

APPENDIX I

Public Services Correspondence



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



June 12, 2019

Victoria Boyd, Project Manager
Meridian Consultants
920 Hampshire Road, Suite A5
Westlake Village, California 91361

Dear Ms. Boyd:

**REQUEST FOR SHERIFF PROTECTION SERVICES INFORMATION
MEDICAL MAIN STREET MASTER PLAN PROJECT
STATE CLEARINGHOUSE NO. 2017051076**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information in response to your Request for Sheriff Protection Services Information (Request), dated May 7, 2019, for the Medical Main Street Master Plan Project (Project) in the City of Lancaster (City).

The proposed Project will approve the Medical Main Street Master Plan (Master Plan). The Master Plan area encompasses 272 acres, generally bounded by West Avenue J to the north, West Avenue K to the south, State Route 14 and 20th Street West to the west, and 15th Street West, Lowtree Avenue, 12th Street West, and Kingtree Avenue to the east. The Master Plan will enable the replacement and expansion of the existing Antelope Valley Hospital, development of hotel facilities, and development of additional office, commercial, and residential uses in the Master Plan area.

The proposed Project is located within the service area of the Lancaster Sheriff's Station (Station). Accordingly, the Station reviewed the Request and authored the attached responses (see correspondence dated May 31, 2019, from Captain Todd P. Weber).

Also, for future reference, the Department provides the following updated contact information for all requests for review comments, law enforcement service information, California Environmental Quality Act documents, and other related correspondence:

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service

Ms. Boyd

- 2 -

June 12, 2019

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Maynora G. Castro, Departmental Facilities
Planner II
MGCastro@lasd.org

Should you have any questions regarding this matter, please contact me at (323) 526-5657, or your staff may contact Ms. Maynora Castro, of my staff, at (323) 526-5578.

Sincerely,

ALEX VILLANUEVA, SHERIFF

A handwritten signature in black ink, appearing to read 'T. Jue', is positioned above the typed name of Tracey Jue.

Tracey Jue, Director
Facilities Planning Bureau

Ms. Boyd

- 3 -

June 12, 2019

TJ:LM:lm/mm

c: Todd P. Weber, Captain, Lancaster Station (LAN)
Jeffrey Rhea, Operations Sergeant, LAN
Meghan Wang, Principal Facilities Project Manager, FPB
Maynora Castro, Departmental Facilities Planner II, FPB
Chrono
(EIR-Medical Main Street Master Plan)

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: May 31, 2019

FILE NO: N/A



OFFICE CORRESPONDENCE

FROM: TODD P. WEBER, CAPTAIN
LANCASTER STATION

TO: TRACY JUE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: RESPONSES TO A REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED MEDICAL MAIN STREET MASTER PLAN PROJECT

Lancaster Station (Station) provides the following information in response to a Request for Sheriff Protection Services Information (Request), dated May 7, 2019, from Meridian Consultants LLC (Meridian), for the Medical Main Street Master Plan Project (Project) in the City of Lancaster (City).

The proposed Project will approve the Medical Main Street Master Plan (Master Plan), a long-range planning document intended to guide future development in the 272-acre Master Plan area. The Master Plan area is irregularly-shaped, and generally bounded by West Avenue J to the north, West Avenue K to the south, State Route 14 and 20th Street West to the west, and 15th Street West, Lowtree Avenue, 12th Street West, and Kingtree Avenue to the east. The Master Plan area is located within the Station's service area, and is approximately two miles away from the Station.

The Master Plan area includes the Antelope Valley Hospital (420 beds; 691,930 square feet), housing (435 single- and multi-family units), and office/commercial development (1,270,430 sq. ft.). The proposed Project will enable the replacement of the Hospital (420 beds; 961,000 sq. ft.), allow the development of hotels (150 rooms), and facilitate additional office/commercial (1,090,000 sq. ft.), and housing (1,600 single- and multi-family units) development. No actual development associated with the Master Plan is proposed at this time.

The information provided below is formatted to correspond with the Request:

- 1. Current number of sworn Los Angeles County Sheriff's Department officers total and that would service the Plan Area.**

As of June 1, 2019, the Station is staffed by 228 sworn personnel, of which 191 are assigned to patrol duties during day, night, or early-morning shifts. No patrol deputies, however, are assigned specifically to the Master Plan area.

