

## **Appendix H: Service Provider Response**

## Appendices

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**Proposed Brea Mall Redevelopment Project  
School District Questionnaire**

Please verify/respond to the following:

- Are there additional schools that would serve the project site?

Not at this time.

**School Enrollment and Capacity**

<b>School &amp; Location</b>	<b>Enrollment (<del>10-year average</del>)</b> N/A	<b>Total Capacity</b>
Laurel Elementary School	<del>368</del> 435 magnet program	455
Brea Junior High School	913	1,248
Brea Olinda High School	1,885	2,720

Source: Aldrete 2018.

- What is the average enrollment (~~10-year average~~) of each school that would serve the project site?

N/A see above

- Would these schools would be able to accommodate a potential increase in enrollment from 312 additional residential units?

Laurel would not, it appears that the Middle School and High School would as of this date.

- What impact will the proposed project, in combination with all the other projects planned in the area, have on the ability of the Brea Olinda Unified School District to provide educational services in the area?

The Magnet Bilingual Program at Laurel would continue, the development would not effect student busing services or meal services at that school.

**Proposed Brea Mall Redevelopment Project  
School District Questionnaire**

5. Pursuant to Senate Bill 50, the current statutory school impact fees are as follows:

- Residential – \$3.79/square foot
- Commercial – \$0.61/square foot

Yes, but the SB50 rates are modified every 24 months and the cost impact per square foot for Single family detached homes is \$5.14 and the Multifamily Attached is \$5.48.

6. Please add any comments you may wish to make regarding this matter.

We would like to see the projected number and type of units as well as the square footage per unit type. Are we to assume the project is multifamily units with a total of 149,625 square feet? It is also important to know what the estimated date of completion is so that facilities have sufficient time to be constructed.

**Response Prepared By:**

Colleen Patterson	Interim CBO
<b>Name</b>	<b>Title</b>

Brea Olinda Unified School District	July 15, 2019
<b>Agency</b>	<b>Date</b>

**Proposed Brea Mall Redevelopment Project  
Fire Questionnaire**

Please verify/respond to the following:

1. Please list any additional stations that would respond to the site:

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

Station	Address	Equipment
<b>City of Brea Fire Department</b>		
Brea Fire Department – Station #1	555 North Berry Street, Brea	Type 1 – Advanced Life Support, 4 personnel
Brea Fire Department – Station #2	200 North Brea Boulevard, Brea	Pierce/tiller – Advanced Life Support, 4 personnel
<b>Fullerton Fire Department</b>		
Fullerton Fire Department – Station #4	3251 North Harbor Boulevard, Fullerton	Type 1 – Advanced Life Support, 4 personnel
<b>Los Angeles County Fire Department</b>		
LACFD – Station 191	850 West La Habra Boulevard, La Habra	2 paramedics
LACFD – Station 192	520 South Harbor Boulevard, La Habra	Type 1 – Advanced Life Support, 3 personnel
LACFD – Station 193	1000 West Risner Way, La Habra	Type 1 – Advanced Life Support, 3 personnel

2. What is the approximate fire flow requirement for the proposed project? **Fire flow is determined by construction type and total square footage of the structure. It will vary and reduction in fire flow could occur due to the factors previously mentioned. At this time the fire flow is 8,000 gpm for a duration of 4 hours. If existing fire hydrants do not provide the required fire flow, then improvements will be made to meet the minimum requirement.**
3. The Department’s standard is 6 minutes to first arriving unit on scene. What is the average response time to the project site? **Approximately 5 minutes.**
4. Are there any existing deficiencies in the level of fire protection service currently provided to the area including and surrounding the project site? **No existing deficiencies exist at this time.**
5. Would this project have a significant impact on the ability to maintain adequate level of fire protection service to the area? **No significant impact at this time.**

**Proposed Brea Mall Redevelopment Project  
Fire Questionnaire**

6. What conditions will the Fire Department require or recommended to reduce fire hazards and reduce potential impacts on fire service? *The new structures will be fully protected as required by the California Fire and Building Codes, City ordinances and the applicable national standards. The following fire protection systems will be required: automatic fire sprinkler system, automatic fire alarm system, a fire pump, and an emergency responder radio coverage system. Fire apparatus access roads will also be provided to ensure adequate accessibility to the new structures.*
7. Please add any other comments you may wish to make regarding this project.

