

# APPENDIX B

LETTERS FROM PUBLIC SERVICE  
AND UTILITY AGENCIES

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**LETTERS FROM PUBLIC SERVICE  
AND UTILITY AGENCIES**

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1. County of Los Angeles Department of Public Works, Rod H. Kubomoto, Assistant Deputy Director, Watershed Management Division, March 6, 2003.
2. County of Los Angeles Department of Public Works, Brian D. Hooper Assistant Deputy Director, Waterworks and Sewer Maintenance Division, March 27, 2003.
3. County of Los Angeles Fire Department, David R. Leininger, Chief, Forestry Division, Prevention Bureau, April 7, 2003.
4. County of Los Angeles Sheriff's Department Headquarters, Thomas G. Martin, Captain, Malibu/Lost Hills Station, June 9, 2003.
5. G.I. Rubbish Company, Marilyn L. Gallagher, Government Affairs, March 21, 2003.
6. Southern California Edison, Brian Deppen, Ventura Field Engineering, March 5, 2003.



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: WM-4

March 6, 2003

Mr. Scott Albright  
Senior Planner  
City of Malibu  
23815 Stuart Ranch Road  
Malibu, CA 90265

RECEIVED  
MAR 14 2003  
PLANNING DEPT.

Dear Mr. Albright:

### RESPONSE TO A NOTICE OF PREPARATION MALIBU LA PAZ DEVELOPMENT AGREEMENT CITY OF MALIBU

Thank you for the opportunity to provide comments on the Notice of Preparation for the subject project. The project consists of the development of 128,713 square feet of commercial space and a 25,700-square-foot city hall. The project site is located on the northeast corner of Civic Center Way and La Paz Lane in the City of Malibu. We have reviewed the submittal and offer the following comments:

#### Geotechnical and Materials Engineering

The requested Environmental Impact Report (EIR) must be submitted for review:

The EIR shall address the Geotechnical issues identified in the Notice of Preparation/Initial Study.

The description of the project and the associated grading, i.e., existing and proposed grades, etc., must be shown on a topographic map. Also, all Geotechnical hazards must be identified, and any mitigation measures discussed in detail. The requested information shall be included in the appropriate documents, as requested by others.

The project is located within a mapped potentially liquefiable area, per the State of California Seismic Hazard Zone Map, Malibu Beach Quadrangle. However, a liquefaction analysis is not warranted at this time. Detailed liquefaction analyses,

cc: Scott Albright, Share Parker, File

Mr. Scott Albright  
March 6, 2003  
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conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, must be conducted at the tentative map and/or grading/building plan stages.

If you have any questions, please contact Mr. Amir Alam at (626) 458-4925.

#### Land Development

##### Grading and Drainage

The environmental document does not provide sufficient information to determine what drainage impacts, if any, the project may have toward County Storm Drain 9302. To properly assess any drainage and water quality impacts and to determine appropriate mitigation, a drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) report will be required. A SUSMP report is required for any 100,000 plus square-foot commercial development. We recommend that the applicant prepare a drainage concept/SUSMP report showing the extent of drainage and water quality impacts, and if necessary, provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, treatment method proposed for SUSMP regulations, and the capacity of storm drain facilities. We recommend that a copy of the drainage concept/SUSMP report, once approved, be included in the environmental document.

If you have any questions, please contact Mr. Timothy Chen at (626) 458-4921.

##### Transportation Planning

We have reviewed the subject document and have no comments.

If you have any questions, please contact Mr. Hubert Seto at (626) 458-4349.

#### Traffic and Lighting

The project is estimated to generate approximately 4,010 trips daily with 95 during the a.m. peak hour and 308 during the p.m. peak hour.

The proposed project has the potential to significantly impact the County and County/City roadways and intersections in the area. We would like the opportunity to review the related environmental documents and traffic study upon its completion. The County's methodology shall be used when evaluating the County and/or County/City

Mr. Scott Albright  
March 6, 2003  
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intersections. The study shall also address the cumulative impacts generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected intersections, the City shall determine its proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval. A copy of our Traffic Impact Analysis Report Guidelines is enclosed.