2. Officer-population staffing ratio per 10,000 residents.

As of January 1, 2010, the resident population of the Station's service area was 191,000. Based on the Station's current staffing levels (see Item #1, above), our service ratio is ten (10) patrol deputies per 10,000 residents. We suspect, however, that the resident population of our service area has increased significantly since 2010, therefore our service ratio is expected to be less than 10:10000.

3. Number of crimes per 1,000 residents.

As of June 1, 2019, the (Part 1) crimes-to-population ratio in the Station's service area is 11.12 per 1,000 residents. This ratio is expected to be affected by current statistical data pertaining to the resident population of our service area.

4. Types of crimes.

Criminal activities reported the Station include all Part 1 crimes (homicide, sexual assault, robbery, aggravated assault, burglary, larceny, auto theft, arson), as well as other offenses, including but not limited to, traffic violations, narcotics, prostitution, trespassing, disorderly conduct, etc.

5. Number of calls per 1,000 residents.

As of June 1, 2019, the Station's call ratio is 152.65 per 1,000 residents. This ratio is expected to be affected by current statistical data pertaining to the resident population of our service area.

6. Will there be any adjacent stations that could respond to calls to the Plan Area?

The Station will continue to respond to all calls for service from the Plan Area. In extreme emergencies, assistance can be provided by other Sheriff's Stations, the nearest being Palmdale Station (approximately 9 miles), and Santa Clarita Valley Station (approximately 45 miles).

7. What is the average response time for emergency calls and non-emergency calls?

As of June 1, 2019, the Station's average response times for emergent, priority, and routine calls for service are 6 minutes, 20 minutes, and 133 minutes, respectively. Note that these times are affected by traffic conditions, the deployment of radio cars elsewhere within the Station's service area when the call for service is received, and the remote settings of portions of our service area.

8. What is the department's target goal response time for emergency calls?

The Department generally adheres to the following, widely-accepted industry standard among law enforcement agencies in urbanized settings for responding to emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

9. Does the Los Angeles County Sheriff's Department have any plans to construct new or expand existing facilities that would serve the Plan Area?

The Station is not aware of any plans to construct new facilities or expand the existing facility that would serve the Plan Area.

According to the Request, the information provided by the Station will be used to prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Project. The Station requests the Draft EIR address the following issues and concerns:

10. The proposed Project will increase the employee and daytime populations of the Station's service area, which, in turn, will generate an increased demand for law enforcement services we provide. The Station expects the Draft EIR to quantify these population increases, describe potential impacts to our resources and operations, and identify measures to mitigate these impacts to a level of insignificance.
11. The Station expects the Draft EIR to analyze the proposed Project's impacts to the local transportation and circulation systems. Traffic levels on major streets, at key intersections, and at points of access to SR-14 must be quantified and analyzed. A Construction Traffic Management Plan should also be prepared and implemented to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, etc., the Station must be notified in advance, and emergency access must be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe driving conditions, and signage should be posted to advise motorists of reduced construction zone speed limits.

12. The Department generally prescribes to the principles of Crime Prevention Through Environmental Design (CPTED). The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behaviors, and encourage the proper use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, physical security, and strategically-located lighting and landscaping. The Station recommends the proposed Project consult with CPTED advisors as site-specific development occurs.

13. The Station recommends that Facilities Planning Bureau be included on the distribution list for future correspondence, documents, notifications, etc., pertaining to the proposed Project.

Thank you for including the Station in the environmental review process for the proposed Project. Should you have any questions of the Station regarding this matter, please feel free to contact Operations Sergeant Jeffrey Rhea at (661) 940-3805.

TPW:JSR:jr

From: Swain, Jocelyn <jswain@cityoflancafterca.org>
Sent: Monday, May 20, 2019 4:01 PM
To: Victoria Boyd
Cc: Galo, Ramon; De La Cruz, Larissa; Dow, Chenin
Subject: Parks Information

Importance: High

Victoria,

Please see below for the responses to your questions pertaining to park services in the City of Lancaster.