**Response Prepared By:**

<u>Kathy Schaefer</u>	<u>Division Chief – Fire Marshal</u>
<b>Name</b>	<b>Title</b>
<u>Peter Salgado</u>	<u>Fire Protection Analyst</u>
<b>Name</b>	<b>Title</b>
<u>Brea Fire Department</u>	<u>September 13, 2019</u>
<b>Agency</b>	<b>Date</b>

## **Proposed Brea Mall Redevelopment Project Police Questionnaire**

Please verify/respond to the following:

1. Please confirm the following station responds to calls from the project site:
  - a. The Brea Police Station is located at 1 Civic Center Circle, Brea. Police patrol units work in the field and may be responding from other locations from throughout the city.
  
2. Please indicate the type of service calls or service demands anticipated by the proposed uses (mall and residential).

a. If the development is more of an expansion of the typical retail and food establishments (with limited or no alcohol sold) currently at the mall, service calls are expected to increase. Standard calls for service include but not limited to theft (shoplifting), burglary, robbery and an occasional assault. In addition, the apartment development located on the mall property will increase calls for service including but not limited to domestic disturbances, noise complaints, suspicious persons/vehicles, burglary/theft investigations as well as traffic/parking complaints.

b. If the mall expansion includes more of a night life atmosphere with restaurants including bars (such as BJ's/Yard House/Cheesecake Factor), with coffee houses and some type of night entertainment, there is an expectation of an increase of service calls similar to the type the police department experiences in the Downtown. Those types of calls are disturbances, alcohol related disturbances, suspicious persons/vehicles, burglary/theft investigations and minor assault incidents.

The exact impact of the Mall expansion will not be known until the Mall expansion has been fully completed and the businesses are operating/apartments occupied.

3. Given the existing level of staffing and equipment, will the police department be able to provide police services to the proposed project? If not, please indicate what will be required to serve the project.

The increase in retail stores as well as outside venue will increase calls for service. Depending upon retail stores, outside entertainment and the types of restaurants which open in the area, there will be an increase service needs from the police department. In addition the apartment development will increase calls for service. The expansion of service needs should be evaluated for increasing police officer strength along with increased resources & equipment.

4. What impact will the proposed project, in combination with all the other projects planned in the area, have on the ability of the police department to provide police services in the area?

The "Core" area of Brea is currently seeing significant development, and a combination of all the developments (Mall/Hines/hotel/Imperial Shopping Center/etc.), all will increase calls for service which will impact the Police Department's ability to service

**Proposed Brea Mall Redevelopment Project  
Police Questionnaire**

the already established parts of the city. A current staffing needs assessment is being conducted and may provide a clearer understanding of specific Police Department needs.

5. What conditions will the Police Department require or recommended to reduce safety hazards and reduce potential impacts on police service?

Increase integration with onsite private security with the police department in communications (video access), as well as ability to access locked common areas (knox box keys) for emergency response. Verified Police/Fire radio reception in enclosed areas of the Mall.

6. Please add any comments you may wish to make regarding this matter.

With the Mall development as well as the other projects in the area (Hines/hotel/Imperial Shopping Center/etc.) traffic will be increased in the area to some unknown degree. I do not see any increased traffic lanes, traffic measures being implemented and there may be a need for funds to assist in traffic mitigation measures for this project.

**Response Prepared By:**

David Dickinson

Lt.

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**Name**

**Title**

**Police Department**

**8-6-19**

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**Agency**

**Date**