

Appendix J: Public Services



September 16, 2010

Jim Killam
Kern County Fire Department
5642 Victor Street.
Bakersfield, CA 93308

Subject: **Wasco Center Walmart**

Dear Jim Killam:

Michael Brandman Associates is currently working on the proposed Wasco Center Walmart located within one mile of the Kern County Fire Department's Station 31 in the City of Wasco. The proposed project would modify the Precise Development Plan adopted in 2008 for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 square feet. When constructed, the Walmart will consist of a 24-hour retail and grocery center.

The proposed Walmart will be part of the larger 112-acre approved Wasco Center development located near the intersection of State Highway 46 and Center Avenue. Upon full build out, the Wasco Center will comprise approximately 273,000 square feet of large box retail, a 105,000 square foot shopping center, a 75,00 square foot movie theater, a 100 key 4-story hotel, and 67,500 square feet of restaurant/office space. Additionally, the Center will include 123 multi-family residential units with 11,900 square feet of recreation buildings, as well as parking and infrastructure improvements to complement the project. For further information please refer to the attached Notice of Preparation/Initial Study.

The purposes of our correspondence is to, with your assistance, (a) review and/or revise information regarding Station 31 that we already have on file, and (b) determine any possible physical changes to the Fire Department's facilities that would be required as a result of the proposed Wasco Center Walmart. We appreciate your responses to the following questions:

1. Currently we have on file that Station 31 is located at 2424 7th Street in the City of Wasco. Our records indicate that the station has two Type 1 engines, one ICS Type 4, a four-wheel drive wildland engine, and a Type 1 water tender. As previously confirmed with the Fire Department, the station operates in accordance with the Wasco General Plan, with 9 firefighters assigned to the station working in 3-man shifts.
2. Previous discussions with representatives of the Kern County Fire Department have determined that no physical expansion of current Fire Department facilities would be required as a result of the proposed Wasco Center. Before moving forward we would like to confirm this information with you. We need to determine that the proposed Wasco Center Walmart, which will have longer hours of operation than most other businesses in the center, would not necessitate the Kern County Fire Department to physically expand current facilities or construct new ones.

Thank you for your assistance with this matter. Please review the above information and inform me of any necessary changes. Should you have any questions regarding this letter or require further assistance please contact me directly at (714) 508-4100 ext. 1081.

Fresno
559.497.0310

Irvine
714.508.4100

Palm Springs
760.322.8847

Sacramento
916.447.1100

San Bernardino
909.884.2255

San Ramon
925.830.2733

Jim Killam
September 16, 2010
Page 2

Thank You,

A handwritten signature in cursive script, appearing to read "Collin Ramsey".

Collin Ramsey
Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602

29160011

CR:dlc



September 16, 2010

Sergeant Jim Craig
Kern County Sheriff's Department
748 F. Street
Wasco, CA 93280

Subject: **Wasco Center Walmart**

Dear Sgt Jim Craig:

Michael Brandman Associates is currently working on the proposed Wasco Center Walmart located within one mile of the Kern County Sheriff's Department's Wasco Substation in the City of Wasco. The proposed project would modify the Precise Development Plan adopted in 2008 for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 square feet. When constructed, the Walmart will consist of a 24-hour retail and grocery center.

The proposed Walmart will be part of the larger 112-acre approved Wasco Center development located near the intersection of State Highway 46 and Center Avenue. Upon full build out, the Wasco Center will comprise approximately 273,000 square feet of large box retail, a 105,000 square foot shopping center, a 75,00 square foot movie theater, a 100 key 4-story hotel, and 67,500 square feet of restaurant/office space. Additionally, the Center will include 123 multi-family residential units with 11,900 square feet of recreation buildings, as well as parking and infrastructure improvements to compliment the project. For further information please refer to the attached Notice of Preparation/Initial Study.

The purposes of our correspondence is to, with your assistance, (a) review and/or revise information regarding the Wasco Substation that we already have on file, and (b) determine any possible physical changes to the Sheriff's facilities that would be required as a result of the proposed Wasco Center Walmart. We appreciate your responses to the following questions:

1. Currently we have on file that the Wasco Substation is located at 748 F. Street in the City of Wasco. Our records indicate that staffing for this substation is 2 sergeants, 18 deputies, 4 senior deputies, the area commander, 6 clerks, and an aide who handles civil process. Please confirm that the above information is still correct. If not, please provide us with updated information.
2. Previous discussions with representatives of the Wasco Substation have determined that no physical expansion of current Sheriff's Department facilities would be required as a result of the proposed Wasco Center. Please identify if the construction of the Wasco Center, including the Wasco Center Walmart, which will operate 24-hours a day, would necessitate the Kern County Sheriff's Department to physically expand current facilities or construct new ones.

Thank you for your assistance with this matter. Please review the above information and inform me of any necessary changes. Should you have any questions regarding this letter or require further assistance please contact me directly at (714) 508-4100 ext. 1081.

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Jim Craig
September 16, 2010
Page 2

Thank You,

A handwritten signature in black ink, appearing to read "Collin Ramsey". The signature is fluid and cursive, with a long horizontal stroke at the end.

Collin Ramsey
Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602

29160011

CR:dio

From: "James Craig" <craig@kernsheriff.com>
To: "Collin Ramsey" <CRamsey@brandman.com>
Date: 10/14/2010 2:44 PM
Subject: Re: Wasco Center Walmart

I have reviewed the paperwork.

The study indicates on page 54 that the Wasco Center would have less than significant impact on Police services. The Center will have an impact, but I agree with the findings. Overall, the impact to our services will not be hindered significantly.

I hope this answers and addresses any concerns regarding the Kern County Sheriff's Office. I can be reached at (661) 758-4822

Sincerely,

Sgt. Jim Craig
Wasco Substation

>>> "Collin Ramsey" <CRamsey@brandman.com> 10/11/2010 1:51 PM >>>
Sgt. Jim Craig,

Good afternoon. I am following up on an email sent to you last month regarding the proposed development of the Wasco Center Walmart. If you could review the attached documents and respond, either by email or phone, at your earliest convenience it would be greatly appreciated. We appreciate your and the Kern County Sheriff's Department's assistance with the matter and thank you for your time.

Thank You,

Collin Ramsey
Michael Brandman Associates