1. The City of Lancaster has approximately 450 acres of parks within the City limits, totaling 13 parks. The City also has several museums, community buildings and a baseball stadium which were not included in the total acres. All of these facilities are located within a 5 mile radius of the plan area and serve the existing and any future residents. Specifically, the parks and their locations are provided below. Additional information regarding each of these parks can be found on the City's website at <https://www.cityoflancafterca.org/about-us/departments-services/parks-recreation-arts/parks>.
 - American Heroes Park; 701 West Kettering Avenue
 - Deputy Pierre Bain Park/Eastside Pool; 45045 North 5th Street East
 - El Dorado Park; 44501 North 5th Street East
 - Forrest E. Hull Park, 2850 West Avenue L-12
 - Jane Reynolds Park/Webber Pool; 716 Oldfield Street
 - Sgt Steve Owen Memorial Park/Big 8 Softball Complex; 43063 10th Street West
 - Lancaster National Soccer Center
 - 43000 30th Street East
 - Mariposa Park; 45755 North Fig Avenue
 - Prime Desert Woodland Preserve; 43201 35th Street West
 - Rawley Duntley Park; 3334 West Avenue K
 - Skytower Park; 43434 North Vineyard
 - Tierra Bonita Park; 44910 27th Street East
 - Whit Carter Park; 45635 Sierra Highway
2. The City has no plans at this time to develop additional parks. The City is in the process of installing a skateboard park/area at the existing Jane Reynolds Park. Some residential subdivisions are being developed with open space/recreational amenities; however, these facilities would be for the residents of the specific development and would be owned and maintained by a homeowner's association.
3. The current ratio of parkland to resident in the City of Lancaster is 2.81 acres/1,000 population. It is not possible to determine the ratio for the Plan area.
4. All developments within the Plan area would be required to pay the various park fees as established in the City's fee schedule.
5. In addition to the City Parks discussed above, Apollo is a County Park located within the City limits at 4555 West Avenue G. This is a 54-acre park with 3 man-made lakes. It was not included in the parkland ratio.

Please let me know if you need anything else.

Jocelyn

Jocelyn Swain
Principal Planner
(661) 723-6249
jswain@cityoflancafterca.org



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 7, 2019

Victoria Boyd, Project Manager
City of Lancaster
Community Development Department
44933 Fern Avenue
Lancaster, CA 93534

Dear Ms. Boyd:

REQUEST FOR FIRE PROTECTION SERVICES INFORMATION, "MEDICAL MAIN STREET MASTER PLAN," PROPOSES TO CREATE A WALKABLE AND COMPACT CAMPUS CORE THAT BUILDS UPON AND ENHANCES EXISTING HOSPITAL FACILITIES, MEDICAL OFFICE, COMMERCIAL, PARKING, AND OPEN SPACE USES, LANCASTER, FFER 201900050

The Request for Fire Protection Services Information 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. Which Fire Stations serve the Plan Area specifically within 5 miles?

Fire Station 33 is located at 44947 N. Date Ave., in Lancaster, approximately 1.5 miles from the project site. It is staffed with a 3 person paramedic assessment engine company comprised of 1 fire captain, 1 firefighter specialist, and 1 firefighter paramedic, a 4 person quint comprised of 1 fire captain, 1 firefighter specialist, and 2 firefighters, and a 2 person paramedic squad comprised of 2 firefighter paramedics.

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

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

Fire Station 134 is located at 43225 N. 25th St. West, in Lancaster, approximately 1.5 miles from the project site. It is staffed daily with a 3 person paramedic assessment engine company comprised of 1 fire captain, 1 firefighter specialist, and 1 firefighter paramedic and a 2 person paramedic squad comprised of 2 firefighter paramedics.

Additional Fire Stations within 5 miles of the Plan Area are Fire Stations 129 and 130 which serve as backup stations.

Fire Station 129, located at 42110 N. 6th St., in Lancaster, is approximately 3 miles from the Project Site. It is staffed daily with a Hazardous Materials Task Force which consists of a 4 person engine company comprised of 1 fire captain, 1 firefighter specialist, and 2 firefighters, a 3 person engine company, and a 2 person hazardous materials squad.

