

**VCS Environmental**

EXPERT SOLUTIONS | CEQA-NEPA, Biology, Regulatory

April 29, 2015

Dawna Lawrence, Acting Chief Deputy, Business Operations  
Los Angeles County Fire Department  
1320 North Eastern Avenue  
Los Angeles, CA 90063

Subject: Westridge Residential Development Project

Dear Chief Lawrence:

VCS Environmental (VCS) has been retained to prepare a Draft Environmental Impact Report (EIR) for the Westridge Residential Development Project which, if approved, would result in the development of up to 474 homes, including 264 single-family homes and 210 multi-family residences, on the approximately 151-acre Westridge Golf Course property in the City of La Habra. The project site is located at 1400 S La Habra Hills Drive. The enclosed conceptual site plan illustrates the proposed project design, including vehicular ingress/egress.

The residential component of the proposed project encompasses approximately 60 acres (40 percent) of the total 151 acres of the project site resulting in an overall density of 3.14 dwelling units per acre. The remaining nearly 91 acres (60 percent) are proposed to accommodate a variety of public and private open space and recreation uses, including a Public Community Center and park, a linear park, public park and picnic area, and open space/habitat.

A Notice of Preparation (NOP) will be sent to the Los Angeles County Fire Department (Department) soliciting comments for inclusion in the Draft EIR. In addition, in order to adequately address potential impacts of the proposed project to Department facilities, specifically Stations 194 and 193 adjacent to and within the City of La Habra, and to any other surrounding areas. I am requesting information related to polices of the Department and related to operations of facilities that would serve the project:

1. Which Department fire station would be the first responding station to a fire at the project site? What are the back-up stations? Please provide addresses and distances to the project site.
2. What are the manpower and equipment allocations at each of those fire stations? Are these allocations adequate to meet the minimum acceptable service standards? If not, please explain.
3. What is the Department's standard for emergency response times by fire and paramedic units?
4. What are the emergency response times from each of the responding fire stations to the project site?

5. Is the Department proposing to construct new fire stations in the vicinity of the Project site in the future? If so, please describe the location, timing, and effect on the agency's level of service.
6. Would implementation of the proposed residential development adversely affect the Department's ability to provide an adequate level of protection (e.g., increased response time, inadequate manpower and/or equipment, etc.) not only to the proposed project but also within the service area?
7. Is the project site located within a "high fire hazard" area? If so, please describe the requirements that would be imposed on the project to address the potential impacts that may be anticipated.
8. What "standard conditions" related to fire protection/emergency access and response would be applied to the project by the Department (e.g. site plan review, payment of impact fees, etc.)?
9. Would the proposed project, when considered with all other approved and/or planned development within the City's jurisdiction, result in a significant "cumulative" impact to the Department's ability to continue to provide an adequate level of fire protection? If so, please describe the nature and extent of these impacts.
10. If either project-related or cumulative impacts would occur, what mitigation measures would be required of the project applicant to reduce these impacts to a less than significant level?

I would greatly appreciate receiving this information for inclusion into the Draft EIR by **May 29, 2015**, if possible, in order to incorporate the information and submit the screencheck EIR to the City of La Habra for review and comment, after which it would be distributed for public review and comment.

Please contact me at [eturner@vcsenvironmental.com](mailto:eturner@vcsenvironmental.com) or 949.489.2700 extension 216 should you have any questions or need additional information.

Sincerely,



Eric Turner  
Assistant Project Manager

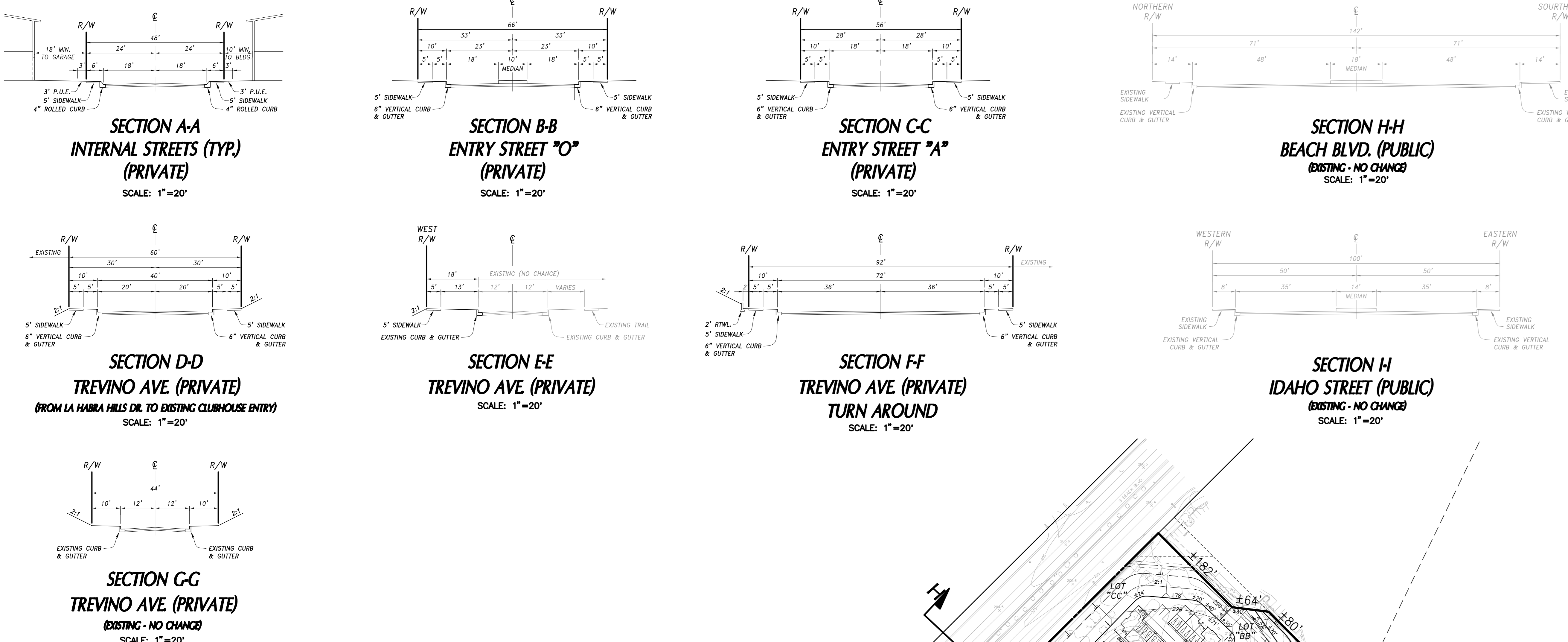
Enclosures (1):

