



11.9 Public Services Correspondence

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COUNTY OF LOS ANGELES FIRE DEPARTMENT

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

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INTERIM FIRE CHIEF
FORESTER & FIRE WARDEN

January 23, 2023

Kristen Bogue
5 Hutton Centre Drive Suite 500
Santa Ana, CA 92707

Dear Ms. Bogue:

THE FIRE SERVICE QUESTIONNAIRE, "THE NORWALK TRANSIT VILLAGE PROJECT" PROPOSES THE DEMOLITION OF THE FORMER CALIFORNIA YOUTH AUTHORITY FACILITY AND CONSTRUCTION OF A MIXED-USE TRANSIT ORIENTED COMMUNITY WITH A MIX OF OFFICE/RETAIL, HOTEL, MULTI-FAMILY RESIDENTIAL USES, AND PARK LAND USES, CITY OF NORWALK, FFER2022014033

The Fire Service Questionnaire reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

1. Indicate the name and location of the fire station(s) that serve the project area. Also, indicate, the equipment, personnel and emergency medical services available at each station.

Fire Station 20 is the jurisdictional station (1st due) for this project site. It is located at 12110 Adoree Street, Norwalk, CA 90650. It is staffed with a 4-person engine company (1-Captain, 1-Fire Fighter Specialist, 1-Fire Fighter/Paramedic and 1-Fire Fighter), a 2-person paramedic squad (2-Fire Fighter/Paramedics) and a 4-person Quint (1-Captain, 1-Fire Fighter Specialist and 2-Fire Fighter).

LACFD has an Automatic Aid Agreement with the City of Santa Fe Springs. Santa Fe Springs Fire Station 81 is the 2nd- due station for the project site. It is located at 11300 Greenstone Ave, Santa Fe Springs, Ca 90670. It is staffed with a 3-person truck company, which consists of 1 Fire Captain, 1 Engineer, and 1 Fire Fighter.

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

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWNDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRWINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLENDORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

Fire Station 115 is the 3rd-due station. It is located at 11317 Alondra Blvd, Norwalk, CA 90650. It is staffed with a 4-person engine company (1-Captain, 1-Fire Fighter Specialist, 1-Fire Fighter/Paramedic, and 1-Fire Fighter).

2. What is the approximate response time to the project site from each station?

Based on the distance to the project site, Fire Station 20 (0.9 mile distant) is estimated to have an emergency response time of 3 minutes, Santa Fe Springs Fire Station 81 (2.4 miles distant) is estimated to have an emergency response time of 7 minutes, and Fire Station 115 (3.3 mile distant) is estimated to have an emergency response time of 10 minutes.

3. Are there any current plans for expansion of LACFD facilities, services, or staff or to construct a new facility that would serve the City of Norwalk?

No, not at this time.

4. Would the proposed project substantially increase response times or create a substantial increase in demand for LACFD staff, facilities, equipment, etc.?

Any impact created by new development will be evaluated on a case-by-case basis. Given the current information available on the project, the project is expected to have a less than significant impact including response time in the city.

5. Please indicate any development impact fees required for new developments.

There are no development impact fees in effect in the project area and the city of Norwalk.

6. Do you anticipate that required fees and taxes provided by new developments associated with the proposed project will adequately mitigate the expected increase in fire and emergency medical service demand?

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

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

No, being that new development in the city is limited, this project is expected to have less than significant impact on fire department services.

8. Do you have any required or recommended mitigation measures for significant impacts?

Yes. When a development creates a significant impact that would require additional facilities and/or resources, some developers have mitigated the impact by providing a fire station site (land) or a fully constructed fire station facility and equipment.

9. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

None at this time.

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

LAND DEVELOPMENT UNIT:

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

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

Until actual construction is proposed the project will not have a significant impact to the Land Development Unit.

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

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

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

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

Kristen Bogue
January 23, 2023
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HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the Fire Protection Services Questionnaire for the proposed Norwalk Transit Village project.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ronald M. Durbin".

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

RMD:pg

POLICE PROTECTION SERVICES QUESTIONNAIRE

NORWALK TRANSIT VILLAGE ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on agency letterhead and provide a map if necessary. In your response, provide as much information as possible (necessary to evaluate potential impacts).

