Appendix G
Correspondence
September 17, 2007

Mr Glenn Lajoie
RBF Consulting
14725 Alton Parkway
Irvine, CA 92718

Dear Mr. Lajoie:

NOTICE OF PREPARATION, DOWNTOWN LANCASTER SPECIFIC PLAN, “CITY OF LANCASTER” – (FFER #200700175)

The Notice of Preparation has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION -- FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE AVAILABILITY:

1. The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. Fire Station 33 is the jurisdictional station for the project area. This station is located at 44947 Date Avenue, within the Civic Village District of the Specific Plan. It has a 3-person engine, a 4-person quint (a combination engine/ladder truck apparatus), a 2-person paramedic squad, and a 2-person emergency support team (to provide augmented manpower to major incidents). Additional resources in the area are listed below.

<table>
<thead>
<tr>
<th>EQUIPMENT</th>
<th>DISTANCE/MILES*</th>
<th>TIME/MINUTES*</th>
<th>STAFFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment Engine (a) 117</td>
<td>3.8</td>
<td>10</td>
<td>4</td>
</tr>
<tr>
<td>Assessment Engine (a) 134</td>
<td>4.3</td>
<td>13</td>
<td>3</td>
</tr>
<tr>
<td>Paramedic Squad 134</td>
<td>&quot;</td>
<td>&quot;</td>
<td>2</td>
</tr>
</tbody>
</table>

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

AGOURA HILLS
ARTESIA
AZUSA
Baldwin Park
Bell
Bell Gardens
Bellflower
Bradbury
Calabasas
Carson
Cerritos
Claremont
Commerce
Glendora
Hawthorne
Huntington Park
Inglewood
Irwindale
La Canada-Flintridge
La Habra
La Mirada
La Puente
Lakewood
Lancaster
Lawndale
Lomita
Malibu
Maywood
Norwalk
Palmdale
Palos Verdes Estates
Paramount
Pico Rivera
Pomona
Rancho Palos Verdes
Rolling Hills
Rolling Hills Estates
Rosemead
San Dimas
Santa Clarita
Signal Hill
South El Monte
South Gate
Temple City
Walnut
West Hollywood
Westlake Village
Whittier
<table>
<thead>
<tr>
<th>EQUIPMENT</th>
<th>DISTANCE/MILES*</th>
<th>TIME/ MINUTES*</th>
<th>STAFFING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haz Mat Task Force (b) 129</td>
<td>4.3</td>
<td>13</td>
<td>9</td>
</tr>
<tr>
<td>Engine 135</td>
<td>4.4</td>
<td>13</td>
<td>3</td>
</tr>
<tr>
<td>Paramedic Squad 135</td>
<td>&quot;</td>
<td>&quot;</td>
<td>2</td>
</tr>
<tr>
<td>USAR Task Force (c) 130</td>
<td>4.5</td>
<td>11</td>
<td>6</td>
</tr>
</tbody>
</table>

* to Lancaster Boulevard and Date Avenue

(a) an engine company with some limited paramedic capabilities
(b) a 5-person Hazardous Materials Squad + a 4-person engine company
(c) a 4-person Urban Search and Rescue engine + a 2-person engine company

PROJECT IMPACT ON SERVICES

2. The Specific Plan will add up to 3,276 dwelling units (a breakdown by type is not provided) and 1.3 million square feet of non-residential space, which will increase the need for resources in this area. However, requiring the applicants to participate in a financing mechanism that provides funds for fire protection facilities and equipment required by new development will mitigate the demand for additional resources created by a project. Currently, this mechanism is a developer fee per square foot of building space, adjusted annually.

3. The growth in the volume of traffic on local streets as a result of a dramatic increase in development density within the 140-acre plan area might hamper operations out of Fire Station 33. Future projects should provide a cumulative traffic analysis for key locations in the vicinity of the fire station. Appropriate mitigation measures, such as traffic control or signal pre-emption devices, should be required so as to ensure unimpeded access by emergency apparatus to/from the fire station.

4. The Initial Study mentions a “potential for street closures resulting from new development or street improvements.” Any street closure or reduction in width of right-of-way would increase emergency response times to incidents within and outside the DLSP area. If such actions are contemplated, they could severely hamper Fire Station 33’s emergency response. This would need to be mitigated, which may require relocation of the Fire Station to fully implement the Downtown Lancaster Specific Plan. If, specifically, Lancaster Boulevard is reduced to only two lanes of traffic, that impact combined with the impacts of other street closures in this vicinity on Fire Stations 33’s emergency response would require the station be relocated prior to the reduction in lanes occurring. As the Initial
Study indicates, additional analysis and consultation with the Fire Department on this issue will be required.

**LAND DEVELOPMENT UNIT:**

1. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit.

2. When developing the infrastructure and when actual construction is proposed, all projects must comply with requirements concerning construction, access, water mains, fire flows and hydrants. All elements shall be incorporated into the project proposals.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. 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,

[Signature]

JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lc
July 31, 2007

Starla Hack, Project Manager
RBF Consulting
14725 Alton Parkway
Irvine, California 92618-2027

Dear Ms. Hack:

We received your request for information regarding the Environmental Impact Report for Downtown Lancaster. We are pleased to provide the following information:

The project will be served by the Los Angeles County Sheriff’s Department, Lancaster Station. The station is located at 501 West Lancaster Boulevard, located within the project area.

The geographical area and population served by Lancaster Station includes the City of Lancaster and portions of the unincorporated area of the County of Los Angeles. The approximate area covered by Lancaster Station is 600 square miles. The approximate population served by the station is 180,000. The Station is currently comprised of 229 sworn officers, 62 civilian employees, 82 black-and-white patrol vehicles, and 6 police motorcycles. In addition to general law and traffic vehicles operating during three shifts (early morning, day, and night), the City is served by several specialized units providing proactive policing services.

In 2006, deputies from Lancaster Station responded to 55,030 calls for service within the City of Lancaster (3,328 emergency calls, 10,605 priority calls, and 41,097 routine calls). Response times are measured from the time a call is received, until the patrol car arrives at the location. Response times vary, as calls are handled by the nearest available patrol car located within the patrol area, not necessarily from the station itself. Depending upon the location of the responding patrol car, response times in the City of Lancaster, including the project area are currently 5.5 minutes for emergency calls (immediate and/or life threatening), 14.4 minutes for priority calls (immediate but not life threatening), and 79.9 minutes for routine calls. Our
response times are adequate, however, we continually implement programs to reduce response times. We have been able to steadily reduce response times over the past three years.