- Conceptual Site Plan

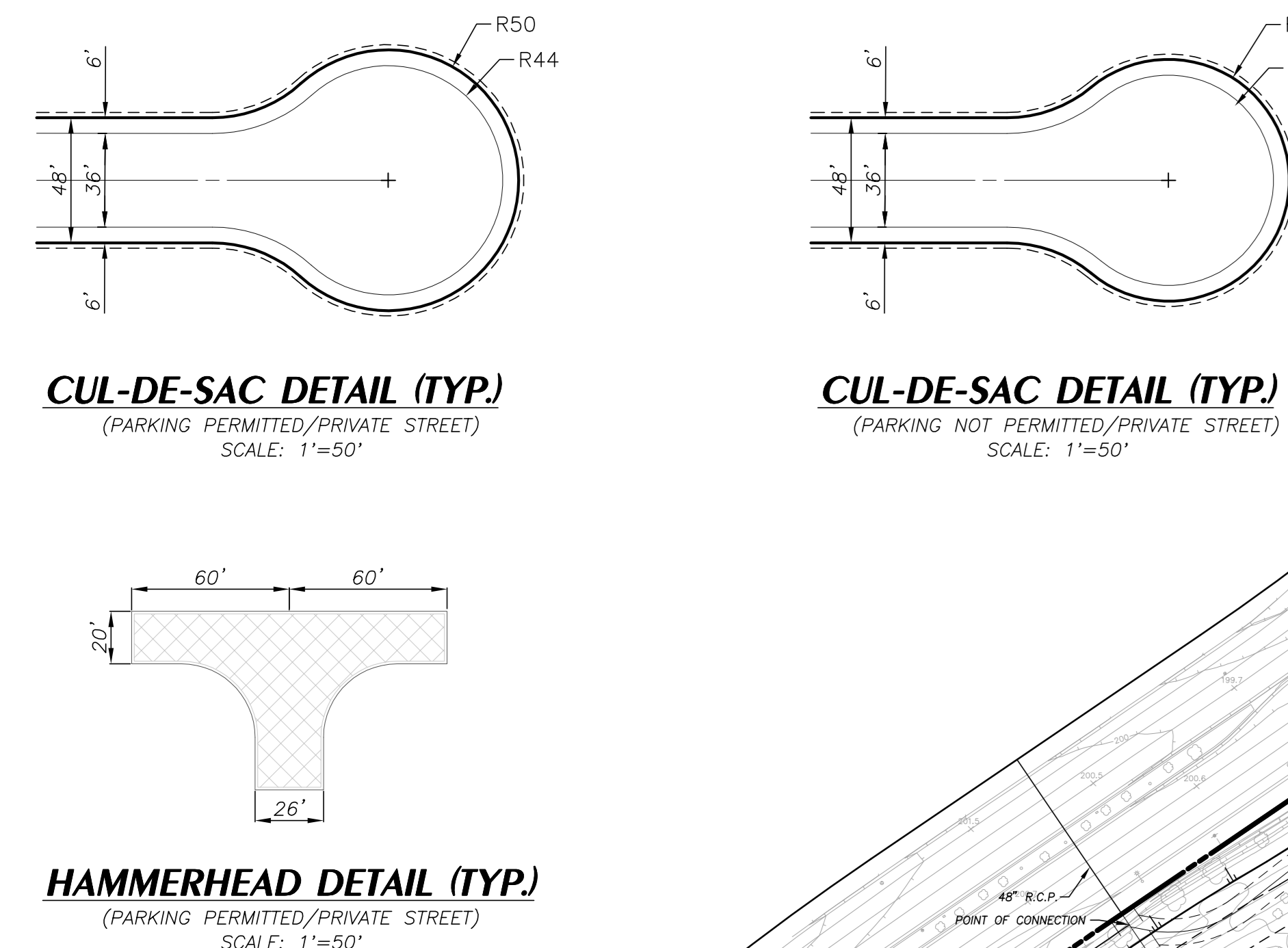
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**PROPOSED STREET SECTIONS**