If you have any questions, please contact Ms. Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

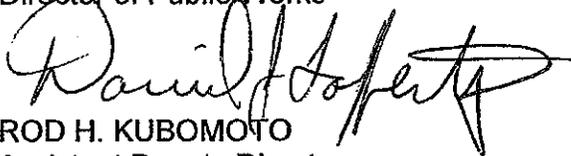
Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Ms. Massie Munroe at (626) 458-4359.

Very truly yours,

JAMES A. NOYES  
Director of Public Works



for ROD H. KUBOMOTO  
Assistant Deputy Director  
Watershed Management Division

MM:kk  
EIR236.DOC

Enc.



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: **W-0**

March 27, 2003

Ms. Leah Dierkes  
Christopher A. Joseph & Associates  
11849 West Olympic Boulevard, Suite 101  
Los Angeles, CA 90064

Dear Ms. Dierkes:

### **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU MALIBU LA PAZ PROJECT – EIR PREPARATION INFORMATION**

The following responses are provided to the questions per your February 25, 2003, letter to Mr. Mark Carney pertaining to the subject project.

1. Where does District 29 receive its supply from?

*The District receives most of its water from the West Basin Municipal Water District. Portions are also purchased from the Las Virgenes Municipal Water District and the Department of Water and Power of the City of Los Angeles.*

2. Could you please describe the size/capacity of existing water mains near the project site?

*Water service to the project will require construction of water mains in the vicinity of the project site to accommodate project demands and fireflow requirements. The required water mains will be sized upon formal request for water service by the developer.*

3. Are there any groundwater pumping wells on-site or in the immediate project vicinity?

*The District does not operate or maintain any water wells.*

4. Are there any existing water service problems/deficiencies in the project area?

*Yes. The water distribution system (water mains) is insufficient to provide domestic and fire protection for the proposed project. In addition, there is no available storage for domestic demand or fire protection to serve the proposed project. A water reservoir will have to be constructed to accommodate project demands.*

5. Can the existing water distribution system and the water supply near the project site accommodate the increased water demand from the project site? If not, do you know to what extent the water main(s) in the project area would have to be upgraded?

*No. The extent of water distribution upgrades will be determined upon formal request for water service.*

6. Do you know if the water pressure (psi) and supply (gpm) in the project area are adequate to meet the Los Angeles County Fire Department's fire flow and residual water pressure requirements? We will supply you with the fire flow demands once we receive them from the Fire Department.

*The water pressure in the project area is sufficient to meet the Fire Department's requirements, however, the supply is not adequate.*

7. Would there be a temporary disruption in water service in the project area when "hooking-up" the new project? If so, do you know approximately how long the disruption would last?

*As with most construction, there will likely be some minor disruptions. The District does not allow the disruption to exceed three hours in duration.*

Ms. Leah Dierkes  
March 27, 2003  
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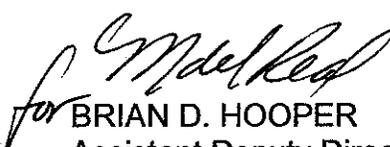
8. Do you have any recommendations to ensure the proposed project would not result in any "significant" water distribution and/or supply impacts?

*No. However, water storage and distribution facilities must be constructed to accommodate the domestic and fire protection demands generated by this project. Some or all of the following may be required to serve this project: 1) A welded steel reservoir; 2) A booster pumping station; 3) A pressure regulator; 4) Sufficient property for the reservoir, booster pumping station, and pressure regulator; 5) Off-site water main connecting booster pumping station to existing distribution system; 6) Off-site water main connecting booster pumping station to the reservoir; 7) Distribution mains in the vicinity of project; and 8) Appurtenances.*

If you have any questions concerning this matter, please contact Mr. George Papik at (626) 300-3349.