This project by itself will not have a significant impact on current law enforcement services. Law enforcement needs for the City are determined annually and are based on several factors including, but not limited to population increases, numbers of calls for service, response times, numbers of traffic accidents, arrests, bookings, and patrol miles.

A new police facility would not be necessary due to this project, and there are no immediate plans to construct any new police facilities.

Deputy Michael Kuper is the Sheriff’s Department’s Liaison to the City of Lancaster regarding project design reviews. He can be reached at Lancaster Station Monday through Friday, 8:00 a.m. to 4:00 p.m., (661) 948-8466, extension 4021.

The Sheriff’s Department does not have any required or recommended fees or mitigation measures for this project.

Sincerely,

LEROY D. BACA, SHERIFF

[Signature]

Carl H. Deeley, Captain
Lancaster Station
Transmittal

Tuesday, September 11, 2007

To: RBF Consulting
   Starla Hack

From: Cheryl Gorman

Phone: (661) 948-4661, Ext. 109
Facsimile: (661) 948-9398
Email: gormanc@lancsd.org

Re: School Facilities Questionnaire

Comments:

Please find the questionnaire and supporting documentation. If you have any questions please give me a call.
SCHOOL FACILITIES
QUESTIONNAIRE

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the name and location of schools which are available to serve the project site. Please see the attached School Site list. The highlighted schools will service the project area.

2. What is the current enrollment and capacity of each school in the vicinity of the project, and what is the distance of the school from the project site? All of the schools are within 1/2 mile of the project area. A district map is attached for your reference. Please see the attached enrollment sheet for enrollment and capacity information.

3. What are the current student generation rates used to project enrollment based on residential development?
   Elementary Students from SFD Housing Construction- .3336
   MS Students from SFD Housing Construction- .1077
   Elementary Students from MFA/APT Housing Construction- .2800
   MS Students from MFA/APT Housing Construction- .0800

4. In consideration of A.B. 2926, are there any assessment fees or other required or recommended mitigation measures for the project? Developer fees are due for any new residential construction, residential additions or commercial property construction. Churches, schools and government buildings are exempt from developer fees.