- 1. Please indicate the location of the police or sheriff station that serves the project area.**

The Norwalk Sheriff Station is located at 12335 Civic Center Drive, Norwalk, CA 90650. This Station provides law enforcement services for the City of Norwalk, City of La Mirada, and South Whittier in the unincorporated County of Los Angeles. Additionally, the Norwalk Station has two police substations at 13716 La Mirada Blvd in the City of La Mirada, CA. 90638 and 13525 Telegraph Road, Suite B, Whittier, CA. 90602.

- 2. What is the geographical area and total population which is served by the station?**

The Norwalk Sheriff's Station currently provides law enforcement services for the City of Norwalk, with a population of approximately **102,000** residents across **10** square miles. However, combined, the Station provides law enforcement services for a population of roughly **208,407** residents across **21,117** square miles, which includes the City of Norwalk, City of La Mirada, and South Whittier.

- 3. How many law enforcement officers and patrol cars presently serve the project area vicinity? Does your agency have an established target staffing level (i.e. personnel/population)?**

The City of Norwalk contracts law enforcement services for approximately **46** full-time deputies' (**28** patrol deputies, **10** Special Assignment deputies, **3** motorcycles deputies, **1** commercial traffic enforcement deputy, **3** Sergeants and **1** Lieutenant). Moreover, Norwalk Station deploys approximately **20** patrol cars in the City of Norwalk.

- 4. What is the City's target response time? Is the City currently meeting these times? What is the approximate response time to the project site?**

For the Fiscal Year **2020-2021**, the Norwalk Sheriff's Department is currently meeting the City's targeted response times: The average response times (minutes) for **2022** are as follows: Emergent **3.8**, Priority **9.0**, and Routine **49.1**. Conversely, the accepted industry standard for law enforcement agencies' response times are as follows: Emergent **10**, Priority **20**, and Routine **60**.

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

No definitive plans were reported to replace or expand the Norwalk Station; however, the facility is undergoing minor upgrades to its HVAC, electrical, and surveillance system. In addition, to the replacement and installation of a new roof. All of the funding for this project is provided by the County of Los Angeles.

6. **Please indicate any development impact fees required for new developments.**

Response deferred to the LASO–Facilities Planning Bureau:

7. **Do you anticipate any significant impacts associated with the proposed project on current service within the City, such as increasing service calls, increasing response times, or the need for additional personnel or patrol cars? Please provide generation factors if it is determined that additional personnel or patrol cars are required.**

The Sheriff's Department does not currently have a standard law enforcement ratio to population because staffing levels vary from Station to Station. **See Item #8 response.** However, the proposed project will add a significant number of residents and increase in vehicle traffic. As a result, further analysis will be needed to accurately determine the increase of deputies to the City's existing patrol plan.

8. **Do you have any required or recommended mitigation measures for significant impacts?**

The proposed project could significantly impact police services related to calls for service, crime, and traffic. However, in Fiscal Year 2022 -2023, the City of Norwalk increased its law enforcement budget (by 3.9 million) and added more Special Assignment Deputies and a Motor Deputy, which will help mitigate some of the impacts of this project. **See Item #3 response.**

Additionally, the City of Norwalk has created the Department of Public Safety; to deter and/or decrease the potential for criminal activities and quality-of-life issues that would otherwise increase the need for law enforcement services. The Public Safety Department regularly deploys **8** – Public Safety Officers (non-sworn) in the field on Day Watch and **6** – Public Safety Officers on PM Watch, seven days a week from 7:00 am to 10: PM and on weekends from 10:00 am to 10:00 pm.

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

Response deferred to the LASO–Facilities Planning Bureau:

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

Response deferred to the LASO–Facilities Planning Bureau:



OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

March 14, 2023

Mr. Ozzie Ramos, Director of Public Safety
City of Norwalk
Public Safety Office, Room 15
12700 Norwalk Boulevard
Norwalk, California 90650

Dear Mr. Ramos:

**NORWALK TRANSIT VILLAGE
REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION
PREPARATION OF ENVIRONMENTAL IMPACT REPORT (EIR)**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed for the proposed Norwalk Transit Village (Project) in preparation for the Environmental Impact Report (EIR). The proposed Project is located at 13200 Bloomfield Avenue in the City of Norwalk (City). The Project proposes the Norwalk Transit Village Specific Plan (Specific Plan) and a Tentative Tract Map (TTM) to develop a mixed-use transit-oriented community with a mix of office/retail, hotel, multifamily residential uses, and park land uses. It also plans to demolish the former CYA facility.

