations Lieutenant Justin Diez regarding the expansion of the Sheriff's station:

1. when is the expansion of the existing Sheriff's station is projected to be completed? **Projected completion/occupancy is by FEBRUARY 26, 2021.**
2. whether that expansion will **fully** address the existing shortages of sworn personnel to maintain desired levels of service, or **No, if we based it on the ratio of 1 deputy per 1000 population. But it will definitely help the existing shortages of sworn personnel.**
3. whether this project, either alone, or combined with other projected growth could necessitate additional demand for sworn personnel? **Yes, continued growth and intensification of land uses within our service area could necessitate demand for sworn**

personnel and will ultimately contribute to significant cumulative impacts on our resources and operations.

Please let me know or feel free to give me a call. Thank you!

Hai

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Hai Nguyen  
Associate Planner  
Planning Division  
City of Santa Clarita

Phone: (661) 255-4365

Email: [hnguyen@santa-clarita.com](mailto:hnguyen@santa-clarita.com)

Web: <http://www.santa-clarita.com>



*City of*  
**SANTA CLARITA**