**EXISTING STREET SECTIONS**



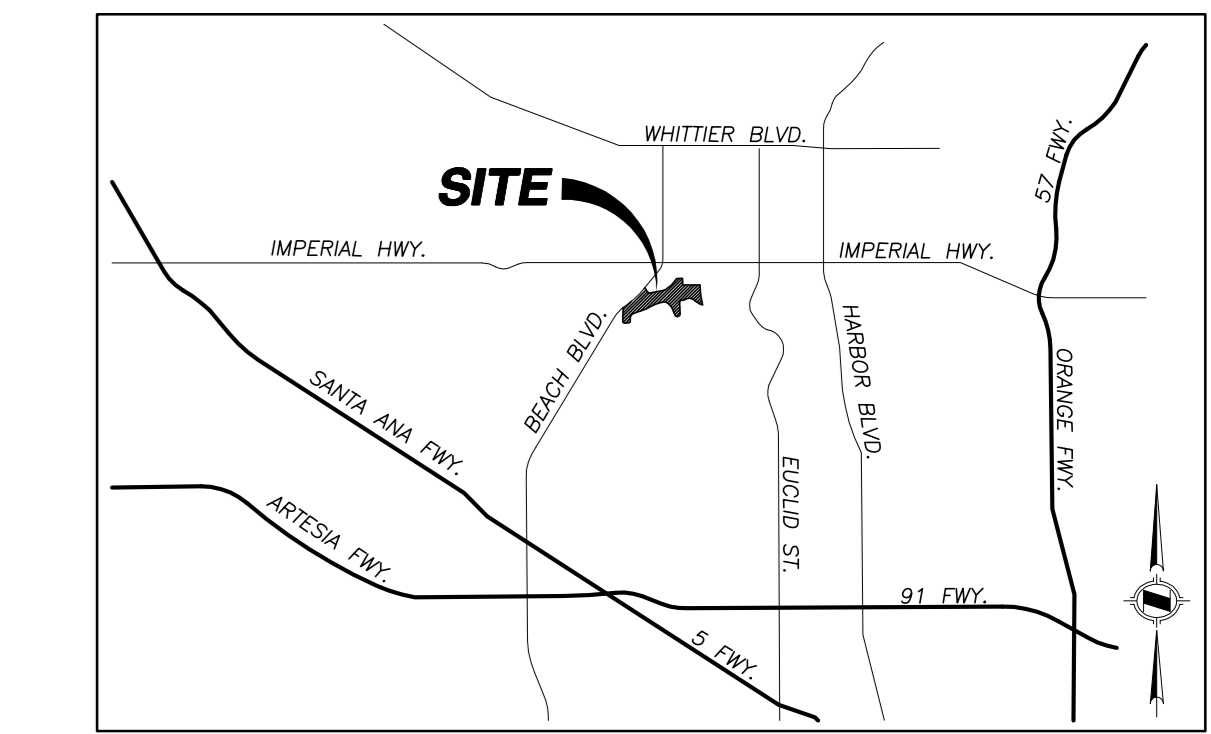
**PROPOSED CUL-DE-SAC DETAIL**



PARCEL MAP NO. 2000-140  
PMB 325/7-19

TRACT NO. 9591  
MM 408/47-48

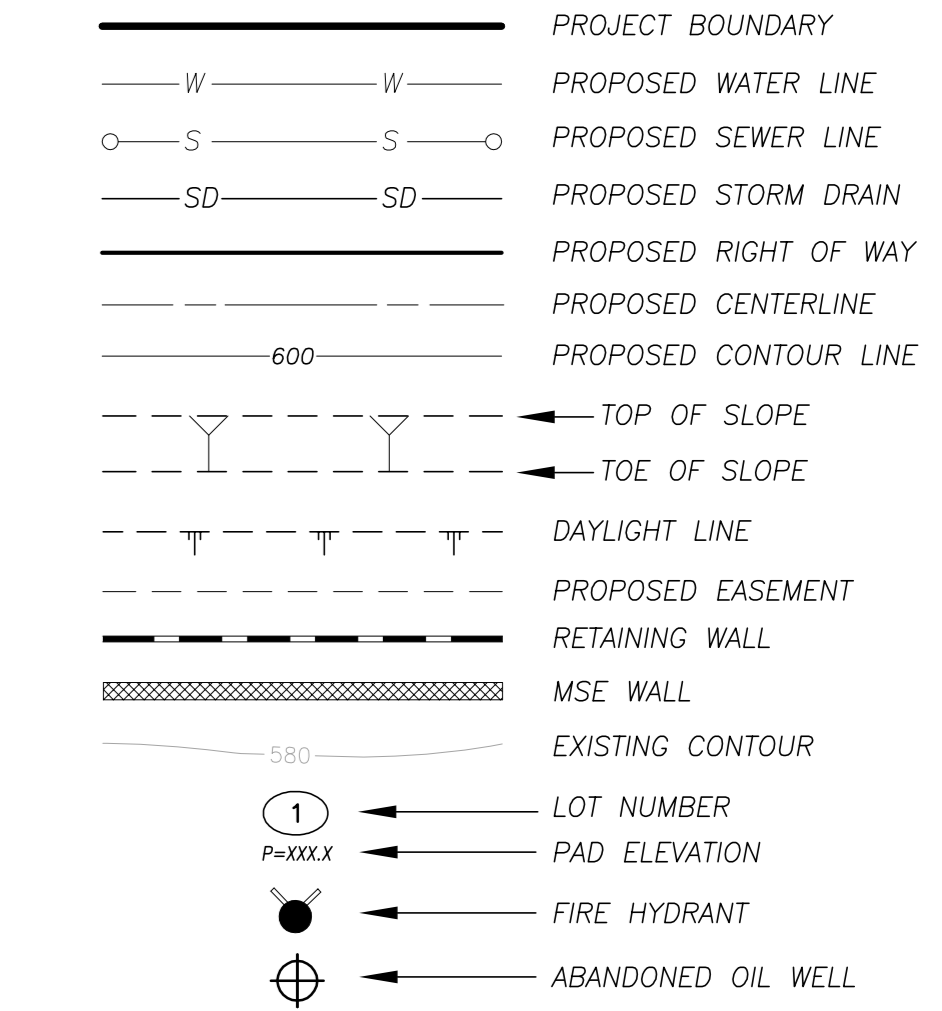
**VICINITY MAP**



**NOTES**

- EXISTING LAND USE: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED LAND USE: LA HABRA HILLS S.P. (RESIDENTIAL)
- EXISTING ZONING: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED ZONING: LA HABRA HILLS S.P. (RESIDENTIAL)
- SANITARY SEWER SERVICE BY CITY OF LA HABRA
- DOMESTIC WATER SERVICE BY CITY OF LA HABRA
- PROPOSED DEVELOPMENT IS WITHIN THE LA HABRA SCHOOL DISTRICT.
- ALL UTILITIES SHALL BE UNDERGROUND
- DOMESTIC WATER - CITY OF LA HABRA
- SANITARY SEWER - CITY OF LA HABRA
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON
- GAS - THE GAS COMPANY
- GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN.
- CONTOURS FROM AERIAL TOPO. FLOW AND COMPILED BY RT. LUNG.
- SOILS ENGINEER: LOGS GEOTECHNICAL, INC.  
131 CALLE IGLESIA, SUITE 200  
SAN CLEMENTE, CA 92672

**LEGEND**



**LAND USE SUMMARY:**

LOT	ACREAGE	LAND USE
1-264	33.2	SINGLE FAMILY RESIDENTIAL
265-270	10.0	MULTI-FAMILY
271-272	2.8	ENTRY GATES/ROADS
273	1.8	COURTYARDS
274	0.5	OVERFLOW VALET PARKING
A-CUL-DE	86.5	OPEN SPACE LOTS
000-000	16.0	STREETS
TOTAL	150.8	

**VALET PARKING SUMMARY:**

LOT "M" (PARALLEL SPOTS) = 48  
LOT 274 (OVERFLOW SPOTS) = 69  
POTENTIAL OFF-SITE PARKING = 20  
TOTAL = 137

**EARTHWORK SUMMARY:**

CUT 3,181,535 CYS  
FILL 3,181,535 CYS  
BALANCED

**LEGAL DESCRIPTION**

A portion of Parcel 1 of Lot Line Adjustment No. 02-02 in the City of La Habra, County of Orange, State of California, per Instrument No.2003001271343 of Official Records.