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 employees and daytime population proposed by the Project. In addition, the Project Applicant will be required to pay all development fees associated with the project, including any law enforcement facilities mitigation fee if applicable. Additional resources to address the needs of the development will need to be reviewed by your City and our Contract Law Enforcement Bureau in coordination with our Station. Accordingly, the Station reviewed the EIR questionnaire and authored the attached review comments (see correspondence dated March 8, 2023, from Captain Christopher Johnson).

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Mr. Ramos

- 2 -

March 14, 2023

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Mr. Immanuel Chiang, of my staff, at (323) 526-5637.

Sincerely,

ROBERT G. LUNA, SHERIFF



Tracey Jue, Director
Facilities Planning Bureau

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

DATE: March 8, 2023

FILE NO:

OFFICE CORRESPONDENCE


FROM: CHRISTOPHER L. JOHNSON, CAPTAIN TO: TRACEY JUE, DIRECTOR
NORWALK STATION FACILITIES PLANNING BUREAU

**SUBJECT: RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE
INFORMATION FOR THE NORWALK TRANSIT VILLAGE ENVIRONMENTAL
IMPACT REPORT**

The Norwalk Sheriff's Station (Station) is providing the following information as a response to a request received from Mr. Ozzie Ramos, City of Norwalk Director of Public Safety, for the proposed Norwalk transit village environmental impact report questionnaire. The proposed Project is located at the former California Youth Authority (CYA) facility at 13200 Bloomfield Avenue in the City of Norwalk. The proposed Project involves establishment of a Norwalk Transit Village Specific Plan (Specific Plan) and a Tentative Tract Map (TTM) to allow construction of a mixed-use transit-oriented community with a mix of office/retail, hotel, multifamily residential uses, and park land uses to demolish and replace former CYA facility.

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

- 1. Please indicate the location of the police or sheriff station that serves the project area.**

The proposed Project is located within the service area of the Department's Norwalk Sheriff's Station is located at 12335 Civic Center Drive in Norwalk.

- 2. What is the geographical area and total population which is served by the station?**

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

- 3. How many law enforcement officers and patrol cars presently serve the project area vicinity? Does your agency have an established target staffing level (i.e., personnel/population)?**

The Station is currently staffed by 165 sworn personnel and 37 professional staff. The Station has 56 black and white (patrol) cars and 4 motorcycles.

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, performance levels, and modeling the flow of calls for service ratio.

4. *What is the City's target response time? Is the City currently meeting these times? What is the approximate response time to the project site?*

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.

The proposed Project is approximately 0.5 miles from the Station. Per Fiscal Year 2021-2022, the Station's average, or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 7, 15, and 45 minutes, respectively. (Please note these are approximate time ranges only and could 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.)

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

Currently, the department has no plans for expansion of the Station or construction of new facilities.

Operational funding for the Department serving the Project comes from various types of tax revenue but it is not guaranteed. Annual evaluations are conducted, and funding would need to be allocated to the Department and approved by the BOS based upon recommendations by the CEO. The Project area will directly increase population growth and it is recommended the City evaluate each development and identify funding for facilities, personnel and/or associated operational equipment required to mitigate the impacts, and discuss with LASD's Contract Law Enforcement Bureau to determine the needs.

6. *Please indicate any development impact fees required for new developments.*

It is recommended that the Project Applicant be required to pay law enforcement mitigation fees associated with the impacts imposed by the proposed Project. Additional resources to address the needs of the development will need to be reviewed

by the City of Norwalk and our Contract Law Enforcement Bureau in coordination with our Station.

7. ***Do you anticipate any significant impacts associated with the proposed project on current service within the city, such as increasing service calls, increasing response times, or the need for additional personnel or patrol cars? Please provide generation factors if it is determined that additional personnel or patrol cars are required.***

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 population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

See item #3 response.

8. ***Do you have any required or recommended mitigation measures for significant impacts?***

The Department recommends that the general principles of Crime Prevention Thru Environmental Design (CPTED) be implemented during the Project design phase. 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.

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.

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

Currently, the department has no plans for expansion of the Station or construction of new facilities.

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

Currently, 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 proposed Project. Should you have any questions regarding this matter, please contact Immanuel Chiang, with Facilities Planning Bureau at (323) 526-5637.



