

## **Appendix L      Service Letter Responses**



**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"*

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FIFTH DISTRICT

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

April 7, 2022

Beth Chow, Senior Planner  
City of Norwalk  
Community Development  
12700 Norwalk Boulevard, Room 12  
Norwalk, CA 90650

Dear Ms. Chow:

**NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT, "NORWALK ENTERTAINMENT DISTRICT - CIVIC CENTER SPECIFIC PLAN PROJECT" SEEKS TO IMPLEMENT THE CITY'S ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN, WHICH IDENTIFIED THE PROJECT SITE AS AN AREA FOR THE PROMOTION OF ECONOMIC DEVELOPMENT, BY REVITALIZING THE PROJECT SITE WITH THE DEVELOPMENT OF A VIBRANT COMMUNITY-FOCUSED DEVELOPMENT, CITY OF NORWALK, FFER2022002337-REVISED**

The Notice of Preparation 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 confirm that the nearest fire station closest to and that serve the Site is Los Angeles County Fire Department – Station 20. What other stations will serve the Project Site in case of fire?

***Yes, Fire Station 20 located at 12110 Adoree St., Norwalk, CA is the jurisdictional fire station for the Project Site.***

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

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

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
DUARTE

EL MONTE  
GARDENA  
GLENDDORA  
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  
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  
TEMPLECITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

**Fire Station 115 located at 11317 Alondra Blvd., Norwalk, CA is the 2<sup>nd</sup>-due station for the Project Site.**

**Fire Station 96 located at 10630 S. Mills Ave., Whittier, CA is the 3<sup>rd</sup> -due station for the Project Site.**

2. Are there any service agreements with other local or regional fire agencies (other than LACoFD) that could provide additional support in the project site area?

**Yes, LACoFD has an Automatic Aid Agreement with the City of Santa Fe Springs that could provide additional support in the project area.**

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

<b>Station</b>	<b>Location</b>	<b>Equipment</b>	<b>Daily Staffing</b>
Station 20	12110 Adoree St. <b>Norwalk, CA 90650</b>	Engine 20 (4-person) Squad 20 (2-person) Quint 20 (4-person)	2 captains, 2 firefighter specialists, 4 firefighters, 2 firefighter paramedics
Other Station: (if relevant)			
Station 115	11317 Alondra Blvd. <b>Norwalk, CA 90650</b>	Engine 115 (3-person) Squad 115 (2-person)	1 captain, 1 firefighter specialist, 1 firefighter, 2 firefighter paramedics
Station 96	10630 S. Mills Ave. <b>Norwalk, CA 90604</b>	Engine 96 (3-person)	1 captain, 1 firefighter specialist, 1 firefighter

Source: <https://www.firedepartment.net/directory/california/los-angeles-county/norwalk/los-angeles-county-fire-department-station-20>

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

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

***During 2021, Fire Station 20 had an average response time of 5:21 minutes.***

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

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

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

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

7. What impact (if any) will the Proposed Project have on LACoFD's ability to provide fireprotection and emergency service to the planning area?

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

8. What major difference in service demands is anticipated by changing the land use from Institutional use to Specific Plan?

***The LACoFD anticipates that no major difference in service demands would occur due to the change in land use and the development of this project.***

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

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

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

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

***We have no additional comments.***

### **LAND DEVELOPMENT UNIT:**

The Land Development Unit is reviewing the proposed "ENVIRONMENTAL IMPACT REPORT FOR THE NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN" Project for access and water system requirements. The Land Development Unit comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

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

### **ACCESS REQUIREMENTS**

1. The proposed development will require multiple ingress/egress access for the circulation of traffic, and emergency response issues.
2. All on-site Fire Department vehicular 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.
  - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan, with the width clearly noted on the plan.
3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.
5. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
7. 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 Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 10 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.

8. 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.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
10. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside and outside turning radii for each change in direction on the site plan
11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000lbs., 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.
12. 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. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.

## **WATER SYSTEM REQUIREMENTS**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
2. The development may require fire flows up to 4,000 gallons per minute at 20 per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
3. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:
  - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

- b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
  - c. Additional hydrants will be required if hydrant spacing exceeds specified distances.
4. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy.
  - a. 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.
5. All required public and private on-site fire hydrants shall be installed and tested Prior to the beginning of construction.
6. An approved automatic fire sprinkler system may be required for the proposed buildings within this development.

For any questions regarding the report, please contact Inspector, 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's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

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

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

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

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

#### **HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the letter entitled, "Request for Service Provider Information for the EIR

Beth Chow, Senior Planner

April 7, 2022

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for the Norwalk Entertainment District-Civic Center Specific Plan Project," dated March 1, 2022, prepared by Placeworks.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ronald M. Durbin". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping tail.

