

APPENDIX L
INFORMATION REQUEST LETTERS



UltraSystems

environmental • management • planning

April 17, 2020

Darin Lenyi, Chief of Police

Placentia Police Department

401 E Chapman Avenue

Placentia, CA 92870

dlenyi@placentia.org

RE: Information Request Letter for the Santa Angelina Senior Apartment Homes Project in Placentia

Dear Chief Lenyi:

UltraSystems has been hired by National CORE to conduct environmental analysis for the proposed Santa Angelina Senior Apartment Homes Project (Project). UltraSystems is currently in the process of preparing environmental analysis for the proposed project, including its potential impacts on public services. UltraSystems is writing an Initial Study Mitigated Negative Declaration (IS/MND) for the proposed project and needs your department's input on potential environmental impacts.

This letter is to request information from the Placentia Police Department regarding the proposed project.

Project Description:

The proposed Santa Angelina Senior Apartment Homes Project is located at 1314 N. Angelina Drive at the northeast intersection of Morse Avenue and North Angelina Drive in Placentia, on a currently developed site covering an area of approximately 3.9 acres. See the attached Project Location Map. The Project site is currently occupied by the Blessed Sacrament Episcopal Church. The Church currently operates out of two buildings, including the main parish hall and a separate structure with several classrooms.

The proposed project includes the development of two residential buildings with a total of 65 units. The project is designed for seniors and a minimum age restriction of 62 years. The project proposes 59 one-bedroom and six two-bedroom units for a total of 65 units.

A 1,500 square foot senior-oriented community center is proposed on the ground floor of Building 2, interfacing with a proposed new terrace and garden area. The proposed community center would be for the use of project residents/visitors and would not be open to the public.

The existing approximately 3,472 square foot Blessed Sacrament parish hall would be demolished and replaced with new parish hall. The new parish hall would be approximately 3,974 square feet and includes a new covered portico and a memorial courtyard and plaza area fronting N. Angelina Drive.

Three entry points to the site are proposed, including two driveways off Angelina Drive. A new twenty five-foot wide driveway is proposed midblock along Angelina Drive, north of the existing Church driveway, to provide access for residents to a designated parking area. A firetruck turnaround is proposed at the northern end of the site, northeast of Building 1.

Corporate Office – Orange County

16431 Scientific Way

Irvine, CA 92618-4355

Telephone: 949.788.4900

Facsimile: 949.788.4901

Website: www.ultrasystems.com



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It would be much appreciated if you would please answer the questions below via email no later than April 22, 2020.

Please send your answers to me at vpaitimusa@ultrasystems.com. If you have any questions I can be reached via email or by phone at: (626) 512-5111.

1. Which Police Station(s) would respond to a call from the project site?
2. Would this project require construction of new law enforcement facilities to meet existing law enforcement demands, in addition to the proposed project's demands?
3. Does the Police Department anticipate any potential environmental impacts from the proposed project related to providing police service to the project site?
4. Could the proposed project have potentially significant impacts on the Police Department's level of service and/or response times? If so, what mitigation, if any, do you recommend to reduce potential impacts?

Best Regards,

Victor Paitimusa
Associate Planner
UltraSystems
16431 Scientific Way
Irvine, CA 92618
(626) 512-5111
vpaitimusa@ultrasystems.com

Attachments: Project Location Map
Conceptual Site Plan



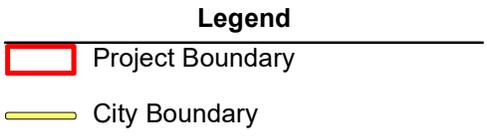
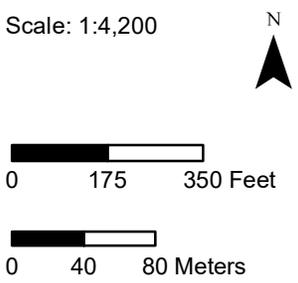
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Path: \\Gissvr\gis\Projects\7038_NCR_Affordable_Housing_Placentia_IS_MND\MXDs\7038_NCR_Placentia_Fig_3_0_Project_Location_2020_01_19.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; County of Orange, 2018; UltraSystems Environmental, Inc., 2019

January 19, 2020

**Santa Angelina
Senior Apartment Homes**

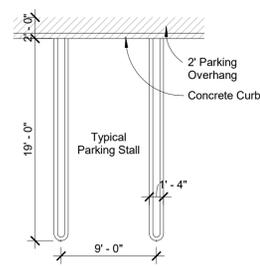
Project Location



Site Coverage

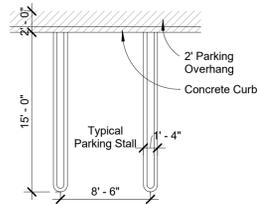
Gross Lot Area (SF) :	174,296 SF
Net Lot Area (SF)	167,536 SF/ 3.85 acres
Maximum Net Lot Coverage Allowed:	60% (100,521 SF)
Proposed Net Lot Coverage:	57%
Building Footprints (Existing and Proposed)	36500 SF
Parking and Driveways	56,048 SF
Covered Patios	2,892 SF
Total Proposed Net Lot Coverage	95,440 SF