SCHOOL SERVICE QUESTIONNAIRE

NORWALK TRANSIT VILLAGE
ENVIRONMENTAL IMPACT REPORT

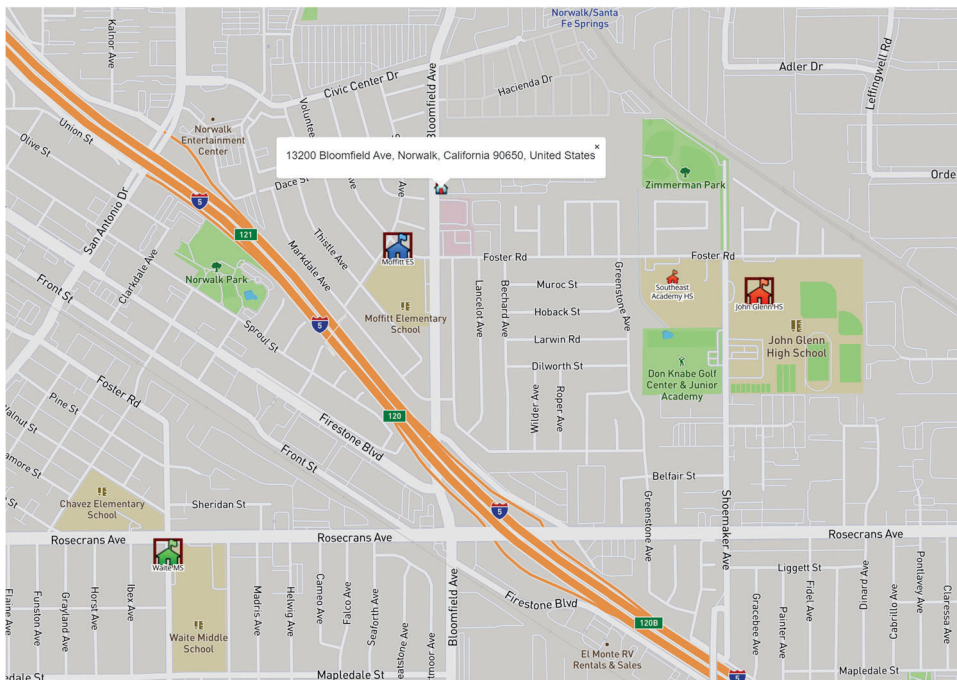
- 1. Please indicate the name and location of schools which are available to serve the project site.

Thomas B. MOFFITT Elementary School
Grades: K - 5
Address: 13323 S. Goller Ave. Norwalk, CA 90650

Nettie L. WAITE Middle School
Grades: 6 - 8
Address: 14320 S. Norwalk Blvd. Norwalk, CA 90650

John H. GLENN High School
Grades: 9 - 12
Address: 13520 Shoemaker Ave. Norwalk, CA 90650

Southeast Academy
Grades: 9 - 12
Address: 12940 E Foster Rd. Norwalk, CA 90650



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Superintendent



2. What is the current enrollment and capacity of each school in the vicinity of the project, and what is the distance of the school from the project site? * Week 18 data

MOFFITT ES

Current Enrollment*: 564

Capacity: 748

Distance: 0.92mi 3min – Driving, 0.20mi 3min – Walking, 0.20mi 2min – Cycling

WAITE MS

Current Enrollment*: 573

Capacity: 780

Distance: 1.49mi 4min – Driving, 1.18mi 22min – Walking, 1.44mi 10min – Cycling

GLENN HS

Current Enrollment*: 868

Capacity: 1,860

Distance: 1.10mi 3min – Driving, 0.73mi 13min – Walking, 0.78mi 6min – Cycling

SOUTHEAST ACADEMY

Current Enrollment*: 192

Capacity: 690

Distance: 0.92mi 3min – Driving, 0.59mi 11min – Walking, 0.60mi 4min – Cycling

3. What are the current student generation rates used to project enrollment based on residential (single- and multi-family units) and non-residential development?

School Level	Single Family Detached Units	Multi -Family Attached Units
Elementary School	0.2533	0.1954
Middle School	0.1313	0.0998
High School	0.1733	0.1341
Total	0.5579	0.4293

School Level	Total Student Generation Factors of CID
Elementary School	0.0052
Middle School	0.0043
High School	0.0057

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Superintendent



4. Does the District charge developer fees for residential and non-residential development. If so, what are these fees? Are there any other required or recommended mitigation measures for the project?