5. Is there any other relevant information regarding significant project impacts?
Lancaster School District
School Sites

Site #1: JOSHUA ELEMENTARY SCHOOL
43926 N. 2ND STREET EAST
LANCASTER, CA.
APN #3140-014-900

Site #2: MONTE VISTA SCHOOL
1235 W. KETTERING
LANCASTER, CA
APN #3121-010-900

Site #3: PARK VIEW MIDDLE SCHOOL
808 W. AVENUE J,
LANCASTER, CA
APN #3131-005-900

Site #4: SIERRA SCHOOL
747 W. AVENUE J-12
LANCASTER, CA
APN #3130-007-900

Site #5: DESERT VIEW ELEMENTARY SCHOOL
1555 W. AVENUE H-10
LANCASTER, CA
APN #3119-003-900 & 901

Site #6: EL DORADO ELEMENTARY SCHOOL
361 E. PONDERA AVENUE
LANCASTER, CA
APN #3142-001-902

Site #7: SUNNYDALE ELEMENTARY SCHOOL
1233 W. AVENUE J-8
LANCASTER, CA
APN #3123-012-901

Site #8: PIUTE MIDDLE SCHOOL
425 E. AVENUE H-11
LANCASTER, CA
APN #3176-011-901

Site #9: LINDA VERDE ELEMENTARY SCHOOL
44924 5TH STREET EAST
LANCASTER, CA
APN #3146-002-900 & 901

Site #10: MARISOSA ELEMENTARY SCHOOL
737 W. AVENUE H-6
LANCASTER, CA
APN #3135-030-900

Site #11: NANCY CORY ELEMENTARY SCHOOL
3540 W. AVENUE K-4
LANCASTER, CA
APN #3110-013-901, 904

Site #12: LINCOLN ELEMENTARY SCHOOL
44021 15TH STREET EAST
LANCASTER, CA
APN #3148-001-906

Site #13: WEST WIND ELEMENTARY
44044 36TH STREET WEST
LANCASTER, CA
APN #3153-022-903 & 904

Site #14: NEW VISTA MIDDLE SCHOOL
753 E. AVENUE K-2
LANCASTER, CA
APN #3126-030-016

Site 15A: JACK NORTHROP ELEMENTARY
835 E. AVENUE K-4
LANCASTER, CA
APN #3126-030-906 & 907

Site #17 VACANT LAND (ELEMENTARY SITE)
AVENUE K-2 & 22ND STREET WEST
LANCASTER, CA
APN #3112-056-900

Site #18: ENDEAVOR MIDDLE SCHOOL (Perm. Site)
AVENUE K & 45TH STREET WEST
LANCASTER, CA
APN #3153-025-902

Site #20: AMARGOSA CREEK MIDDLE SCHOOL
44333 27TH STREET WEST
LANCASTER, CA
APN #3124-001-900

Site #21 VACANT LAND (MIDDLE SCHOOL SITE)
35TH STREET WEST & JACKMAN
LANCASTER, CA
APN #3153-010-014, 015, 016

Site #23 VACANT LAND
KETTERING & 20TH STREET EAST
LANCASTER, CA
APN #3147-002, 053, 054

Site #24 VACANT LAND
AVENUE H-8 & 40TH STREET WEST
LANCASTER, CA
APN #3105-017-007
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<tr>
<th>SITE</th>
<th>GRADES SERVED</th>
<th>SITE ACRES</th>
<th>SQUARE FOOTAGE</th>
<th>STUDENT CAPACITY</th>
<th>YEAR BUILT</th>
<th>ENROLLMENT</th>
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<td></td>
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<td>PERM.</td>
<td>RELO.</td>
<td>TOTAL</td>
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<td>DESERT VIEW ELEMENTARY</td>
<td>K-5</td>
<td>12.9</td>
<td>34,363</td>
<td>26,576</td>
<td>60,939</td>
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<td>EL DORADO ELEMENTARY</td>
<td>K-5</td>
<td>10.7</td>
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<td>55,164</td>
<td>541</td>
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<td>LINDA VERDE ELEMENTARY</td>
<td>K-5</td>
<td>12.9</td>
<td>31,201</td>
<td>23,032</td>
<td>54,233</td>
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<td>MONTE VISTA ELEMENTARY</td>
<td>K-5</td>
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<td>51,192</td>
<td>20,880</td>
<td>72,072</td>
<td>731</td>
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<td>PARK VIEW INTERMEDIATE</td>
<td>6-8</td>
<td>19.7</td>
<td>57,246</td>
<td>15,360</td>
<td>72,606</td>
<td>818</td>
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<tr>
<td>PIUTE MIDDLE SCHOOL</td>
<td>6-8</td>
<td>15.6</td>
<td>57,900</td>
<td>21,120</td>
<td>79,020</td>
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<table>
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<td>22nd St. West &amp; W. Ave. K-4</td>
<td>N/A</td>
<td>9.72 Ac.</td>
<td>Unimproved (Site 17)</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>15th St. East &amp; E. Avenue H-8</td>
<td>N/A</td>
<td>10 Ac.</td>
<td>Unimproved (Site 19)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<td>20th St. East &amp; Kettering</td>
<td>N/A</td>
<td>14.7 Ac.</td>
<td>Unimproved (Site 23)</td>
<td>N/A</td>
<td>N/A</td>
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<td>40th St. West &amp; Avenue H-8</td>
<td>N/A</td>
<td>20 Ac.</td>
<td>Unimproved (Site 24)</td>
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<td>47th St. West &amp; Lancaster Blvd.</td>
<td>N/A</td>
<td>12.5</td>
<td>Unimproved (Site 25)</td>
<td>N/A</td>
<td>N/A</td>
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</tr>
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</table>
June 1, 2006

RBF Consulting

RE: Lancaster General Plan Update

The Antelope Valley Union High School District provides the following responses to questions posed by RBF consulting on behalf of the City of Lancaster, California:

1) What is the total District enrollment and what area and size (square miles) does the District serve?

CBEDS, 2005 population was 24,254. Anticipated 2006 population is approximately 25,250. The District consists of 1,112 square miles of land. A map of the District's boundaries is included.

2) Please list the name, grade levels served and current academic schedule at all high schools that the District is responsible for in the City of Lancaster.

Antelope Valley HS (AVHS), grades 9-12, traditional
Lancaster HS (LnHS), grades 9-12, traditional
Eastside HS (EHS), grades 9-10 for 2006, traditional
Quartz Hill HS (QHHS), grades 9-12, traditional
Desert Winds Continuation HS (DWHHS), grades 11-12, traditional
Phoenix Community Day School (Phnx), grades 9-12, extended year (additional month of attendance in July)

3) What are the most recent enrollment levels and current capacities at each facility?

<table>
<thead>
<tr>
<th>School</th>
<th>2006 Projection</th>
<th>Original design capacity</th>
<th>Absolute maximum capacity (91% utilization) with portable buildings</th>
<th>Portable number</th>
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<td>2,407</td>
<td>1,700</td>
<td>3,200</td>
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<tr>
<td>LnHS</td>
<td>3,483</td>
<td>2,250</td>
<td>3,534</td>
<td>43</td>
</tr>
<tr>
<td>EHS *</td>
<td>1,422</td>
<td>3,000</td>
<td>3,000</td>
<td>44</td>
</tr>
<tr>
<td>QHHS</td>
<td>3,694</td>
<td>1,700</td>
<td>3,606</td>
<td>64</td>
</tr>
<tr>
<td>DWHHS</td>
<td>600</td>
<td>500 (2 sessions)</td>
<td>600</td>
<td>3</td>
</tr>
<tr>
<td>Phnx</td>
<td>125</td>
<td>125</td>
<td>125</td>
<td>0</td>
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</table>

* Note: EHS is temporarily housed in modular classrooms as the main campus is completed. The facility will be available for occupancy by August, 2008.
4) Does the District currently use portable or temporary classrooms at any of the school sites? If so, identify the school and number of portable facilities.

See table above

5) Are current facilities suitable at this time? Is the District able to keep up with growth in the community? What has been done to accommodate growth and what are the deficiencies or overcrowding issues, if any?

All comprehensive campuses hold more students than their original designs. The District has continually accommodated additional students by added portable classroom. While these are temporary solutions, the additional students do put a significant strain on fixed facilities (restrooms, cafeterias, office space, gymnasiums, libraries, locker rooms, parking) that cannot be easily expanded.

While the District does have construction projects in process to address student growth (East Lancaster), completion of current and future projects is predicated upon state funding, developer fees, and support of the community in general obligation bond elections. Dwindling state funding and/or failure to pass a local bond will result in no new comprehensive high school construction. Current facilities will require additional portable classrooms, thereby pushing student populations beyond 4,000.

6) Are fees assessed against new developments for school-related services? If so, what types of fees and amounts?

The District yearly conducts a School Facilities Needs Analysis as authorized by SB50 in order to collect a Level II developer fee on new residential construction. The current fee is $1.52 per square foot. The District also renews its Developer Fee Justification Study bi-annually in order to remain eligible to collect the Level I fee should the District no longer meet the Level II fee requirements. The District does collect the Level I commercial fee of $0.36 per square foot for all Antelope Valley school districts. The District retains $0.09 of that fee as its prorated portion.

7) Are there any new schools or expansions planned for your District in the city of Lancaster?

Eastside HS is currently under construction. The comprehensive HS currently accommodates grade 9 students, although an additional grade level will be added in 2006 and each subsequent year. When completed the campus permanent facility will accommodate 3,000. Infrastructure will be in place to add portable classrooms, pushing the capacity to 3,500 students, if necessary.

The District owns property near 95th Street West and Avenue G for another comprehensive HS. Plans to construct this school are predicated upon continued housing starts and fund availability. At current housing construction pace, in order to keep other campuses under 4,000 students, this campus would need to begin construction immediately, with student occupation occurring by the fall of 2009.
8) What schools within the District, if any, are under a joint agreement with the Parks and Recreation Department and what does this agreement include?

The District has a joint use agreement with the City for their use of all District gymnasiums, cafeterias, and athletic facilities. The District has access to City public pools for swim team usage.