**STATEMENT OF OWNERSHIP**

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

3-11-15	REVISED	MULTIFAMILY	PLOTTING	LP
DATE	REVISION	DATE	BY	

DATE: 03/11/15  
W.D.: 0252-93  
GROSS AREA: 150.8 AC ±  
CONTOUR INTERVAL: 5'  
NUMBER LOTS: 274  
LETTER LOTS: 67

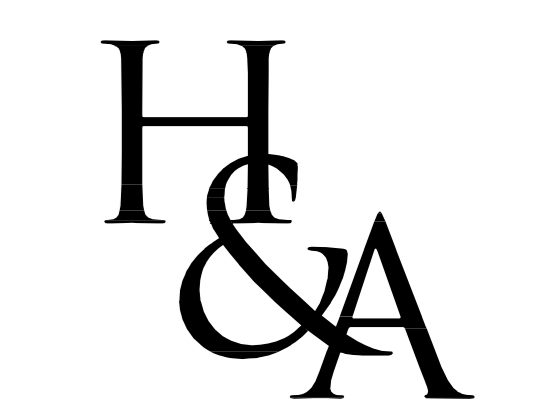
**PROPERTY OWNER:**

**O2 SKY, INC.**  
1400 S. LA HABRA HILLS DR.  
LA HABRA, CA  
90631-6998

**PREPARED FOR:**

**STANDARD PACIFIC HOMES**  
15360 BARRANCA PARKWAY  
IRVINE, CA  
92618  
PH: (949) 789-1600

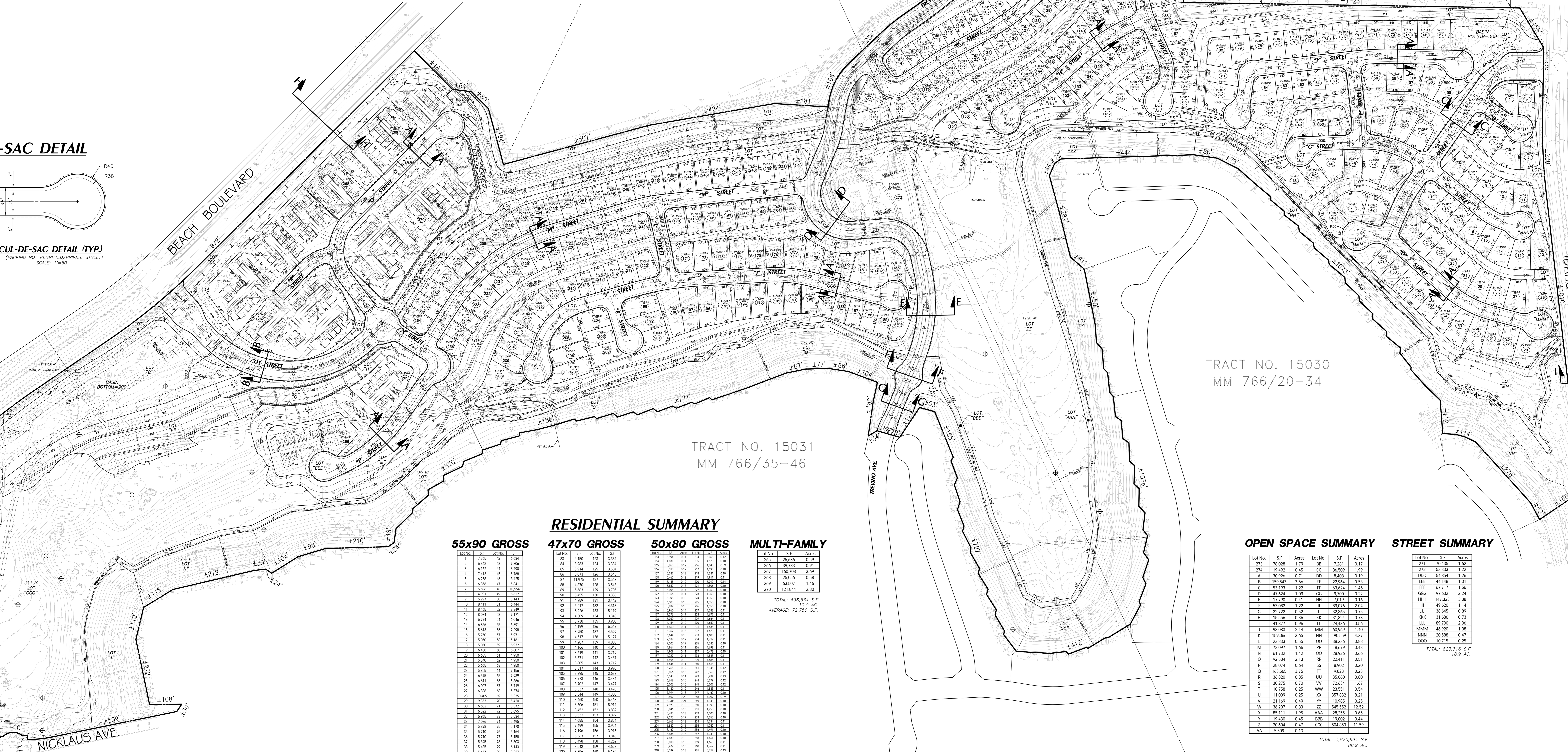
**PREPARED BY:**



HUNSAKER & ASSOCIATES  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes Irvine, CA 92618  
Tel: (949) 543-0791 Fax: (949) 543-0710

**VESTING TENTATIVE TRACT NO. 17845**

HILLSBORO DR.  
NICKLAUS AVE.



TRACT NO. 15031  
MM 766/35-46

TRACT NO. 15030  
MM 766/20-34

**RESIDENTIAL SUMMARY**

55x90 GROSS			47x70 GROSS			50x80 GROSS			MULTI-FAMILY		
Lot No.	S.F.	Acres	Lot No.	S.F.	Acres	Lot No.	S.F.	Acres	Lot No.	S.F.	Acres
1	7,365	0.17	81	4,700	0.11	82	4,700	0.11	265	25,636	0.59
2	7,365	0.17	83	4,700	0.11	84	4,700	0.11	266	25,636	0.59
3	7,365	0.17	85	4,700	0.11	86	4,700	0.11	267	160,708	3.69
4	7,365	0.17	87	4,700	0.11	88	4,700	0.11	268	25,636	0.59
5	7,365	0.17	89	4,700	0.11	90	4,700	0.11	269	43,507	1.00
6	7,365	0.17	91	4,700	0.11	92	4,700	0.11	270	121,844	2.80
7	7,365	0.17	93	4,700	0.11	94	4,700	0.11			
8	7,365	0.17	95	4,700	0.11	96	4,700	0.11			
9	7,365	0.17	97	4,700	0.11	98	4,700	0.11			
10	7,365	0.17	99	4,700	0.11	100	4,700	0.11			
11	7,365	0.17	101	4,700	0.11	102	4,700	0.11			
12	7,365	0.17	103	4,700	0.11	104	4,700	0.11			
13	7,365	0.17	105	4,700	0.11	106	4,700	0.11			
14	7,365	0.17	107	4,700	0.11	108	4,700	0.11			
15	7,365	0.17	109	4,700	0.11	110	4,700	0.11			
16	7,365	0.17	111	4,700	0.11	112	4,700	0.11			
17	7,365	0.17	113	4,700	0.11	114	4,700	0.11			
18	7,365	0.17	115	4,700	0.11	116	4,700	0.11			
19	7,365	0.17	117	4,700	0.11	118	4,700	0.11			
20	7,365	0.17	119	4,700	0.11	120	4,700	0.11			
21	7,365	0.17	121	4,700	0.11	122	4,700	0.11			
22	7,365	0.17	123	4,700	0.11	124	4,700	0.11			
23	7,365	0.17	125	4,700	0.11	126	4,700	0.11			
24	7,365	0.17	127	4,700	0.11	128	4,700	0.11			
25	7,365	0.17	129	4,700	0.11	130	4,700	0.11			
26	7,365	0.17	131	4,700	0.11	132	4,700	0.11			
27	7,365	0.17	133	4,700	0.11	134	4,700	0.11			
28	7,365	0.17	135	4,700	0.11	136	4,700	0.11			
29	7,365	0.17	137	4,700	0.11	138	4,700	0.11			
30	7,365	0.17	139	4,700	0.11	140	4,700	0.11			
31	7,365	0.17	141	4,700	0.11	142	4,700	0.11			
32	7,365	0.17	143	4,700	0.11	144	4,700	0.11			
33	7,365	0.17	145	4,700	0.11	146	4,700	0.11			
34	7,365	0.17	147	4,700	0.11	148	4,700	0.11			
35	7,365	0.17	149	4,700	0.11	150	4,700	0.11			
36	7,365	0.17	151	4,700	0.11	152	4,700	0.11			
37	7,365	0.17	153	4,700	0.11	154	4,700	0.11			
38	7,365	0.17	155	4,700	0.11	156	4,700	0.11			
39	7,365	0.17	157	4,700	0.11	158	4,700	0.11			
40	7,365	0.17	159	4,700	0.11	160	4,700	0.11			
41	7,365	0.17	161	4,700	0.11	162	4,700	0.11			
42	7,365	0.17	163	4,700	0.11	164	4,700	0.11			
43	7,365	0.17	165	4,700	0.11	166	4,700	0.11			
44	7,365	0.17	167	4,700	0.11	168	4,700	0.11			
45	7,365	0.17	169	4,700	0.11	170	4,700	0.11			
46	7,365	0.17	171	4,700	0.11	172	4,700	0.11			
47	7,365	0.17	173	4,700	0.11	174	4,700	0.11			
48	7,365	0.17	175	4,700	0.11	176	4,700	0.11			
49	7,365	0.17	177	4,700	0.11	178	4,700	0.11			
50	7,365	0.17	179	4,700	0.11	180	4,700	0.11			
51	7,365	0.17	181	4,700	0.11	182	4,700	0.11			
52	7,365	0.17	183	4,700	0.11	184	4,700	0.11			
53	7,365	0.17	185	4,700	0.11	186	4,700	0.11			
54	7,365	0.17	187	4,700	0.11	188	4,700	0.11			
55	7,365	0.17	189	4,700	0.11	190	4,700	0.11			
56	7,365	0.17	191	4,700	0.11	192	4,700	0.11			
57	7,365	0.17	193	4,700	0.11	194	4,700	0.11			
58	7,365	0.17	195	4,700	0.11	196	4,700	0.11			
59	7,365	0.17	197	4,700	0.11	198	4,700	0.11			
60	7,365	0.17	199	4,700	0.11	200	4,700	0.11			
61	7,365	0.17	201	4,700	0.11	202	4,700	0.11			
62	7,365	0.17	203	4,700	0.11	204	4,700	0.11			
63	7,365	0.17	205	4,700	0.11	206	4,700	0.11			
64	7,365	0.17	207	4,700	0.11	208	4,700	0.11			
65	7,365	0.17	209	4,700	0.11	210	4,700	0.11			
66	7,365	0.17	211	4,700	0.11	212	4,700	0.11			
67	7,365	0.17	213	4,700	0.11	214	4,700	0.11			
68	7,365	0.17	215	4,700	0.11	216	4,700	0.11			
69	7,365	0.17	217	4,700	0.11	218	4,700	0.11			
70	7,365	0.17	219	4,700	0.11	220	4,700	0.11			
71	7,365	0.17	221	4,700	0.11	222	4,700	0.11			
72	7,365	0.17	223	4,700	0.11	224	4,700	0.11			
73	7,365	0.17	225	4,700	0.11	226	4,700	0.11			
74	7,365	0.17	227	4,700	0.11	228	4,700	0.11			
75	7,365	0.17	229	4,700	0.11	230	4,700	0.11			
76	7,365	0.17	231	4,700	0.11	232	4,700	0.11			
77	7,365	0.17	233	4,700	0.11	234	4,700	0.11			
78	7,365	0.17	235	4,700	0.11	236	4,700	0.11			
79	7,365	0.17	237	4,700	0.11	238	4,700	0.11			
80	7,365	0.17	239	4,700	0.11	240	4,700	0.11			
81	7,365	0.17	241	4,700	0.11	242	4,700	0.11			
82	7,365	0.17	243	4,700	0.11	244	4,700	0.11			
83	7,365	0.17	245	4,700	0.11	246	4,700	0.11			
84	7,365	0.17	247	4,700	0.11	248	4,700	0.11			
85	7,365	0.17	249	4,700	0.11	250	4,700	0.11			
86	7,365	0.17	251	4,700	0.11	252	4,700	0.11			
87	7,365	0.17	253	4,700	0.11	254	4,700	0.11			
88	7,365	0.17	255	4,700	0.11	256	4,700	0.11			
89	7,365	0.17	257	4,700							