<u>Rate</u>	<u>Per Sq. Ft.</u>
Residential	\$4.08
Retail & Services	\$0.526
Office	\$0.66
Hospital	\$0.653
Research & Dev.	\$0.66
Indust./Warehouse/Manuf.	\$0.633
Hotel/Motel	\$0.266
Self-Storage	\$0.015
Senior Housing	\$0.66

5. Does the District have any current plans for new school facilities that would serve the project?

No

6. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

None

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RECREATION QUESTIONNAIRE
NORWALK TRANSIT VILLAGE
ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions, on your agency letterhead, providing as much information as possible (necessary to evaluate potential impacts).

- What is the current total acreage of parkland within the City?
 - 98.5 acres of parkland
- Does the City have an adopted parkland-to-population standard?
 - I am not aware of the City having a parkland-to-population standard.
- Please indicate the location of the facilities which serve the project site. (Please include the distance from the site and size of the facility).
 - Zimmerman park is the closest park to the proposed site. Zimmerman park is 9.4 acres in size, it is composed of; walking path, three (3) baseball fields, one (1) half-court basketball, a concessions stand, playground and exercise equipment and 159 parking stalls.
- What are the generation factors for the proposed land use?
 - N/A
- Please indicate if there will be any required fees or parkland dedication to help mitigate potential impacts to park and recreation facilities.
 - No fees are required to mitigate potential park and recreational facilities.
- Do you anticipate that project implementation would result in the need for physical additions to your facilities (i.e., construction of new park and recreational facilities)?
 - The proposed Norwalk Transit Village will require open space that is already reflected in the proposed site plan which outlines 1.5 acres of park space.
- Do you have any required or recommended mitigation measures for significant impacts?
 - None.
- Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.
 - None.

SKYE PATRICK
Library Director



January 23, 2023

Kristen Bogue, Project Manager
Michael Baker International
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

REQUEST FOR LIBRARY INFORMATION DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NORWALK TRANSIT VILLAGE PROJECT

Dear Ms. Bogue:

This is in response to your request for information regarding the Norwalk Transit Village Project which proposes the development of up to 700 residential units and 3.1 acres of commercial use. Attached is LA County Library's responses to your questionnaire.

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

Very best,

A handwritten signature in black ink, appearing to read 'Patrick'.

Skye Patrick
Library Director

SP:YDR:GR:EM

c: Grace Reyes, Administrative Deputy, LA County Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

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7400 E Imperial Hwy, Downey, CA 90242 | 562.940.8400 | LACountyLibrary.org



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4th District

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5th District

LA COUNTY LIBRARY
REQUEST FOR LIBRARY INFORMATION FOR THE
NORWALK TRANSIT VILLAGE PROJECT

1. Please list and describe existing library facilities serving the proposed project site/area (i.e. square footage of facility, number of volumes, number of employees and volunteers, etc.). Are these facilities currently adequate?

The proposed project will be served by Norwalk Library, located at 12350 Imperial Hwy., Norwalk, CA 90650, which is 0.7 miles from the project site. Norwalk Library has a facility size of 33,749 square feet, a collection of 114,646 books and other library materials, and 25 public access computers. Norwalk Library has 13 allocated staff members which includes 6 full time staff and 7 part time staff. There are no volunteers that regularly assist in the running of the library.

The facility space is adequate to support the population of the service area. However, per established service level guidelines there is currently a deficiency of 64,811 collection items and 35 public access computers.

2. What services/programs does the Los Angeles County Library currently offer?

LA County Library offers free public resources including books, music, multimedia materials, computer and internet access, and educational and recreational services through its 85 community libraries and mobile fleet of 15 vehicles, including 4 Bookmobiles, 6 MākMō (maker mobiles), 3 early literacy vehicles, and 2 mobile outreach vehicles. Current offerings include virtual and in-person programs for customers of all ages, (e.g. early literacy, tutoring, independent living skills, work readiness, citizenship, and digital literacy for adults), laptop, hotspot, and tool lending, family passes to local museums, cultural institutions, and state parks, distribution of COVID-19 test kits, and seasonal events and performances.

3. Are there any planned additions to existing library resources or facilities?

Currently, LA County Library does not have plans for improvements or new construction of library facilities in the Norwalk Library service area or for any additions to existing resources.

4. How are library service needs/standards determined (i.e. volumes/ population)?

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.