Very truly yours,

JAMES A. NOYES  
Director of Public Works

*for*   
BRIAN D. HOOPER  
Assistant Deputy Director  
Waterworks and Sewer Maintenance Division

GMP:lb  
WW3316



Leah Dierkes, Research Assistant

April 7, 2003

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**LAND DEVELOPMENT UNIT:**

The fire flow for a commercial project will be based on the square footage of the commercial building. Additional fire flows may be required due to the number of stories above ground level and exposures within 50 feet. The minimum fire flow is 1,250 gallons per minute and the maximum fire flow is 5,000 gallons per minute.

Consult your local water company for water pressure issues in your area. If the water system in your area does not flow the required gallons per minute for your project, the Water Company will design a water system to deliver the required fire flow.

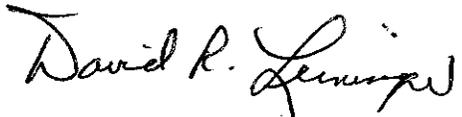
Should any questions arise regarding subdivision, water systems, or access please contact Inspector J. Scott Greenelsh at (323) 890-4235.

**FORESTRY DIVISION:**

The statutory responsibilities of the County of Los Angeles Fire Department, 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 final Environmental Impact Report.

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

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION  
PREVENTION BUREAU

DRL:lc



Leroy D. Baca, Sheriff

*County of Los Angeles*  
**Sheriff's Department Headquarters**

4700 Ramona Boulevard  
Monterey Park, California 91754-2169



(818) 878-1808

June 9, 2003

Leah Dierkes, Research Assistant  
Christopher A. Joseph and Associates  
11849 West Olympic Boulevard, Suite 101  
Los Angeles, CA 90064

Dear Ms. Dierkes:

Please accept my sincerest appreciation for the opportunity to comment on the proposal to construct 127,713 square feet of office space at 3700 La Paz Lane, Malibu (Malibu La Paz Project).

The Los Angeles County Sheriff's Department, Malibu/Lost Hills Station, has provided general and traffic-related law enforcement services to the city of Malibu since their incorporation since 1991. This station is the only law enforcement facility proposed to provide law enforcement service to the site. Existing staffing levels are adequate to meet the needs of the proposed projects.

Between April 1, 2002, and March 31, 2003, fifty-one (51) Part I crimes were reported within this reporting district. Unfortunately, officer to reporting district ratios are not maintained by specific reporting district.

During calendar year 2002, the average response time to an emergent call for service in the city of Malibu was 6.8 minutes. The average response time to a priority call for service was 9.5 minutes, while the average response time to a routine call for service was 19.9 minutes. These times are well within established goals of 10, 20, and 60 minutes, respectively.

The number of reported Part I crimes is due, in part, to the high concentration of homeless persons living in the immediate vicinity of the proposed projects. For this reason, it is strongly recommended the applicants be conditioned to provide a security

*A Tradition of Service Since 1850*

Leah Dierkes, Research Assistant  
June 9, 2003  
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system, security personnel, and perimeter fencing during construction to discourage trespassing.

I sincerely appreciate the opportunity to comment on these two proposed development projects and the opportunity it afforded me in assessing law enforcement service levels in the city of Malibu.

If you require additional information, please do not hesitate to contact Lieutenant Gloria J. Gressman, Lieutenant, at (818) 878-1808, extension 2022.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in black ink, appearing to read "Thomas G. Martin", with a long horizontal flourish extending to the right.

Thomas G. Martin, Captain  
Malibu/Lost Hills Station



## G.I. RUBBISH COMPANY

195 WEST LOS ANGELES AVENUE  
SIMI VALLEY, CALIFORNIA 93065  
(805) 522-9400 (818) 782-2474  
FACSIMILE (805) 581-5407

March 21, 2003

Christopher A. Joseph & Associates  
11849 W. Olympic Blvd Ste #101  
Los Angeles, CA. 90064  
Attn: Leah Dierkes  
Research Assistant

Re: Malibu La Paz Project EIR-Request for Solid Waste Information

Dear Ms. Dierkes:

This letter is written in response to your inquiry concerning solid waste and recycle service information at the projected site of 3700 La Paz Lane.