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# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

May 26, 2015

Eric Turner, Assistant Project Manager  
City of La Habra  
VCS Environmental  
30900 Rancho Viejo Road, Suite 100  
San Juan Capistrano, CA 92675

Dear Mr. Turner:

**INITIAL STUDY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "WESTRIDGE RESIDENTIAL DEVELOPMENT PROJECT", DEVELOPMENT OF UP TO 474 HOMES, INCLUDING 264 SINGLE-FAMILY HOMES AND 210 MULTI-FAMILY RESIDENCES, ON THE APPROXIMATELY 151-ACRE WESTRIDGE GOLD COURSE PROPERTY, 1400 SOUTH LA HABRA HILLS DRIVE, LA HABRA (FFER 201500085)**

The Initial Study 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. Which Department Fire station would be the first responding station to a fire at the project site? What are the back-up stations? Please provide addresses and distances to the project site.

*Fire Station 194, located at 13540 South Beach Boulevard, La Mirada, CA 90631, is the jurisdictional station (1<sup>st</sup>-due) for the project site. It is approximately 1 mile from the project site and is estimated to have an emergency response time of 3:20 minutes.*

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRVINDALE  
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

*Fire Station 193, located at 1000 Risner Way, La Habra, CA 90631, is the (2<sup>nd</sup>-due) for the project site. It is approximately 1.3 miles from the project site and is estimated to have an emergency response time of 4:20 minutes.*

2. What are the manpower and equipment allocations at each of those fire stations? Are these allocations adequate to meet the minimum acceptable service standards? If not, please explain.

*Fire Station 194 is staffed with a 4-person assessment engine company\* (1 Fire Captain, 1 Fire Fighter Specialist, 1 Fire Fighter/Paramedic and 1 Fire Fighter).*

*Fire Station 193 is staffed with a 3-person assessment engine company\* (1 Fire Captain, 1 Fire Fighter Specialist and 1 Fire Fighter/Paramedic).*

*Yes, existing resources are well within the Fire Department's service standards.*

*\*(An assessment engine company is an engine company with some limited paramedic capabilities).*

3. What is the department's standard for emergency response times by fire and paramedic units.

*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.*

4. What are the emergency response times from each of the responding fire station to the project site?

*See response to Question No. 1.*

5. Is the Department proposing to construct new fire stations in the vicinity of the Project site in the future? If so, please describe the location, timing, and effect on the agency's level of service.

*No, at this time there are no plans to construct a new fire facility within the project area.*

6. Would implementation of the proposed residential development adversely affect the Department's ability to provide an adequate level of protection (e.g., increased

response time, inadequate manpower and/or equipment, etc.) not only to the proposed project but also within the service area?

*While each additional development does create a greater demand on existing resources, this project is expected to have a less than significant effect on Fire Department services.*

7. Is the project site located within a "high fire hazard" area? If so, please describe the requirements that would be imposed on the project to address the potential impacts that may be anticipated.

*To be answered by Forestry Division.*

8. What "standard conditions" related to fire protection/emergency access and response would be applied to the project by the Department (e.g. site plan review, payment of impact fees, etc.)?

*To be answered by Land Development Unit.*

9. Would the proposed project, when considered with all other approved and/or planned development within the City's jurisdiction, result in a significant "cumulative" impact to the Departments ability to continue to provide an adequate level of fire protection? If so, please describe the nature and extent of these impacts.

*Fire protection serving the area appears to be adequate for the existing development/land use. While each additional development creates greater demands on existing resources and there are other smaller projects within the City's jurisdiction, the cumulative impact of these projects appears to have a less than significant impact on fire protection services.*

10. If either project-related or cumulative impacts would occur, what mitigation measures would be required of the project applicant to reduce these impacts to a less than significant level?

*The effects of new development are evaluated on a case by case basis and mitigation measures may differ. However, this project is expected to have a less than significant impact.*

**LAND DEVELOPMENT UNIT:**

1. The County of Los Angeles Fire Department's Land Development Unit's comments are general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.
2. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
4. Every building constructed shall be accessible to Fire Department's 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.
5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department's requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
6. Submit proposals for all street vacations (closures) to the County of Los Angeles Fire Department's Land Development Unit for review and approval. The proposal shall be submitted through the City Department of Public Works.
7. Fire sprinkler systems are required in all residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
8. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be determined per the County of Los Angeles Fire Code Appendix B Table B105.1.

9. Fire hydrant spacing shall be 300 feet and 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.
  - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and midblock.
  - e) A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
10. Non-Residential Turning Radius-Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
11. Non-Residential Access - Provide a minimum unobstructed width of 28 feet exclusive of shoulders except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department's 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's 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 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. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department's vehicular access on the site plan and clearly depict the required width.
12. Non Residential Access Widths - Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

- a) Provide 34 feet in-width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
  - b) Provide 42 feet in-width, when parallel parking is allowed on each side of the access roadway/driveway.
  - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
  - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
13. High Density Residential Fire Flow - The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be determined by the County of Los Angeles Fire Code Appendix B Table B105.1.
14. High Density Residential Hydrant Requirements-Fire hydrant spacing shall be 300 feet and 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 fire hydrant.
  - c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and midblock.
  - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
15. High Density Residential Turning Radius - Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

16. High Density Residential Access - Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department's 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's 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 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. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department's vehicular access on the site plan and clearly depict the required width.
17. High Density Residential Access Widths - The 28 feet in width shall be increased to:
  - a) 34 feet in width when parallel parking is allowed on one side of the access way.
  - b) 36 feet in width when parallel parking is allowed on both sides of the access way.
  - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map and final building plans.
  - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
18. High Density Residential Net Acre - When serving land zoned for residential uses having a density of more than four units per net acre:
  - a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.
  - b) The length of the cul-de-sac may be increased to 1000 feet if a minimum of 36 feet in width is provided.

- c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
19. Single Family Dwelling Fire Flow - Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.
20. Single Family Dwelling Hydrant Requirement - Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
- a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
  - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
  - c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and midblock.
  - d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
21. Single Family Dwelling Turnaround - A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
22. Single Family Dwelling Access - Fire Department's access shall provide a minimum unobstructed width of 20 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit.
23. Single Family Dwelling Access Widths - Streets or driveways within the development shall be provided with the following:

- a) Provide 36 feet in width on all streets where parking is allowed on both sides.
  - b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
  - c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
  - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.
24. All access devices and gates shall meet the following requirements:
- a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
  - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
  - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
  - d) All limited access devices shall be of a type approved by the Fire Department.
  - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.
25. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

26. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
27. If additional public fire hydrants are required submit three sets of water plans to the County of Los Angeles Fire Department's Land Development Unit. The plans must show all proposed changes to the fire protection water system such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company. All required fire hydrants will be plotted by the Fire Department.
28. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Claudia Soiza at (323) 890-4243.
29. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. 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 or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that prior to commencement of onsite ground-disturbing activities, the Applicant shall assess the project site soils for the presence of potential agricultural chemicals (e.g., insecticides, pesticides, and/or herbicides) that are typically associated with irrigated landscapes (such as golf courses) and evaluate the site for environmental impacts from potential onsite and/or nearby petroleum oil wells and associated piping. If the project site is significantly impacted by agricultural chemicals and/or oil wells (including associated methane gas and petroleum hydrocarbon impacts), then the site should be further assessed and/or mitigated under environmental oversight of authorized government agencies, and a clearance letter and/or a "No Further Action" (closure) letter should be obtained prior to the City's issuance of a grading permit.

Eric Turner, Assistant Project Manager  
May 26, 2015  
Page 11

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

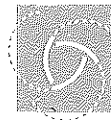
Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin T. Johnson", with a stylized flourish at the end.

KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KTJ:ad

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**VCS Environmental**

EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory

May 28, 2015

Jerry Price, Chief  
City of La Habra Police Department  
150 North Euclid Street  
La Habra, CA 90631

Subject: Westridge Residential Development Project

Dear Chief Price:

VCS Environmental (VCS) has been retained to prepare a Draft Environmental Impact Report (EIR) for the Westridge Residential Development Project which, if approved, would result in the development of up to 474 homes, including 264 single-family homes and 210 multi-family residences, on the approximately 151-acre Westridge Golf Course property in the City of La Habra. The project site is located at 1400 S La Habra Hills Drive. The enclosed conceptual site plan illustrates the proposed project design, including vehicular ingress/egress.

The residential component of the proposed project encompasses approximately 60 acres (40 percent) of the total 151 acres of the project site resulting in an overall density of 3.14 dwelling units per acre. The remaining nearly 91 acres (60 percent) are proposed to accommodate a variety of public and private open space and recreation uses, including a Public Community Center and park, a linear park, public park and picnic area, and open space/habitat.

A Notice of Preparation (NOP) will be sent to the City of La Habra Police Department (Department) soliciting comments for inclusion in the Draft EIR. In addition, in order to adequately address potential impacts of the proposed project to the Department's facilities, I am requesting information related to the polices of the Department and related to operations of facilities that would serve the project:

1. What is the location of the existing Police Stations(s) serving the City of La Habra?
2. How is police protection provided in the City (e.g., beats, substations, etc.)?
3. Does the Department have plans to expand or relocate existing Police facilities or construct new Police facilities? If so, please describe those facilities and the timing.
4. What Police facilities would serve the Project site?
5. What is the Department's established "acceptable" personnel-to-population ratio, if one has been established?
6. What is the current personnel-to-population ratio?

7. What is the Department's standard for emergency response times?
8. What are the current response times to emergencies at the project site?
9. What types of crimes occur within the project area?
10. Does the Department require the implementation of standard conditions (e.g., defensible space design, site plan review, payment of impact fees, etc.) for development occurring in the City? If so, please explain.
11. Would the proposed residential development, either individually or cumulatively, result in potentially significant impacts to the Department or adversely affect the Department's ability to provide an adequate level of police/law enforcement service within the City? If so, please explain.
12. If project implementation (i.e., buildout of the residential development) would result in significant impacts to the Department, please identify specific mitigation measures that would be required to reduce the project-related impacts to a less than significant level.

I would greatly appreciate receiving this information for inclusion into the Draft EIR by **June 26, 2015**, if possible, in order to incorporate the information and submit the screencheck EIR to the City of La Habra for review and comment, after which it would be distributed for public review and comment.

Please contact me at [eturner@vcsenvironmental.com](mailto:eturner@vcsenvironmental.com) or 949.489.2700 extension 216 should you have any questions or need additional information.

Sincerely,



Eric Turner  
Assistant Project Manager

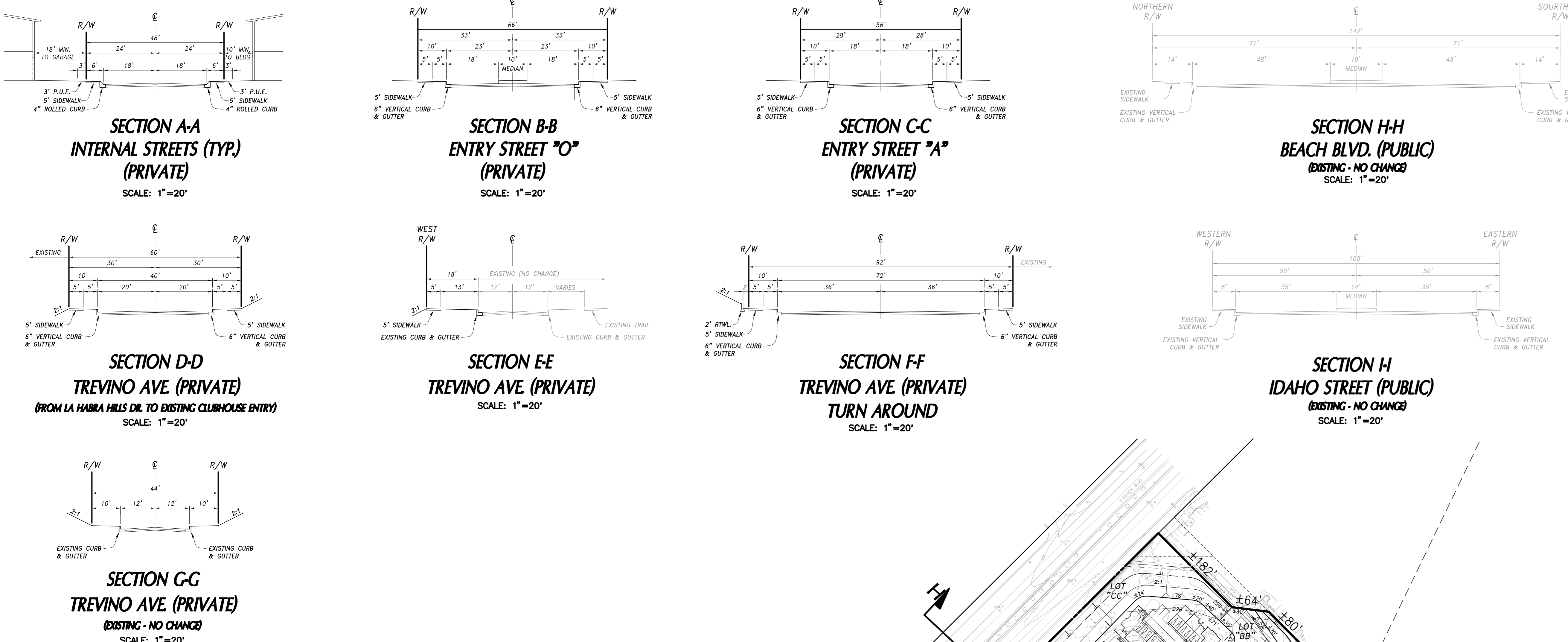
Enclosures (1):

- Conceptual Site Plan

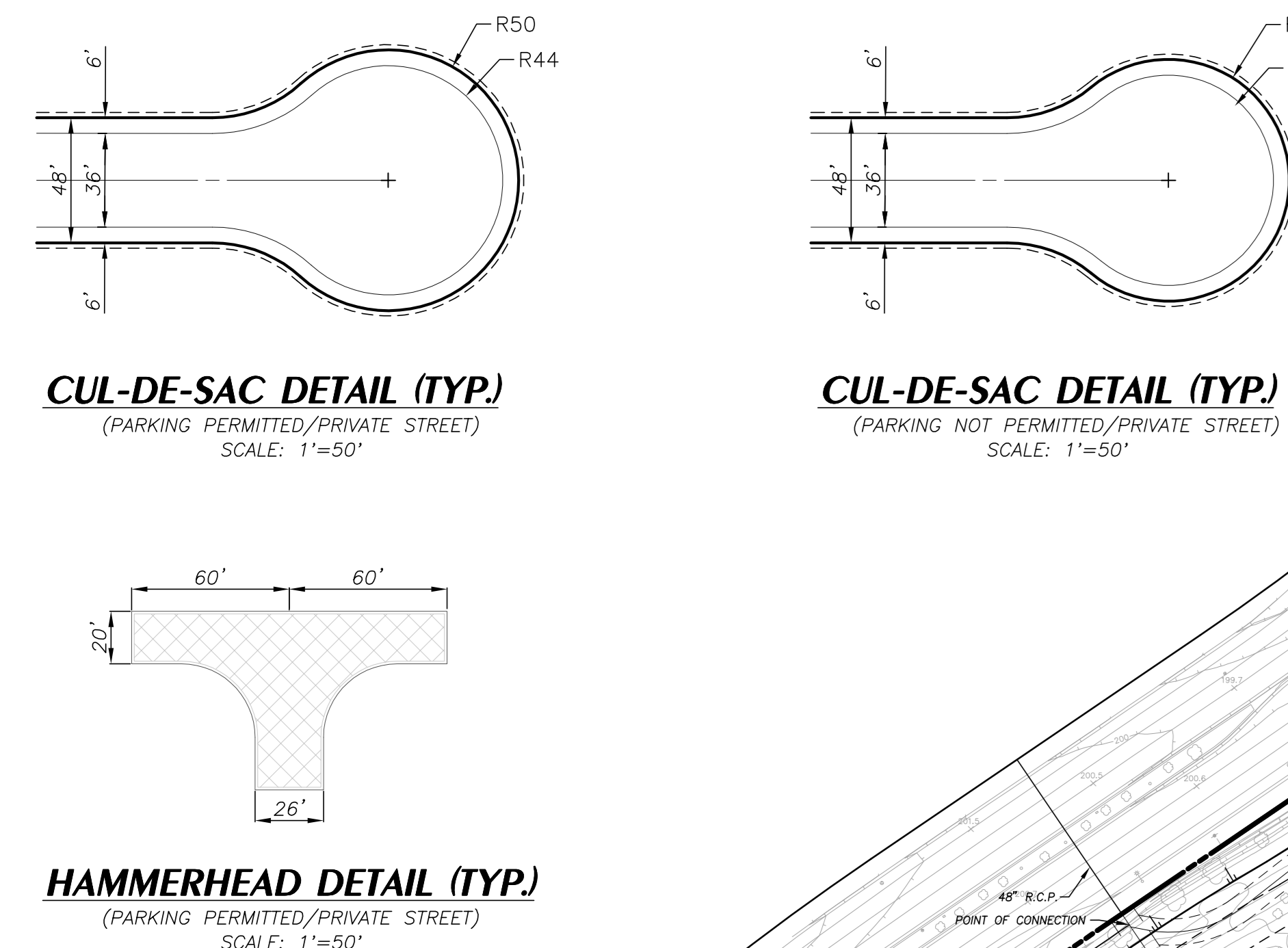
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**PROPOSED STREET SECTIONS**

**EXISTING STREET SECTIONS**



**PROPOSED CUL-DE-SAC DETAIL**



PARCEL MAP NO. 2000-140  
PMB 325/7-19

TRACT NO. 9591  
MM 408/47-48

TRACT NO. 15030  
MM 766/20-34

TRACT NO. 15031  
MM 766/35-46

**RESIDENTIAL SUMMARY**

55x90 GROSS				47x70 GROSS				50x80 GROSS				MULTI-FAMILY			
Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
1	7,365	42	8,638	81	4,750	101	3,384	265	25,836	0.59	265	25,836	0.59	273	78,008
2	6,307	43	7,786	82	4,750	102	3,384	266	25,836	0.59	266	25,836	0.59	274	19,492
3	4,352	44	8,490	83	3,981	103	3,384	267	160,708	3.69	267	160,708	3.69	275	30,526
4	6,278	45	8,425	84	3,981	104	3,384	268	25,836	0.58	268	25,836	0.58	276	15,543
5	4,278	46	8,425	85	3,981	105	3,384	269	43,507	1.06	269	43,507	1.06	277	15,543
6	4,278	47	8,425	86	3,981	106	3,384	270	121,844	2.80	270	121,844	2.80	278	15,543
7	5,496	48	10,548	87	5,483	107	3,384	271	121,844	2.80	271	121,844	2.80	279	15,543
8	5,496	49	10,548	88	5,483	108	3,384	272	121,844	2.80	272	121,844	2.80	280	15,543
9	5,297	50	5,143	89	5,483	109	3,384	273	121,844	2.80	273	121,844	2.80	281	15,543
10	5,297	51	5,143	90	5,483	110	3,384	274	121,844	2.80	274	121,844	2.80	282	15,543
11	8,400	52	7,389	91	4,389	111	3,384	275	121,844	2.80	275	121,844	2.80	283	15,543
12	5,297	53	5,143	92	4,389	112	3,384	276	121,844	2.80	276	121,844	2.80	284	15,543
13	4,374	54	8,694	93	4,389	113	3,384	277	121,844	2.80	277	121,844	2.80	285	15,543
14	5,297	55	5,143	94	4,389	114	3,384	278	121,844	2.80	278	121,844	2.80	286	15,543
15	5,297	56	5,143	95	4,389	115	3,384	279	121,844	2.80	279	121,844	2.80	287	15,543
16	5,297	57	5,143	96	4,389	116	3,384	280	121,844	2.80	280	121,844	2.80	288	15,543
17	5,297	58	5,143	97	4,389	117	3,384	281	121,844	2.80	281	121,844	2.80	289	15,543
18	5,297	59	5,143	98	4,389	118	3,384	282	121,844	2.80	282	121,844	2.80	290	15,543
19	5,297	60	5,143	99	4,389	119	3,384	283	121,844	2.80	283	121,844	2.80	291	15,543
20	5,297	61	5,143	100	4,389	120	3,384	284	121,844	2.80	284	121,844	2.80	292	15,543
21	5,297	62	5,143	101	4,389	121	3,384	285	121,844	2.80	285	121,844	2.80	293	15,543
22	5,496	63	4,950	102	3,875	122	3,384	286	121,844	2.80	286	121,844	2.80	294	15,543
23	5,297	64	5,143	103	3,875	123	3,384	287	121,844	2.80	287	121,844	2.80	295	15,543
24	5,297	65	5,143	104	3,875	124	3,384	288	121,844	2.80	288	121,844	2.80	296	15,543
25	5,297	66	5,143	105	3,875	125	3,384	289	121,844	2.80	289	121,844	2.80	297	15,543
26	5,297	67	5,143	106	3,875	126	3,384	290	121,844	2.80	290	121,844	2.80	298	15,543
27	5,297	68	5,143	107	3,875	127	3,384	291	121,844	2.80	291	121,844	2.80	299	15,543
28	5,297	69	5,143	108	3,875	128	3,384	292	121,844	2.80	292	121,844	2.80	300	15,543
29	5,297	70	5,143	109	3,875	129	3,384	293	121,844	2.80	293	121,844	2.80	301	15,543
30	5,297	71	5,143	110	3,875	130	3,384	294	121,844	2.80	294	121,844	2.80	302	15,543
31	5,297	72	5,143	111	3,875	131	3,384	295	121,844	2.80	295	121,844	2.80	303	15,543
32	5,297	73	5,143	112	3,875	132	3,384	296	121,844	2.80	296	121,844	2.80	304	15,543
33	5,297	74	5,143	113	3,875	133	3,384	297	121,844	2.80	297	121,844	2.80	305	15,543
34	5,297	75	5,143	114	3,875	134	3,384	298	121,844	2.80	298	121,844	2.80	306	15,543
35	5,297	76	5,143	115	3,875	135	3,384	299	121,844	2.80	299	121,844	2.80	307	15,543
36	5,297	77	5,143	116	3,875	136	3,384	300	121,844	2.80	300	121,844	2.80	308	15,543
37	5,297	78	5,143	117	3,875	137	3,384	301	121,844	2.80	301	121,844	2.80	309	15,543
38	5,297	79	5,143	118	3,875	138	3,384	302	121,844	2.80	302	121,844	2.80	310	15,543
39	5,297	80	5,143	119	3,875	139	3,384	303	121,844	2.80	303	121,844	2.80	311	15,543
40	5,297	81	5,143	120	3,875	140	3,384	304	121,844	2.80	304	121,844	2.80	312	15,543
41	5,297	82	5,143	121	3,875	141	3,384	305	121,844	2.80	305	121,844	2.80	313	15,543
42	5,297	83	5,143	122	3,875	142	3,384	306	121,844	2.80	306	121,844	2.80	314	15,543
43	5,297	84	5,143	123	3,875	143	3,384	307	121,844	2.80	307	121,844	2.80	315	15,543
44	5,297	85	5,143	124	3,875	144	3,384	308	121,844	2.80	308	121,844	2.80	316	15,543
45	5,297	86	5,143	125	3,875	145	3,384	309	121,844	2.80	309	121,844	2.80	317	15,543
46	5,297	87	5,143	126	3,875	146	3,384	310	121,844	2.80	310	121,844	2.80	318	15,543
47	5,297	88	5,143	127	3,875	147	3,384	311	121,844	2.80	311	121,844	2.80	319	15,543
48	5,297	89	5,143	128	3,875	148	3,384	312	121,844	2.80	312	121,844	2.80	320	15,543
49	5,297	90	5,143	129	3,875	149	3,384	313	121,844	2.80	313	121,844	2.80	321	15,543
50	5,297	91	5,143	130	3,875	150	3,384	314	121,844	2.80	314	121,844	2.80	322	15,543
51	5,297	92	5,143	131	3,875	151	3,384	315	121,844	2.80	315	121,844	2.80	323	15,543
52	5,297	93	5,143	132	3,875	152	3,384	316	121,844	2.80	316	121,844	2.80	324	15,543
53	5,297	94	5,143	133	3,875	153	3,384	317	121,844	2.80	317	121,844	2.80	325	15,543
54	5,297	95	5,143	134	3,875	154	3,384	318	121,844	2.80	318	121,844	2.80	326	15,543
55	5,297	96	5,143	135	3,875	155	3,384	319	121,844	2.80	319	121,844	2.80	327	15,543
56	5,297	97	5,143	136	3,875	156	3,384	320	121,844	2.80	320	121,844	2.80	328	15,543
57	5,297	98	5,143	137	3,875	157	3,384	321	121,844	2.80	321	121,844	2.80	329	15,543
58	5,297	99	5,143	138	3,875	158	3,384	322	121,844	2.80	322	121,844	2.80	330	15,543
59	5,297	100	5,143	139	3,875	159	3,384	323	121,844	2.80	323	121,844	2.80	331	15,543
60	5,297	101	5,143	140	3,875	160	3,384	324	121,844	2.80	324	121,844	2.80	332	15,543
61	5,297	102	5,143	141	3,875	161	3,384	325	121,844	2.80	325	121,844	2.80	333	15,543
62	5,297	103	5,143	142	3,875	162	3,384	326	121,844	2.80	326	121,844	2.80	334	15,543
63	5,297	104	5,143	143	3,875	163	3,384	327	121,844	2.80	327	121,844	2.80	335	15,543
64	5,297	105	5,143	144	3,875	164	3,384	328	121,844	2.80	328	121,844	2.80	336	15,543
65	5,297	106	5,143	145	3,875	165	3,384	329	121,844	2.80	329	121,844	2.80	337	15,543
66	5,297	107	5,143	146	3,875	166	3,384	330	121,844	2.80	330	121,844	2.80	338	15,543
67	5,297	108	5,143	147	3,875	167	3,384	331	121,844	2.80	331	121,844	2.80	339	15,543
68	5,297	109	5,143	148	3,875	168	3,384	332	121,844	2.80	332	121,844	2.80	340	15,543
69	5,297	110	5,143	149	3,875	169	3,384	333	121,844	2.80	333	121,844	2.80	341	15,543
70	5,297	111	5,143	150	3,875	170	3,384	334	121,844	2.80	334	121,844	2.80	342	15,543
71	5,297	112	5,143	171	3,875	172	3,384	335	121,844	2.80	335	121,844	2.80	343	15,543
72	5,297	113	5,143	173	3,875	173	3,384	336	121,844	2.80	336	121,844	2.80	344	15,543
73	5,297	114	5,143	174	3,875	174	3,384	337	121,844	2.80	337	121,844	2.80	345	15,543
74	5,297	115	5,143												

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# CITY OF LA HABRA

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## POLICE DEPARTMENT

July 20, 2015

Eric Turner  
Assistant Project Manager  
VCS Environmental  
30900 Rancho Viejo Rd Suite 100  
San Juan Capistrano, CA. 92675

Dear Mr. Turner,

We are responding to your request dated May 28, 2015 regarding the Westridge Residential Development Project. Our responses are in order of the questions asked in your correspondence:

1. La Habra Police Department  
150 N. Euclid St.  
La Habra, Ca. 90631
2. The city is divided into beats, there are no substations used.
3. The police department does not have a current plan to expand or the relocate the police facility. The department has outgrown its current facility and will need to expand or build a new police building in future years.
4. The location listed in #1 above
5. No specific ratio has been established. It is determined by the police chief and city manager based on the need of the city.
6. The current police officer to citizen ratio is 1.1.
7. The current average response time to Priority One calls is approximately 3 minutes and 40 seconds.

8. Four minutes 41 seconds
9. Residential burglary, auto burglary, and theft are the most common crimes in the project area.
10. The question is referred to our planning department.
11. The proposed 474 homes would add approximately 1,000 new residents to the city of La Habra. The police department would see an increased demand for police services. Calls for service in the city would likely increase proportional to the population increase. There are also a number of other large projects occurring in the City which will cumulatively impact services we provide.
12. The police department would need to hire more police officers to provide service to the community. The current police facility will need to be expanded or a new larger police building will need to be constructed.

Sincerely,



Jerry Price  
Police Chief