Norwalk Library is a regional library and based on these guidelines does not currently meet the minimum requirements for the population of this service area.

5. **What are the current sources of revenue or funds for the library? Are new developments assessed fees, and if so, what are the amounts?**

LA County Library is financed primarily by a dedicated share of property tax from the service area, with other revenues including a general fund contribution, a parcel tax, grants, and fees.

To mitigate the impact of residential projects on library services, developers, or its successors in interest, are required to pay a Library Facilities Mitigation Fee (Library Fee) at the time building permits are requested for new residential dwellings in the unincorporated areas of the County of Los Angeles (except for Altadena and Palos Verdes). The Library Fees are as follows, by Library Planning Area:

FY 2022-2023 Library Facilities Mitigation Fee Schedule

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	\$1,096
Area 2 - Antelope Valley	\$1,061
Area 3 - West San Gabriel Valley	\$1,108
Area 4 - East San Gabriel Valley	\$1,094
Area 5 - Southeast	\$1,097
Area 6 - Southwest	\$1,105
Area 7 - Santa Monica Mountains	\$1,099

The proposed project is within the Library's Planning Area 5 - Southeast, with a potential Library Fee of \$1,097 per dwelling unit or \$844,690 (\$1,097 x 770 dwelling units). Since the Project is within the City of Norwalk, the County has no authority to collect a Library Fee associated with the development, however LA County Library is open to discuss other options which would help mitigate the potential impact.

6. **Do you anticipate any significant impacts from the project on current services and capacities at the library? If so, please describe how this determination came to be in as much detail as possible.**

The proposed project involves the construction of up to 770 residential units, with an estimated population increase of 2,410. This project will have a significant impact on library services since it will create a demand for additional materials and computers and will affect the library's capacity to serve the residents of the area.

We estimate the total increased service cost related to the proposed project to be approximately \$189K which is illustrated by the following chart:

Norwalk Transit Village Project	Impact Per Capita (population of 2,410)	Estimated Costs	Total Costs
a. Building	1,205	\$0 *	\$0
b. Land (4:1 land to building ratio)	4,820	\$0 *	\$0
c. Collections	6,628	\$28	\$185,584
d. Public Access Computers	2	\$1,800	\$3,600
Total			\$189,184

* The current facility will support the increased population, therefore, there are no building or land costs associated with the project.

The commercial component of 3.1 acres will also impact the library if the people who work, but do not live in the area, use library services throughout their day, therefore adding to the amount of resources that will be needed.

7. Do you anticipate that project implementation would result in the need for physical additions to the library?

The proposed project would not require the expansion of the library facility. The current facility of 33,749 square feet will accommodate the increase in population created by the project.



Golden State Water Company

A Subsidiary of American States Water Company

May 3, 2021

David Evans and Associates, Inc.
John Hogan
17782 17th Street, Suite 200
Tustin, California 92780

**Re: Will Serve Letter
13200 Bloomfield Ave
Norwalk, California**

Dear Mr. Hogan:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Central District water system located in the city of Norwalk. Service to the address can be provided from our existing water facilities within Bloomfield Avenue.

Upon completion and execution of a Water Service Agreement, that contains satisfactory financial arrangements and other provisions governing the extension of water service, Golden State Water Company (GSWC) will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Ray Burk, P.E.
Operations Engineer
Central District



May 7, 2021

Ref. DOC 6164687

Mr. Alex Moore, Civil Representative
David Evans and Associates, Inc.
201 South Figueroa Street, Suite 240
Los Angeles, CA 90012

Dear Mr. Moore:

Will Serve Letter for California Youth Authority Site Redevelopment

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on April 15, 2021. The proposed project is located within the jurisdictional boundary of District No. 18. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Bloomfield Avenue Trunk Sewer, located in Shoemaker Avenue north of Foster Road. The Districts' 21-inch diameter trunk sewer has a capacity of 3.7 million gallons per day (mgd) and conveyed a peak flow of 0.2 mgd when last measured in 2018. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineeringcounter@lacsd.org or (562) 908-4288, extension 1205.
2. The wastewater generated by the proposed project will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a capacity of 37.5 mgd and currently processes an average flow of 21.3 mgd.
3. The expected average wastewater flow from the project site, described in the request as 988 residential units, 24,000 square feet of commercial space, and a 100-room hotel, is 174,428 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' 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 Districts' 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 the Districts' 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 the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

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

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard