

# COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

CITY OF AGOURA HILLS

2016 MAY -9 PM 2:40

CITY CLERK



DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

May 5, 2016

Doug Hooper, Planning Director  
City of Agoura Hills  
Planning Department  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Mr. Hooper:

**NOTICE OF AVAILABILITY, NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, "THE PARK AT LADYFACE MOUNTAIN SENIOR APARTMENTS PROJECT", PROPOSES TO CONSTRUCT A 71,206 SQUARE-FOOT LADYFACE MOUNTAIN SPECIFIC PLAN AREA, CONSISTS OF TWO, TWO-STORY BUILDINGS LOCATED ABOVE SUBTERRANEAN PARKING GARAGES, 30800 AGOURA ROAD, AGOURA HILLS (FFER 201600054)**

The Notice of Availability, Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration 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. The first sentence under Discussion in Section XIV, Public Services, should be changed to state that the City of Agoura Hills is within the jurisdiction and is part of the Consolidated Fire Protection District of Los Angeles County, also known as the LACoFD. The City of Agoura Hills and the LACoFD are not under contract.

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

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

**LAND DEVELOPMENT UNIT:**

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
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. 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.
6. 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.

7. Fire Department's requirements for access, fire flows, and hydrants are addressed during the building permit stage.
8. Fire sprinkler systems are required in some 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.
9. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.
10. 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.
11. 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.**
12. **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.**
13. **All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.**
14. **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.**
15. **All access devices and gates shall comply with California Code of Regulations, Title 19, Articles 3.05 and 3.16.**
16. **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.
17. 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.
  18. Provide three sets of alternate route (detour) plans, with a tentative schedule of planned closures prior to the beginning of construction. Complete architectural/structural plans are not necessary.
  19. 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.
  20. The County of Los Angeles Fire Department's Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
  21. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.
  22. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Joseph Youman at (323) 890-4243.

**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

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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.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comment regarding the project at this time.

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

Very truly yours,

*Michael J. Takahashi*  
for

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

KTJ:ad

Letter 4

**COMMENTER:** Kevin T. Johnson, Acting Chief, Forestry Division Prevention Services  
Bureau

**DATE:** May 5, 2016

The commenter requests review and revision of the first sentence under Discussion XIV, *Public Services*. In addition, the commenter states that the project would have to comply with applicable fire code and ordinance requirements. The commenter also describes requirements related to construction, access, water mains, fire hydrants, fire flow, fire sprinklers, and disruption of water service.

The project would comply with applicable fire code and ordinance requirements as outlined in this letter. In addition, the project would comply with all requirements related to construction, access, water mains, fire hydrants, fire flow, fire sprinklers, and disruption of water service. In response to this comment, Page 80 of the Final IS-MND has been revised as follows:

The City of Agoura Hills ~~has secured fire protection and emergency services for residents through a contract with the Los Angeles County Fire Department~~ is within the jurisdiction, and is part of, the Consolidated Fire Protection District of Los Angeles County Los Angeles County (LACoFD).

This text change does not alter the findings or conclusions of the Draft IS-MND.





Dedicated to Providing Quality  
Water & Wastewater Service

Letter 5

CITY OF AGOURA HILLS

2016 APR 26 AM 8:33

CITY CLERK

April 21, 2016

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[www.LVMWD.com](http://www.LVMWD.com)

MEMBER AGENCY OF THE  
METROPOLITAN WATER  
DISTRICT  
OF SOUTHERN CALIFORNIA

City of Agoura Hills  
Dept. Of Planning & Community Development  
30001 Ladyface Court  
Agoura Hills, CA 91301

**Subject: 30800 Agoura Road**

The District is in receipt of your request for agency response for the 30800 Agoura Road project.

The owner would have to meet all conditions of service and pay all fees for water and sewer service prior to construction, in order to be served. All of the services have already been stubbed out to the property due to the Agoura Road widening project.

The property would be required to hook up to recycled water service for all onsite property irrigation.

LVMWD also advocates that the following items be included in the approval process for the project:

- The use of strict water conservation measures. This includes, but should not be limited to, fixture design and installation; (use of ultra-low flow toilets and shower heads), and hot water circulation systems.
- The use of drought tolerant plantings and efficient irrigation systems.

Please contact us at (818) 251-2100 if you have any questions.

Thank You,

**Joanne Bodenhamer**  
Planning and New Development Technician



*Letter 5*

**COMMENTER:** Joanne Bodenhamer, Planning and New Development Technician, Las Virgenes Municipal Water District

**DATE:** April 26, 2016

The commenter advocates inclusion of strict water conservation measures, including the use of drought tolerant plantings, in the project. In addition, the commenter describes requirements related to water and sewer services, including the requirement to hook up to recycled water service for all on-site property irrigation.

The project has adequate water supply. The anticipated demand of 27.4 acre-feet of water per year from the 46 housing units would not exceed available water supplies shown in Table 19 of the Final IS-MND. In addition, the project would comply with state and local water conservation ordinances. However, due to ongoing multiple-year drought conditions in the project area, the City may require the use of strict water conservation measures through drought tolerant plantings, and efficient irrigation systems as conditions of approval for the project. The requirements of LVMWD for development of this project, related to water and sewer services, including the requirement for the project to connect to recycled water service for all on-site property irrigation, are acknowledged and will be the responsibility of the project applicant prior to project occupancy.