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

RMD:jl





# 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

A handwritten signature in black ink, appearing to read 'T. Jue', written in a cursive style.

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  
 DEPARTMENT OF CORRESPONDENCE

**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

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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)

March 29, 2022

Mariana Zimmermann, Senior Associate  
Placeworks  
700 South Flower Street, Suite 600  
Los Angeles, CA 90017

**REQUEST FOR SERVICE PROVIDER INFORMATION FOR THE ENVIRONMENTAL IMPACT REPORT  
FOR THE NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN PROJECT**

Dear Mariana Zimmermann:

This is in response to your request for service provider information for the Environmental Impact Report (EIR) for the Norwalk Entertainment District-Civic Center Specific Plan project which proposes the development of up to 400 residential units and up to 150,000 square feet of commercial use. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

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

Very best,



Skye Patrick  
County Librarian

SP:YDR:GR:EM

c: Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library  
Grace Reyes, Administrative Deputy, LA County Library

[https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Norwalk Entertainment District-Civic Center/Response v1.docx](https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Norwalk%20Entertainment%20District-Civic%20Center/Response%20v1.docx)

7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | [LACountyLibrary.org](http://LACountyLibrary.org)



COUNTY OF LOS ANGELES SUPERVISORS

HILDA L. SOLIS  
1st District

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2nd District

SHEILA KUEHL  
3rd District

JANICE HAHN  
4th District

KATHRYN BARGER  
5th District

## LA COUNTY LIBRARY

### NORWALK ENTERTAINMENT DISTRICT-CIVIC CENTER SPECIFIC PLAN PROJECT

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

This project is within the service area of the Norwalk Library, located at 12350 Imperial Hwy., Norwalk, CA 90650, a facility with 33,749 sq. ft. of space, a collection of 115,549 books, magazines, and media, and 30 computers (as of June 30, 2021).

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

LA County Library does not have plans for expanding the Norwalk Library.

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

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

- 4. What impact (if any) will additional development that would be accommodated by the proposed project have on the LA County Library's ability to provide library service to the City?**

Norwalk Library is a regional library and based on the service guidelines does not currently meet the minimum requirements for the population of this service area. The current deficiency is 67,370 collection items, and 31 public access computers.

The proposed project involves the construction of up to 400 residential units with a population increase of approximately 1,252 which creates a need for an additional 3,756 collection items, and 1 public access computer.

The table below illustrates the impact of the proposed population growth from the Norwalk Entertainment District-Civic Center Specific Plan project to the LA County Library service level guidelines. To fully mitigate this growth LA County Library estimates the total cost to be \$106,968.

Norwalk Entertainment District-Civic Center Specific Plan Project	Impact Per Capita (population of 1,252)	Estimated Costs	Total Costs
a. Building	626	\$0*	\$0
b. Land (4:1 land to building ratio)	2,504	\$0*	\$0
c. Collections	3,756	\$28	\$105,168
d. Public Access Computers	1	\$1,800	\$1,800
Total			\$106,968

\*Norwalk Library currently has sufficient facility space to accommodate the proposed increased population.

To meet the service demands of the current population and the proposed Norwalk Entertainment District-Civic Center Specific Plan project the library will require a total of 186,675 collection items, 62 public access computers, and 31,113 sq. ft of facility space.

**Given the LA County Library’s e-books, audiobooks, and internet resources, do you anticipate physical expansion of the library facilities due to the proposed development of up to 400 units?**

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

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

As a special fund department, LA County Library is primarily financed by the collection of a dedicated share of property taxes from properties located in Los Angeles County and serviced by the LA County Library. Other revenues include a general fund contribution, a parcel tax, grants, and fees.

For all new residential dwellings located within the unincorporated areas of the County served by the LA County Library, LA County Library collects a one-time Library Facilities Mitigation Fee (Developer Fee) at the time building permits are requested. The current Developer Fees are as follows, by Library Planning Area, these fees are subject to a CPI increase effective July 1:

**FY 2021-22 Library Facilities Mitigation Fee Schedule**

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

The Norwalk Entertainment District-Civic Center Specific Plan is within the Library's Planning Area 5 – Southeast, current Developer Fee is \$1,011 per dwelling unit for a total of \$404,400 (\$1,011 x 400 dwelling units). Since the proposed development is located within the City of Norwalk it is not subject to a Library Facilities Mitigation Fee.

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

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

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

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

## Appendices

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