Percentage Open Space Required: 40%
 Percentage Open Space Provided: 43%



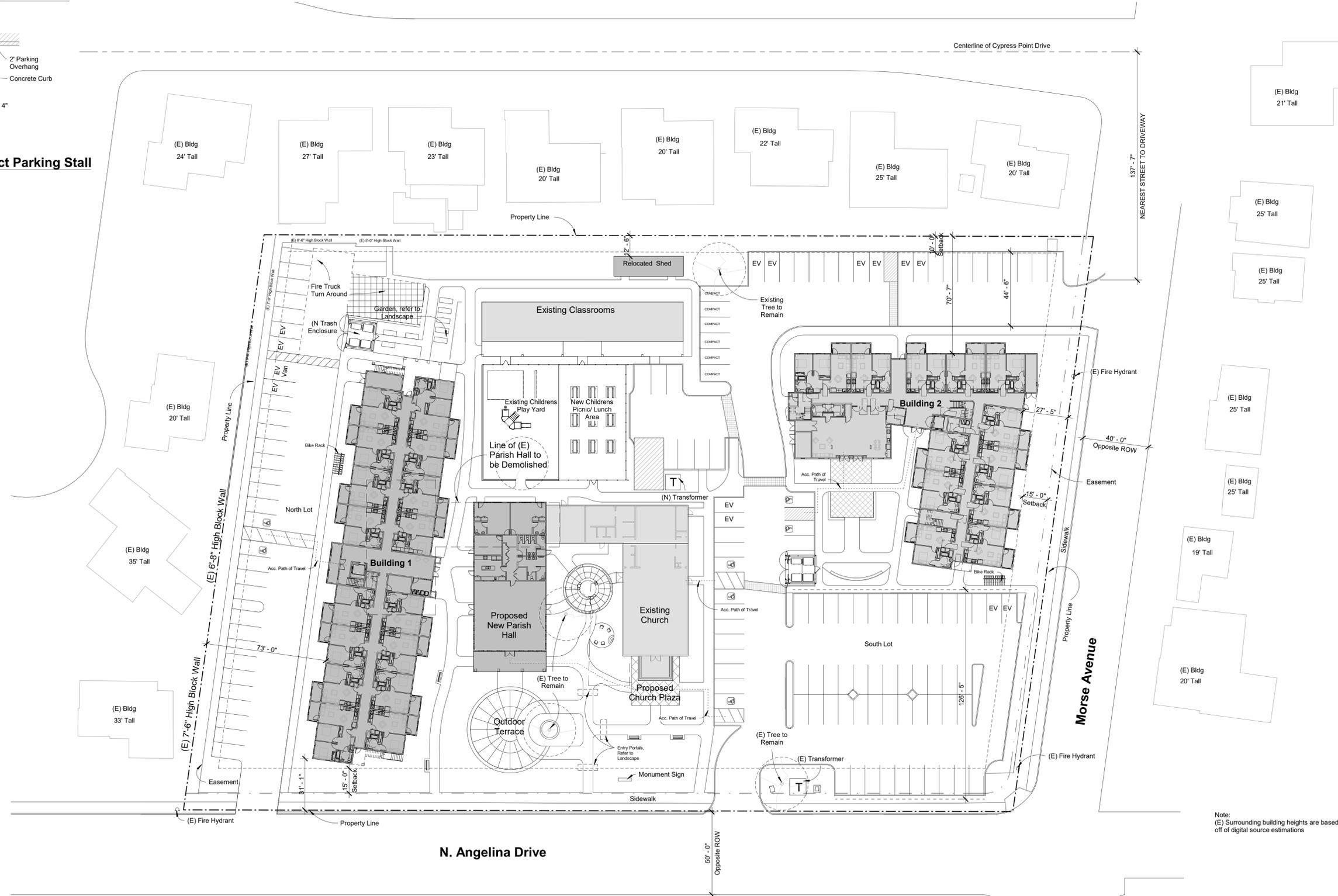
Typical Parking Stall

1/8" = 1'-0"

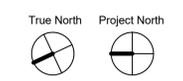


Typical Compact Parking Stall

1/8" = 1'-0"



Note:
 (E) Surrounding building heights are based off of digital source estimations



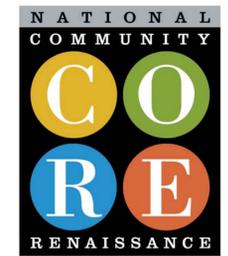
1 Site Plan
 SCALE: 1" = 30'-0"



RRM Design Group

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 Santa Barbara, CA 93101

Tel: 805.963.8283
 Fax: 805.963.8184
 www.rrmdesign.com



9421 Haven Avenue
 Rancho Cucamonga, CA 91730
 Tel: 949.394.7996 Fax: 909.483.6524
 nationalcore.org

Placentia Senior Housing

A.P.N. 340-273-25

1314 N. Angelina Drive, Placentia CA 92870.

Site Plan

A1
 03/31/2020

From: Point, Eric C. <epoint@placentia.org>

Sent: Wednesday, April 22, 2020 10:09 AM

To: vpaitimusa@ultrasystems.com

Cc: Lenyi, Darin <dlenyi@placentia.org>; Lambert, Joseph <jlambert@placentia.org>; Gonzales, Andrew <agonzales@placentia.org>

Subject: Re: Placentia Senior Apartment Homes Project: Police Information Request Letter

Mr. Paitimusa,

Here are my answers to your questions:

1. Which Police Station(s) would respond to a call from the project site?

There is currently only one police facility in the City of Placentia. The project site is approximately 1.2 miles and three (3) minutes from the Placentia Police Department. Officers responding to calls for service at the proposed site are normally on patrol in various parts of the city.

2. Would this project require construction of new law enforcement facilities to meet existing law enforcement demands, in addition to the proposed project's demands?

No

3. Does the Police Department anticipate any potential environmental impacts from the proposed project related to providing police service to the project site?

Traffic congestion at the intersection of Morse and Angelina can be moderately heavy during morning and afternoon commute times, especially during Morse Elementary School drop off and pick up times. Possible traffic increase from residents as they ingress and egress the property during commute times.

4. Could the proposed project have potentially significant impacts on the Police Department's level of service and/or response times? If so, what mitigation, if any, do you recommend to reduce potential impacts?

As with the other senior apartments in the city, the most common call for service will likely be medical aids. Other calls for service may include traffic accidents and occasional auto burglaries in the car port area.

Recommendations

1. Install automatic gates at each entrance to help prevent theft.
2. Install "Click-2-Enter" emergency gate openers so the officers can rapidly access the property via radios.
3. Install large, visible numbers on buildings and apartments so officers can quickly identify calls for service locations from a distance.
4. Restrict residents from having long term guests reside at the site (residents' adult children residing at other senior properties have been problematic at times and have led to an increase in calls for service for domestic violence, elder abuse, and drug/alcohol related disturbances).

If you have any additional questions, please contact me directly at epoint@placentia.org or 714-993-8167.

Best regards,

Eric Point, Captain
Placentia Police Department
401 E. Chapman Avenue
Placentia, CA 92870
Office: (714) 993-8167

August 12, 2020

Chief John Van Gieson
Placentia Fire and Life Safety Department
401 East Chapman Avenue
Placentia, CA 92870

via email jvangieson@placentia.org

RE: Information Request Letter for the Santa Angelina Senior Apartment Homes in Placentia

Dear Chief Van Gieson,

UltraSystems has been hired by National CORE to conduct environmental analysis for the proposed Santa Angelina Senior Apartment Homes (Project). UltraSystems is currently in the process of preparing environmental analysis for the proposed project, including its potential impacts on public services. UltraSystems is writing an Initial Study Mitigated Negative Declaration (IS/MND) for the proposed project and is asking your department's input on potential environmental impacts.

This letter is to request information from the Placentia Fire and Life Safety Department regarding the proposed project.

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It would be much appreciated if you would please answer the questions below via email no later than August 26, 2020.

Please send your answers to me at mmilroy@ultrasystems.com. If you have any questions I can be reached via email or by phone at: (562) 882-5521.

1. Which Fire Department station(s) would respond to a call from the project site?
2. Would this project require construction of new fire department facilities to meet existing fire demands, in addition to the proposed project's demands?
3. Does the Fire Department anticipate any potential environmental impacts from the proposed project related to providing fire service to the project site?
4. Could the proposed project have substantial adverse impacts on the Fire Department's level of service and/or response times?
 - a. If so, what impacts?
 - b. what mitigation, if any, do you recommend to reduce potential impacts?

Best Regards,

Michael Milroy
Senior Planner
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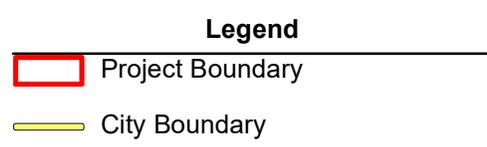
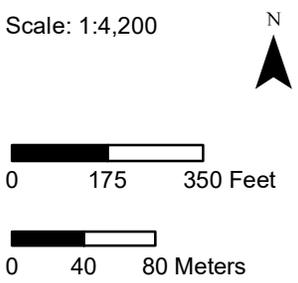


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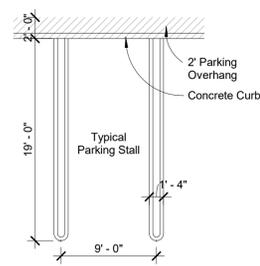
Santa Angelina
Senior Apartment Homes
 Project Location



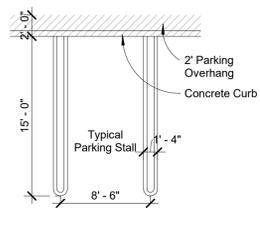
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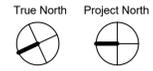
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1 Site Plan
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