Waste Management – G.I. Industries, Inc. has been providing solid waste and recycling services to residences and businesses throughout the Los Angeles and Ventura Counties for over forty years. Our knowledge, expertise and dedication to the industry, the environment and our customers is unsurpassed. Customer care has always been of the utmost importance to G.I. Industries and we want to continue the quality and level of service you have come to expect at the most affordable rates possible.

Questions 1 thru 4:

1. G.I. Industries uses Simi Valley Landfill and Calabasas Landfill.
2. In the City of Malibu commercial recycling is mandatory, and we do provide recycle programs.
3. To properly service a complex of this size I suggest the following: three - 3 cubic yard trash bins serviced three times per week. (example: Monday – Wednesday – Friday) The cost for this service would be \$570.00 per month. Two 3 cubic yard recycle bins serviced two times per week and the cost for this would be \$75.00.
4. Approximate waste pick-up from the building complex which the new City Hall occupies is around five tons of trash and two tons of recycle.

If you require additional information or have any questions about this service proposal please do not hesitate to call me. My direct line is (805) 955-4342 and my fax is (805) 955-4363.

Sincerely,  
G.I. Industries, Inc.

  
Marilyn L. Gallagher  
Government Affairs



Brian Deppen  
SCE, Ventura Field Engineering  
10180 Telegraph Rd. Ventura, CA 93004  
Phone: (805) 654-7230 Fax: (805) 654-7328

March 5, 2003

Leah Dierkes  
Research Assistant  
Christopher A. Joseph & Associates  
11849 W. Olympic Blvd.  
Los Angeles, CA 90064

**Subject: Electrical Service Information for Malibu La Paz Project**

Dear Leah Dierkes,

This letter is in response to your questions concerning the electrical service requirements for the La Paz project in the City of Malibu. I have addressed each of your questions below:

1. *Where from and in what quantities does SCE supply electricity to the project site?*

SCE currently distributes power to this area of Malibu from Tapia Substation. For security reasons, I cannot reveal the location of the substation, although it is within a mile of the proposed site. The existing Court House is served by a 750kVA transformer.

2. *Can SCE accommodate the proposed project's future demand for electricity service from existing infrastructure in the project area? If so, would you be willing to send a "will serve" letter to our office (understanding that SCE would have no contractual obligation at this time).*

The existing electrical infrastructure as a whole is more than adequate to meet the electrical demand of the proposed facility. I am responsible for making sure that our circuitry and substation capacity is adequate to serve existing and future load for the Malibu area. What I will need is a time frame for estimated build out for this project in order to accurately account for this new load coming on-line.

Depending on the final submittal, the installation may require installing a switch or fuse cabinet for transformer protection; however this will not impact the integrity of the service to the site. The Southern California Edison Planner who is responsible for this area will be able to send a "will serve" letter if need be.

3. *Can you please describe the size/voltage of existing electrical distribution lines near the site?*

The voltage of the electrical distribution line that would feed the project site is 16,000V. The size of the cable that currently serves the Court House is 4/0 Aluminum underground cable.

4. *Are there any existing electricity service problems/deficiencies in the project area?*

There are no service problems or deficiencies in this area of service.

5. *Would there be a disruption in electrical service in the project are when "hooking-up" the new project? If so, do you know for how long the disruption would last?*

I will not be doing the electrical planning for this facility and this question would be answered after the planning has been completed. Without seeing any proposed electrical drawings, it is too early in the process to address this question, but there is a chance that the service can be energized without an outage to the existing facility.

6. *Do you have any recommendations that might ensure that the proposed project would not result in any "significant" electricity impacts?*

If an outage is required, we can do the work during a time that will least impact the existing facility, i.e. during the night or on a weekend.

Please feel free to call me if you have any questions or concerns.

Sincerely,



Brian Deppen  
Ventura Field Engineering  
Southern California Edison Company