9) What is the District’s average annual growth rate over the last 10 years?

Mean growth was 965 students per year, with a standard deviation of 335 students. Range of growth was 521 to 1,562. The most recent five-year mean growth was 1,072 students. Most recent single year growth was 1,562 students.
From: "Rita Mira" <mira@avhsd.org>
To: "Michelle Dunn" <MMDUNN@rbf.com>
Date: 9/17/2007 2:33:20 PM
Subject: Re: Downtown Lancaster Specific Plan - Questionnaire

Here is some information that Mr. Freise, at the end of last year. Let me know if this satisfies your needs.

Thank You
Rita M. Mira
Facilities Development Technician
Maintenance & Operations
661-942-8496
661-948-0218 Fax

>>> On 9/14/2007 at 9:54 AM, "Michelle Dunn" <MMDUNN@rbf.com> wrote:
> Hi Rita,
> >
> > Per our conversation, please find attached the PDF document containing a
> > description of the project, a questionnaire regarding school facilities, and
> > a few exhibits depicting the project location for Mr. Larry Freise.
> >
> > If you have any questions, please do not hesitate to contact me Thank you.
> >
> > Michelle M. Dunn
> > Environmental Analyst
> > RBF Consulting
> > 949/472.3447 (office)
> > 949/837.4122 (fax)
> > mmdunn@rbf.com (email)
September 26, 2007

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618

Attention: Staria Hack
Project Manager

DOwNTOWN LAnCASTER SPECIFIC PLAN (DLSP)

Dear Ms. Hack:

This is in response to your request for library service information for the Downtown Lancaster Specific Plan (DLSP) project. I apologize for the delay in responding to your request.

If you have any questions or need additional information, please contact me at (562) 940-8450 or Robert Seal at (562) 940-8422.

Sincerely,

Malou Rubio
Head, Staff Services

MR:MB:dl
U:\STAFF\SERVICES\DEVELOPER\EIR\dlowntown lancaster.doc

c: Brian Ludicke, Planning Director, City of Lancaster
   Robert Seal, Capital Projects
COUNTY OF LOS ANGELES PUBLIC LIBRARY

DOWNTOWN LANCASTER SPECIFIC PLAN PROJECT
REQUEST FOR COUNTY LIBRARY SERVICES INFORMATION

1. Where are the nearest facilities that would serve the project site?

The project site is situated within the service area of the County's Lancaster Library, which is located at 601 W. Lancaster Blvd., Lancaster, CA 93534. The Lancaster Library will serve the project site. There are no other County libraries that will serve this project.

2. How large of an area does this facility serve?

The service area population of the Lancaster Library is 121,151 (2000 U.S. Census).

3. What size are the facilities (square feet) and how many resources are located on-site?

The size of the Lancaster Library is 48,721 gross square feet. The library's collection consists of 304,033 books and other library materials as of March 31, 2007 (latest data available).

4. What are your standards for size (square feet) and number of materials per capita?

The County Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita and 3.0 items (books and other library materials) per capita.

5. Do you have developer fees to mitigate impacts of new developments?

Yes. The County of Los Angeles applies a library facilities mitigation fee on new residential projects in all unincorporated areas served by the County of Los Angeles Public Library (Los Angeles County Code, Chapter 22.72). Seven planning areas have been established within the unincorporated areas served by the County Public Library. The fees, which are different in each planning area, vary between $743 and $775 per dwelling unit and are adjusted annually based on changes in the Consumer Price Index.

6. Do you anticipate the project to have significant impacts on your facilities? If so, what kind of mitigation would be required?

Yes. The project's increase in population that would result from the proposed 3,274 net new dwelling units would create additional demand for library services and would adversely affect the service capacity of the Lancaster
Library to adequately serve the existing and future residents of the service area. Based on the service level guidelines provided in Question No. 4, the Lancaster Library currently does not meet either of these service level guidelines in providing library services to the residents within the service area. In addition, the substantial commercial/civic component (782,905 net new sq. ft.) of the proposed project could have a potential, though indeterminable, impact on local library services since people who work, but do not live, in a given service area are likely to use local library services during their time at work or while commuting to and from work.

The County's library facilities mitigation fee does not apply to residential development projects located in cities nor those that are for commercial use. Since the proposed project is located wholly within the City of Lancaster, we would recommend that there be discussions in the future by the developer with City representatives and the County Public Library regarding acceptable mitigation measures, including payment of fees, to mitigate the potential impact of this project on local library services.
September 11, 2007

Starla Hack, Project Manager
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Re: Downtown Lancaster Specific Plan Environmental Impact Report

Dear Ms. Hack:

The following is in response to the Downtown Development Questionnaire dated July 24, 2007.

1. Downtown Lancaster will be served by the following City facilities:
   A. Jane Reynolds Park - 715 W. Oldfield (3 blocks south of Lancaster Blvd.)
   B. Lancaster Performing Arts Center - 750 W. Lancaster Blvd.
   D. Gilley Park - Kettering Ave. (1 block north of Lancaster Blvd.)
   E. Lancaster City Hall - 44933 Fern Ave. (1/2 block north of Lancaster Blvd.)
   F. Community Plaza - 706 W. Lancaster Blvd.

2. The City requires park fees for residential development based on its goal of achieving 5 acres per 1,000 residents. All commercial development is exempt from paying park fees. The total current fees are Quimby fees, $1,000 per unit and park fees of $2,219, for a total of $3,219.

3. The current and proposed facilities in proximity to Lancaster Blvd. are sufficient to handle moderate increases in population that will occur in the downtown area.
4. The fees are outlined in the response to question #2.

5. There is no requirement for park dedication to mitigate potential impacts.

6. There are no recommended mitigation measures required for this project area.

7. High density housing elements may require that a developer provide adjacent recreational opportunities such as small playgrounds for use by its residents.

8. The downtown revitalization plan would not require any new physical amenities such as construction of a new park facility.

If you need anything further, please feel free to contact me via e-mail at bgreene@cityoflancasterca.org, or call me at 661-723-6085.

Sincerely,

Bob Greene
Assistant Director
Parks, Recreation and Arts

BG:It
Ms. Starla Hack  
Project Manager  
RBF Consulting  
14725 Alton Parkway  
Irvine, CA 92618-2027

Dear Ms. Hack:

**Downtown Lancaster Specific Plan**

This is in reply to your letter, which was received by the County Sanitation Districts of Los Angeles County (Districts) on July 25, 2007. The proposed development is located within the jurisdictional boundaries of District No. 14. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated November 15, 2006 (copy enclosed), to Mr. Brian Ludicke of the City of Lancaster, still apply to the subject project with the following updated information.

2. The Lancaster Water Reclamation Plant currently processes an average flow of 15 million gallons per day.

3. For a copy of the Districts’ average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazer  
Engineering Technician  
Facilities Planning Department

RIF:rf  
Enclosure

Doc #: 823064.1

July 26, 2007  
File No: 14-00.00-00

RECEIVED  
JUL 27 2007  
RBF CONSULTING
Mr. Brian Ludicke  
Community Development Director  
City of Lancaster  
44933 North Fern Avenue  
Lancaster, CA 93534-2461

Dear Mr. Ludicke:

**Downtown Lancaster Specific Plan**

This is in reply to a request for a will serve letter for the subject project from Mr. Corey Hess of RBF Consulting, which was received by the County Sanitation Districts of Los Angeles County (Districts) on November 14, 2006. The proposed Specific Plan area is located within the jurisdictional boundaries of District No. 14. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the Specific Plan area discharges to local sewer lines, which are not maintained by the Districts, for conveyance to both the Districts' Fern Avenue Trunk Sewer, located in Fern Avenue from Jackman Street to Lancaster Boulevard, and the Avenue I Trunk Sewer, located in Avenue I from Sierra Highway to Elm Street. The 10-inch diameter Fern Avenue Trunk Sewer has a design capacity of 1.1 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2006. The 12-inch diameter Avenue I Trunk Sewer has a design capacity of 1.3 mgd and conveyed a peak flow of 0.6 mgd when last measured in 2006.

2. Copies of Districts' trunk sewer drawings are available from the Districts' Public Counter by facsimile request sent to (562) 699-5422.

3. Wastewater generated by proposed development within the Specific Plan area will be treated at the Lancaster Water Reclamation Plant, which has a design capacity of 16 mgd and currently processes an average flow of 14.6 mgd.

4. A copy of the Districts' average wastewater generation factors is enclosed for your information.

5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a
permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF: rf
Enclosures
cc: C. Hess
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

November 15, 2006

File No: 14-00.00-00

Mr. Brian Ludicke
Community Development Director
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534-2461

Dear Mr. Ludicke:

Downtown Lancaster Specific Plan

This is in reply to a request for a will serve letter for the subject project from Mr. Corey Hess of RBF Consulting, which was received by the County Sanitation Districts of Los Angeles County (Districts) on November 14, 2006. The proposed Specific Plan area is located within the jurisdictional boundaries of District No. 14. We offer the following comments regarding sewerage service:

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If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl

Ruth L. Frazier
Engineering Technician
Facilities Planning Department

RIF:rf

Enclosures

cc: C. Hess
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>UNIT OF MEASURE</th>
<th>FLOW (Gallons per Day)</th>
<th>COD (Pounds per Day)</th>
<th>SUSPENDED SOLIDS (Pounds per Day)</th>
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<tr>
<td>Service Station</td>
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<td>0.23</td>
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<td>0.09</td>
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<tr>
<td>Warehousing</td>
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<td>0.23</td>
<td>0.09</td>
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<tr>
<td>Open Storage</td>
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<td>0.23</td>
<td>0.09</td>
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<tr>
<td>Drive-in Theatre</td>
<td>1000 ft²</td>
<td>20</td>
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**TABLE 1**  
(continued)  
LOADINGS FOR EACH CLASS OF LAND USE  

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<th>DESCRIPTION</th>
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<th>FLOW (Gallons per Day)</th>
<th>COD (Pounds per Day)</th>
<th>SUSPENDED SOLIDS (Pounds per Day)</th>
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<tbody>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Night Club</td>
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<td>Bowling/Skating</td>
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<tr>
<td>Club</td>
<td>1000 ft²</td>
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<td>0.54</td>
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<td>Auditorium, Amusement</td>
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<td>Convalescent Home</td>
<td>Bed</td>
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<tr>
<td>Laundry</td>
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<td>3,825</td>
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<td>Mortuary/Cemetery</td>
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<tr>
<td>Health Spa, Gymnasium</td>
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<td>With Showers</td>
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<tr>
<td>Without Showers</td>
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<td>1.29</td>
<td>0.68</td>
</tr>
<tr>
<td>Convention Center, Fairground, Racetrack, Sports Stadium/Arena</td>
<td>Average Daily Attendance</td>
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**INSTITUTIONAL**

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<tr>
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<td>Church</td>
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<td>50</td>
<td>0.21</td>
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</table>
INFORMATION SHEET FOR APPLICANTS
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM

THE PROGRAM

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District’s sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District’s sewerage system as these sewers flow into a Sanitation District’s system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

I. **WHO IS REQUIRED TO PAY A CONNECTION FEE?**

1. Anyone connecting to the sewerage system for the first time for any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.

2. Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.

3. Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.

4. Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.

5. If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

II. **HOW ARE THE CONNECTION FEES USED?**

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District’s sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.

III. **HOW MUCH IS MY CONNECTION FEE?**

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts’ information number listed under Item IX below.

IV. **WHAT FORMS ARE REQUIRED?**

The Connection Fee application package consists of the following:

1. Information Sheet for Applicants (this form)
2. Application for Sewer Connection

*(Revised 5/31/06)*
3. Connection Fee Schedule with Sanitation District Map (one schedule for each Sanitation District)

*Additional forms are required for Industrial Dischargers.

V. WHAT DO I NEED TO FILE?
1. Completed Application Form
2. A complete set of architectural blueprints (not required for connecting one single family home)
3. Fee Payment (checks payable to: County Sanitation Districts of Los Angeles County)
4. Industrial applicants must file additional forms and follow the procedures as outlined in the application instructions

VI. WHERE DO I SUBMIT THE FORMS?
Residential, Commercial, and Institutional applicants should submit the above listed materials either by mail or in person to:

County Sanitation Districts of Los Angeles County
Connection Fee Program, Room 130
1955 Workman Mill Road
Whittier, CA 90601

Industrial applicants should submit the appropriate materials directly to the City or County office which will issue the sewer connection permit.

VII. HOW LONG DOES IT TAKE TO PROCESS MY APPLICATION?
Applications submitted by mail are generally processed and mailed within three working days of receipt. Applications brought in person are processed on the same day provided the application, supporting materials, and fee is satisfactory. Processing of large and/or complex projects may take longer.

VIII. HOW DO I OBTAIN MY SEWER PERMIT TO CONNECT?
An approved Application for Sewer Connection will be returned to the applicant after all necessary documents for processing have been submitted. Present this approved-stamped copy to the City or County Office issuing sewer connection permits for your area at the time you apply for actual sewer hookup.

IX. HOW CAN I GET ADDITIONAL INFORMATION?
If you require assistance or need additional information, please call the County Sanitation Districts of Los Angeles County at (562) 908-4288, extension 2727.

X. WHAT ARE THE DISTRICTS' WORKING HOURS?
The Districts' offices are open between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday, and between the hours of 7:00 a.m. and 3:00 p.m. on Friday, except holidays. When applying in person, applicants must be at the Connection Fee counter at least 30 minutes before closing time.
Letter of Transmittal

Date: September 26, 2007

To: Michelle Dunn

RBF Consulting

14725 Alton Parkway

Irvine, California 92618-2027

We are sending you the following items:

☐ Under Separate Cover
☒ Enclosed

☐ For approval
☐ As requested
☒ For your use

☐ Approved as submitted
☐ Approved as noted
☐ For review and comment

☐ For signature
☐ For recording
☐ Other

Quantity Description
1 Response to Sewer Service Questionnaire and Map showing facility locations

Comments:
Enclosed please find the Sewer Service Questionnaire and facility map to assist you with the preparation of the EIR for the Downtown Lancaster Specific Plan project. Should you have any questions, please contact Mr. Robert Neal at (661)723-6150.

This Letter of Transmittal From: Kathy Wells, Engineering Division Secretary II
September 14, 2007

Attention: Robert Neil
City of Lancaster
44933 North Fern Avenue
Lancaster, California 93534

Subject: Downtown Lancaster Specific Plan Environmental Impact Report

Dear Mr. Neil:

RBF Consulting (RBF) has been contracted by the City of Lancaster to prepare an Environmental Impact Report (EIR) for the Downtown Lancaster Specific Plan project. RBF is seeking a response from your agency, to be incorporated into the EIR, with regard to the services provided by your agency. A questionnaire (attached) identifies the relevant issues to be addressed in the EIR document.

The Downtown Lancaster Specific Plan (DLSP) Project area comprises approximately 140 acres generally located south of Kettering Street, east of 10th Street West, west of the Union Pacific Railroad line and north of Newgrove Street between the Union Pacific Railroad line and Date Avenue and north of Milling Street between Date Avenue and 10th Street West within the central portion of Downtown Lancaster (refer to the Project Vicinity Exhibit).

The DLSP serves as a planning and regulatory link between the City of Lancaster General Plan and individual, project level development within the specific plan area. The DLSP provides area-specific land use regulations and development guidelines for seven districts within the Downtown (refer to the District Map Exhibit).

**Boulevard District.** The Boulevard District would be the core of Downtown Lancaster, providing a variety of entertainment, retail, service and residential uses within existing and new buildings that range from one to five stories in height. Along Lancaster Boulevard, the buildings would be built to the sidewalk to reinforce the street as a pedestrian friendly area. With the Lancaster Performing Arts Center (LPAC) as the anchor to this district, the area would be enhanced with new buildings, a public parking structure, public plazas and an outdoor amphitheater near the LPAC. Parking would be provided on the streets and to the rear of the buildings in surface lots and/or parking structures.

**Commerce District.** The Commerce District would involve a mix of new and existing office buildings with heights ranging from one to five stories. Buildings built along Lancaster Boulevard would be built to the sidewalk to reinforce the street as a pedestrian-friendly area. Parking would be provided both on the streets and in parking lots located behind buildings. Desired uses in the Commerce District focus on banks, other financial services, professional offices and supporting retail and residential uses.
Transit District. The Transit District would serve as a primary gateway to Downtown from the east. In an effort to connect the Downtown with the MetroLink station, a number of enhanced crosswalks and pedestrian paseos, as well as higher density development with mixed-use commercial and residential structures would occur. Building heights would range from one to five stories, with parking provided on the streets as well as in parking structures and surface lots behind the buildings.

Gateway District. The Gateway District would serve as a primary gateway to Downtown Lancaster from the west, with a potential roundabout at 10th Street West and Lancaster Boulevard. The District would contain a mix of existing and new buildings ranging from one to four stories in height with primarily office and retail uses.

Neighborhood Office District. The Neighborhood Office District would be largely composed of detached homes and small offices that would provide an opportunity to convert single-family homes to commercial uses or a higher density residential building. This district would provide a transition between the downtown core and the neighborhood to the south. Building heights would be mostly one to three stories and parking would be provided on streets and in private lots and driveways to the side or rear of buildings.

Civic Village District. The Civic Village District would involve a mix of existing civic/public and residential uses at a village scale. The District would have enhanced public plazas, parks and new residential uses. Building heights would range from one to five stories with parking provided on the streets and in surface lots located behind the buildings and a new parking structure near the library.

Cedar Avenue Arts District. The Cedar Avenue Arts District would involve a system of paseos and public spaces winding through a mix of existing and new buildings. The district would include a community theater, arts classes, retail and offices and a complimentary mix of artist live/work lofts, studios and artisan manufacturing buildings ranging in height from one to five stories.

Development of the DLSP would allow for a mix of land uses including retail, office, residential and civic uses within the seven districts. The DLSP would retain existing uses within the specific plan area. Currently, the DLSP area contains approximately 475,879 square feet (s.f.) of retail/service uses, 640,020 s.f. of office/civic/public uses and 252 dwelling units (36 single-family and 216 multi-family). Table 1, Development Plan Buildout Summary, identifies the maximum buildout potential for each of the seven districts within Downtown Lancaster. As indicated, the DLSP would allow a maximum of 924,848 s.f. of retail service uses, 973,956 s.f. of office/civic/public spaces and 3,526 dwelling units (single- and multiple-family) in the Downtown.

The DLSP establishes a Regulating Code, which contains the development specifications, regulations and design guidelines for all development projects within the DLSP area. The Regulating Code focuses attention of the form, placement and appropriate use of buildings. Within the Regulating Code, a Regulating Plan has been established for each of the Downtown Districts. The Regulating Plan is a plan or map that designates how site and building design standards apply to individual properties.
Table 1
Development Plan Buildout Summary

<table>
<thead>
<tr>
<th>District</th>
<th>Retail/Service (s.f.)</th>
<th>Office/Civic/Public (s.f.)</th>
<th>Residential (du)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cedar Avenue Arts</td>
<td>115,606</td>
<td>73,047</td>
<td>176</td>
</tr>
<tr>
<td>Civic Village</td>
<td>115,606</td>
<td>292,187</td>
<td>970</td>
</tr>
<tr>
<td>Commerce</td>
<td>138,727</td>
<td>170,442</td>
<td>441</td>
</tr>
<tr>
<td>Gateway</td>
<td>69,364</td>
<td>48,696</td>
<td>264</td>
</tr>
<tr>
<td>Neighborhood Office</td>
<td>23,121</td>
<td>73,047</td>
<td>264</td>
</tr>
<tr>
<td>Boulevard</td>
<td>254,333</td>
<td>146,093</td>
<td>599</td>
</tr>
<tr>
<td>Transit</td>
<td>208,091</td>
<td>170,442</td>
<td>811</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>924,848</strong></td>
<td><strong>973,956</strong></td>
<td><strong>3,526</strong></td>
</tr>
</tbody>
</table>

Assumes 2030 buildout with 25 percent adjustment for future condition, includes existing development plus future.

CIRCULATION PLAN

The Circulation Plan in the Downtown provides a "Main Street" environment along Lancaster Boulevard, designed to incorporate traffic calming measures to reduce traffic speeds, enhance pedestrian safety and promote walkability of the area. As part of the Circulation Plan, the City is considering incorporation of a traffic circle at the intersection of 10th Street West and Lancaster Boulevard.

The proposed roadway network would involve a variety of cross-sections to provide opportunities for linkages to the proposed park to the north and the Metro Link station to the east. Traffic calming measures are proposed to slow traffic, reduce traffic noise and improve pedestrian safety. Traffic-calming methods include corner bump-outs, parallel and perpendicular parking areas and enhanced intersection paving areas.

Additionally, the DLSP acknowledges the potential for Lancaster Boulevard to be narrowed from four lanes to a two-lane Main Street between 10th Street West and Sierra Highway.

DOWNTOWN PARKING PLAN

The DLSP area would include a variety of parking opportunities through incorporation of various design solutions from providing on-site commercial and residential parking opportunities from tuck under to structured parking facilities, in addition to parallel and perpendicular parking along the Main Street.

DOWNTOWN WATER SYSTEM PLAN

Based on the anticipated increase in water demand, current-day fire flow standards and the age of existing pipelines, a new looped distribution system would be constructed. Coordination with Los Angeles Department of Public Works Waterworks Division 40 would be necessary to verify transmission capacity and that adequate storage would be available or planned to support development.
DOWNTOWN WASTEWATER SYSTEM PLAN

Development within the North Downtown Transit Village area of the City would involve a reduction in the number of pipelines conveying flow northwest to Avenue I as a result of the proposed park and realignment of Beech Avenue. The proposed system for the DLSP shows a backbone sewer system primarily conveying flow to the Fern Avenue Trunk Sewer. In addition a 10-inch sewer pipeline in Sierra Highway would be constructed between Lancaster Boulevard and Avenue I.

DESIGN REGULATIONS AND GUIDELINES

The DLSP establishes design regulations and design guidelines for all new development projects within Downtown Lancaster. Individual development projects would be required to comply with all applicable design regulations, as they define the minimum or baseline standards for urban design. The design guidelines further define the desired character and image of development in Downtown Lancaster. Design regulations and guidelines address a variety of areas including, but not limited to, building facades, roofs, signs, mechanical equipment, landscaping, lighting, plazas, pedestrian walkways and courtyards and parking.

We would greatly appreciate your assistance and cooperation in providing the requested information to our attached questionnaire. Please provide your written response on agency letterhead. In order for the consultant team to maintain our projected schedule, we would appreciate your written response by September 28, 2007. For your convenience, you may FAX your response to 949/637-4122.

If you have any questions or require additional information, please do not hesitate to contact Michelle Dunn, Environmental Analyst, at 949/472-3447. Again, thank you for your cooperation.

Sincerely,

Michelle Dunn
Environmental Analyst

Attachments
WATER SERVICE QUESTIONNAIRE

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. What is the current and projected water capacity for the District; annual use in acre-feet, daily flow in cubic feet per second (cfs) and peak demand in million gallons per day (MGD)?

2. What is the projected water demand for the project based on the information provided?

3. Please indicate any existing facilities on/near the project site.

4. What is the current rate of local groundwater extraction and existing groundwater quality? Will the proposed project have an impact on groundwater quality?

5. Will the proposal require new facilities or additions to existing facilities? If so, please list/summarize any changes.

6. Do you have any required assessment fees or other required or recommended mitigation measures for project impacts?

7. SB 610 requires a “water supply assessment” be provided by the affected water agency for incorporation into the EIR. As such, please identify whether the demand created by the proposed project has been considered in your agency’s most recently adopted urban water management plan. The assessment should indicate whether the water demand associated with the proposed project can be served by your agency’s supplies available during “normal, single-dry, and multiple-dry water years”, in addition to the demand for water from existing and other planned uses.

8. Does your agency have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?

9. Is there any other relevant information regarding potential significant effects of the project?
SEWER SERVICE
QUESTIONNAIRE

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of facilities which serve the project area vicinity and present available capacity for the affected trunk line and treatment plant.

   Trunk line and treatment plant information should be available from Sanitation District No. 14.

2. What is the estimated sewage flow for the project based upon information provided? Can not be accurately estimated based on information provided. A sewer area study should be performed for the area.

3. Would implementation of the project present a significant increase in service demand based upon project development?

   It may depending on results of Labeone. Generally if increased demand occurs larger pipes would be needed.

4. Does the wastewater treatment provider which serves or may serve the project area have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

   Refer question to Sanitation District No. 14

5. Is there any other relevant information regarding significant project impacts?

6. Do you have any assessment fees for other required or recommended mitigation measures for the project?

   Contact Sanitation District No. 14
Items Discussed:

1. Which landfills are presently used in disposal of solid waste from the project area vicinity? Does the landfill(s) have sufficient permitted capacity to accommodate the project's solid waste disposal needs?

   Lancaster Landfill will service the project, it's located at 600 E. Avenue F, 93535. Lancaster Landfill is projected to stay open until the year 2025. Lancaster is permitted to deposit 1,700 tons per day; Lancaster is hauling approx 1,300 to 1,600 tons per day. Currently, WM is going through a tonnage increase. They are requesting LA County to permit them to deposit up to 3,000 tons per day.

2. What is the estimated solid waste generation based upon information provided?

   Not able to estimate based upon information provided.
   Residential unit has access to a 96-gallon container for MSW.
   Commercial customers can request various sizes of bins to be serviced once or more times per week.

3. Will solid waste pickup service be available for the project?

   Yes. WM will need to reroute some trucks in that particular area to incorporate the project.

4. Do you anticipate any impacts of the project with respect to solid waste service?

   No, WM has the resources and Landfill space is able to accommodate the project. Construction and demolition debris is accepted at the Lancaster Landfill for recycling.

5. Do you have any required or recommended mitigation measures for any significant impacts?

   No.
6. Is there any other relevant information regarding significant projects impacts?
   No.

7. What federal, state, and local statutes and regulations would the proposed project be required to comply with?
   Unknown.
October 24, 2007

Starla Hack, Project Manager
RBF Consulting
P.O. Box 57057
Irvine, CA 92619-7057

Re: Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the Downtown Lancaster Specific Plan

Dear Ms. Hack:

Southern California Edison (SCE) appreciates the opportunity to review and provide input on the NOP for the Downtown Lancaster Specific Plan (DLSP). The NOP indicates the DLSP project area to be located generally South of Kettering Street, East of 10th Street West, West of the Union Pacific Railroad line and North of Newgrove Street. The project as described proposes seven planning districts that will allow for a mix of land uses including residential, commercial, office, entertainment and the arts in both existing buildings and buildings to be built in the future. Additionally, the districts include a proposed Civic Village District that will have enhanced public plazas, parks and residential uses, and a Transit District that will serve as a gateway to Downtown.

The proposed DLSP allows for a substantial increase in commercial square feet (sq. ft.) from 475,879 to 924,848. In addition, the plan proposes 973,956 sq. ft. of office/civic/public use and 3,536 residential dwelling units. Development of the DLSP is projected to take place through 2030.

Southern California Edison (SCE) is the provider of electricity for your project. This is to advise you that the electrical loads of the project have been determined to be within the parameters of the projected load growth which SCE is planning to meet in this area.

SCE undertakes expansion and/or modification of its electric systems and infrastructure to serve the load growth of existing customers and new projects. Since SCE’s electrical system is provided by a network of facilities SCE’s electrical distribution, transmission, and generation systems, SCE appreciates the fact that you have submitted your plans for your development in order to assist SCE in determining the future electrical needs of this area.

Your project is within the projected load growth for this area and SCE is planning to meet the total system electrical demand and excluding any unforeseen problems, SCE’s plans for new distribution resources indicate that our ability to serve all customers’ loads within this area are in accordance with SCE’s Design Standards, rules and tariffs, and will be adequate for the next ten years.

Although the proposed project is within our anticipated load growth projections, if development plans result in the need to build new or relocate existing SCE electrical facilities at or above 50 kV, the SCE construction may have environmental consequences subject to CEQA provision, as implemented by the California Public Utilities Commission (CPUC). If those environmental consequences are identified and addressed in the CEQA process for the larger project, SCE
may not be required to pursue mandatory CEQA review through the CPUC's General Order 131-D process. If the SCE facilities are not adequately addressed in the Draft EIR and the new facilities could result in significant environmental impacts, additional CEQA review would delay approval of the SCE power line portion of the project.

To be sure that such analysis fully complies with CPUC environmental requirements, please include or address the following in the Draft EIR:

1. Identify the location and length of any existing SCE transmission or sub-transmission facilities which need to be relocated to accommodate the proposed development or any new transmission or subtransmission or substation facilities required to serve the development.

2. If any SCE facilities will be impacted by the development, describe the existing environmental setting for the SCE portion of the project, including any biological, archaeological, aesthetic or other sensitivities. Include analysis of potentially significant environmental impacts and any mitigation measures that could reduce the level of environmental impacts to less than significant.

In addition, if the project impacts SCE facilities or its land related rights, the impacts to SCE’s resources would need to be addressed and agreed to by SCE prior to finalizing the development plan. Please forward five (5) sets of plans depicting SCE’s facilities and associated land rights to the following location:

Real Estate Operations
Southern California Edison Company
14799 Chestnut Street, Westminster, CA 92683

Within thirty (30) days after receiving the plans, the developer or their agent will be contacted by a representative from Real Estate Operations.

I look forward to working with you as you develop the Draft EIR and am hopeful that the EIR will address the issues raised in this letter, so that the proposed project will move forward in a timely manner. If you would like to discuss any of these issues in greater detail, please do not hesitate to contact me at (661) 726-5608.

Sincerely,

Cathy Hart
Public Affairs Region Manager
Southern California Edison Company

cc: Brian Ludicke, Director of Community Development
City of Lancaster
November 26, 2007

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618
Attn: Michelle M. Dunn

Subject: Downtown Lancaster Specific Plan Environmental Impact Report.
S. C. Gas Atlas: LAN 13 & 23

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has adequate natural gas supply and facilities to supply this proposed project.

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service is based upon conditions of gas supply and by regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service extension, i.e., if hazardous wastes were encountered in the process of installing the line. The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Contact our New Business Project Manager, Jennifer Walker, (818) 701-2501 or visit our web site www.socalgas.com for information on current energy efficiency programs, gas equipment or to find out how to get your line extension started. It may require up to 90 days to process your application for the installation of gas lines in your project.

Sincerely,

Henry Briggs

Henry C. Briggs
Planning Associate
Office –818-701-4504
E-Mail –HBriggs@semprautilities.com
FAX –818-701-3380
www.socalgas.com