
APPENDIX F

INFORMATION REQUEST LETTER FOR LAFD



September 18, 2008

Captain Frank Comfort
Hydrants and Access Unit
City of Los Angeles Fire Department
221 North Figueroa Street, Suite 1500
Los Angeles, CA 90012

**RE: Proposed Casden Sepulveda Project Environmental Impact Report—
Request for Fire Service Information**

Dear Captain Comfort,

Christopher A. Joseph & Associates (CAJA) is preparing an Environmental Impact Report (EIR) for the proposed Casden Sepulveda Project in accordance with the California Environmental Quality Act. The 5.48-acre Casden Sepulveda Project is located within the West Los Angeles area of the City of Los Angeles, just west of the San Diego Freeway (I-405) (See Figure 1). The project site is comprised of the following addresses: 11122 through 11150 Pico Boulevard and 2431 and 2441 South Sepulveda Boulevard and can be found in the Thomas Brothers Guide for the Los Angeles County Area on page 632 (see grid C6). The project site, which consists of an existing cement plant and building materials retailer, is bound by Pico Boulevard to the north, Sepulveda Boulevard to the east, Exposition Boulevard to the south and the San Diego Freeway (I-405) to the west. The project site is located in a highly urbanized setting, and is surrounded by commercial uses. Access to the project site is available from Pico Boulevard, Exposition Boulevard, and Sepulveda Boulevard.

There are three industrial structures currently located on the Proposed Project site which were related to the cement plant and building materials retailer. The development of the Proposed Project would require the demolition of all of these structures. Surrounding land uses in the immediate vicinity of the project site are characterized by a mix of commercial retail uses and low- to mid-density residential. Low- to mid-density commercial uses are located along the arterial roadways surround the Proposed Project site. The mix of single and multi-family residential uses are located along secondary roadways, not adjacent to, but within the immediate vicinity of the Proposed Project.

The Casden Sepulveda Project would require the demolition of the existing industrial buildings that are currently located on the project site and would construct four structures including one 10-story mixed-use commercial retail and residential building and three 10-story residential buildings. The Proposed Project would include a total of approximately 266,800 square feet of commercial uses and approximately 538 residential units (512,870 square feet). The 10-story mixed-used building would be located along the southeastern portion of the project site, fronting Sepulveda Boulevard (See Figure 2). The ten-story mixed use building would include eight stories of

residential uses located above two stories of commercial retail uses. The three other residential buildings would be located along Pico and Exposition Boulevards.

Potential impacts to public services are an important element of our study, and our analysis strongly relies on your assistance in identifying potentially significant impacts to the Los Angeles Fire Department (LAFD) that may occur as a result of the proposed project, as well as any mitigation measure(s) that may reduce or eliminate these impacts. Any assistance that you can provide with addressing the following questions would be greatly appreciated.

1. Would Fire Station #59, located at 11505 West Olympic Boulevard, serve the proposed project? Would any additional fire stations serve the proposed project?
2. What are the existing staffing levels at each fire station included in your response to question one, and are they adequate to meet the project area's current demand for fire services?
3. What are the existing equipment inventories (e.g., numbers of engines, trucks, rescue ambulances, etc.) at each fire station included in your response to question one?
4. Do(es) the distance(s) from the project site to each fire station included in your response to question one meet the desired response distance standards of the LAFD?
5. What is/are the average response time(s) from each fire station included in your response to question one to the project area? Does each response time meet the desired performance standards of the LAFD?
6. Would the proposed project result in the need for the expansion of existing or the construction of new fire stations?
7. Are the fire flow and residual water pressure requirements stated in the City's Municipal Code (4,000 gpm for High Density Residential and 20 pounds per square inch) adequate for the proposed project? If not, what are your recommendations?
8. Please provide any recommendations or special concerns that may assist us in avoiding or reducing the occurrence of potential impacts to fire services associated with the proposed project.

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Thank you for your assistance, which will help us ensure that our analysis of the proposed project's impacts on the LAFD is accurate and complete. Should you have any questions, feel free to call me at (213) 417-4400, extension 5015. You may also reach me by email at riley.graetz@cajaeir.com, and by fax at (213) 488-1012. In order to ensure a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than Monday, October 20th, 2008.

Thank you,

Christopher A. Joseph & Associates

Riley Graetz
Research Assistant

Enclosures