Fire Station 130, located at 44558 N. 40th St. West, Lancaster, is approximately 2 miles from the project site. It is staffed daily with a 4 person engine company comprised of 1 fire captain, 1 firefighter specialist, and 2 firefighters and a 2 person paramedic squad comprised of 2 firefighter paramedics.

2. Do the response times and distances for each fire station serving the Plan Area meet the performance standards of the LACoFD?

Currently, the response times and distances for both the jurisdictional stations are adequate in the plan area.

3. Does LACoFD have any plans to construct new or expand existing fire stations that would serve the Project?

Currently, the LACoFD has a plan for Fire Station 33 expansion to accommodate an additional engine company due to the growth in the plan area. The estimated target completion is 2021-22.

4. Please summarize any plans for Fire Department's service improvements plans or expanded capacity (personnel, equipment), if any, that would serve the project area?

See response to question 3 above.

5. What are the minimum fire flow, hydrant, and residual water pressure requirements for the Plan Area?

To be answered by Land Development Division.

6. Will LACoFD be able to serve any known cumulative developments in addition to the Proposed Project?

While each additional development creates greater demands on existing resources, at this time it appears the project would not have a significant effect on service demands.

7. How would the proposed project affect LACoFD's ability to provide services? Please comment on any area of specific concern.

The effects of cumulative impact by new development are evaluated on a case by case basis. However, this project is expected to have a less than significant impact.

8. Please provide any additional comments and/or information regarding fire provisions related to the Proposed Project.

We have no additional comments.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

LAND DEVELOPMENT UNIT:

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

Specific fire and life safety requirements will be addressed with the submittal of plans to the Fire Department.

The following Land Development Unit comments are "Preliminary" and are "Subject to Change"

Access Requirements:

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
3. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Buildings 30 feet or less: Provide a minimum unobstructed width of 26 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.
6. Buildings Over 30 feet: Provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high or the building is more than three stories. The access roadway shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the Aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.2; Appendix D104.1, D104.2 and D104.3.
 - a. Overhead utility and power lines shall not be located over the Aerial Fire Apparatus Access Road or between Aerial Fire Apparatus Access Road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Fire Code Appendix D104.4.
7. If the Fire Apparatus Access Road is separated by island provide a minimum unobstructed width of 20 feet, exclusive of shoulders, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.
8. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
9. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5; Appendix D103.6, D103.6 (1) and D103.6 (2).
 - a. The dimensions of the turnaround with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway on the plan.
10. Fire Apparatus Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside, and outside turning radii for each change in direction on the plan. Fire Code 503.2.4 and Appendix D103.5.

11. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1.
12. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 and Section 503.2.2 shall be maintained at all times. Fire Code 503.4.
14. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1.
15. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan, and indicate the required width, along with the slope and walking surface material. Fire Code 504.1.
16. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Clearly indicate the height of all parapets in a section view. Fire Code 504.5.
17. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1.
18. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

19. The method of gate control shall be subject to review by the Fire Department. All gates to control vehicular access shall be in compliance with the following:
 - a. The keypad location shall be located a minimum of 50 feet from the public right-of-way.
 - b. The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 20 feet, clear-to-sky, with all gate hardware is clear of the access way.
 - c. Where the Fire Apparatus Access Road consists of a divided roadway provide a minimum of on each side of the roadway. Each side of the roadway shall be clear-to-sky.
 - d. Construction of gates shall be materials that allow manual operations by one person.
 - e. Gates shall be of the swinging or sliding type.
 - f. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective.
 - g. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - h. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.
 - i. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
 - j. An approved key box listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; Appendix D103.7.

Water System Requirements:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction. Fire Code 501.4.
3. All required private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy. Fire Code 901.5.1.
 - a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 and County of Los Angeles Fire Department Regulation 7.
4. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Fire Code Appendix C106.1.
5. The public and on-site fire locations will be determined by the Fire Department with the review of the plans. Both public and on-site fire hydrants are required to be every 300 feet.
6. The required fire flow for the public fire hydrants and on-site will be determined with the review of the plans. The fire flow for this project will be set in accordance of Fire Code Section 507.3 and Appendix B105.1. The Fire Department will need the type of construction, the square footage, and verification of the installation of an automatic fire sprinkler system for all existing and proposed buildings.

For any questions regarding the Land Development Unit response to this report, please contact FPEA Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

Victoria Boyd, Project Manager
June 7, 2019
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For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments regarding the project request for fire protection service information.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

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

Very truly yours,

A handwritten signature in blue ink that reads "Michael Y. Takeshita". The signature is written in a cursive, flowing style.

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

BOARD OF TRUSTEES

August 26, 2019

ROBERT "BOB" DAVIS

JILL MCGRADY

AMANDA L. PARRELL

DR. VICTORIA M. RUFFIN

JOHN RUSH

Meridian Consultants

920 Hampshire Rd. Suite A-5

Westlake Village, CA 91361

ADMINISTRATION

DR. DAVID J. VIERRA
District Superintendent

GREG NEHEN
Assistant Superintendent
Educational Services

BRETT NEAL
Assistant Superintendent
Personnel Services

SHANDELYN WILLIAMS
Assistant Superintendent
Student Services

BRIAN HAWKINS
Assistant Superintendent
Business Services

Attn: Victoria Boyd

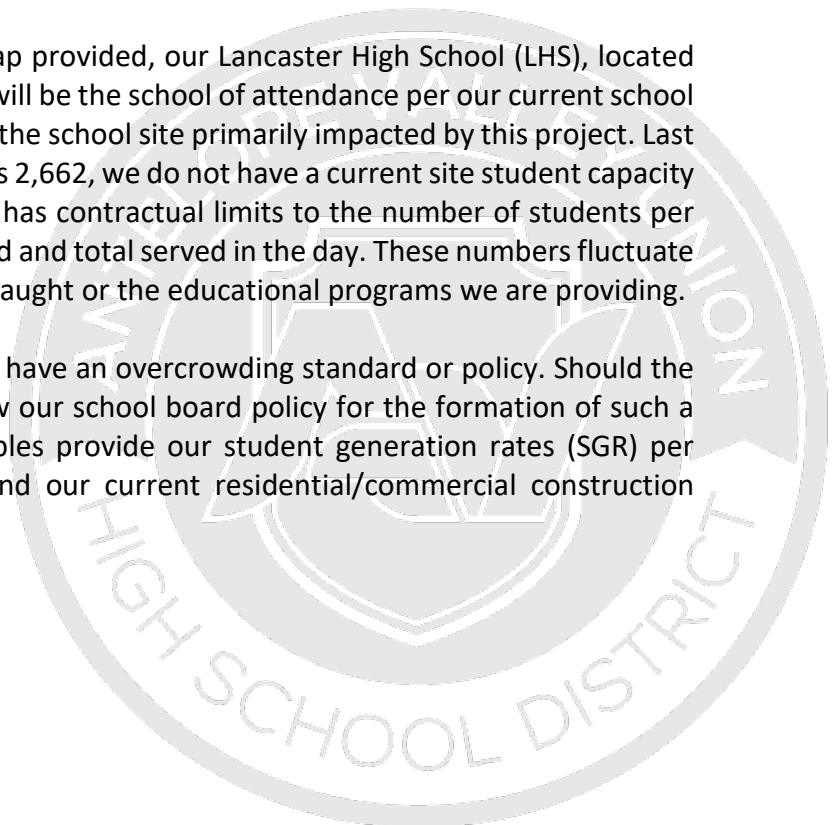
Re: Medical Main Street Master Plan

Dear Ms. Boyd,

The Antelope Valley Union High School District (AVUHSD) is pleased to provide information for the project surrounding the Antelope Valley Hospital. We are the High School District serving students in grades 9 through 12, in the Lancaster, Palmdale and Littlerock areas. We also provide adult education services within our attendance boundaries.

According to the vicinity map provided, our Lancaster High School (LHS), located at 44701 32nd Street West, will be the school of attendance per our current school site boundaries, and will be the school site primarily impacted by this project. Last year's enrollment at LHS was 2,662, we do not have a current site student capacity report to provide. AVUHSD has contractual limits to the number of students per teacher both per class period and total served in the day. These numbers fluctuate depending on the subjects taught or the educational programs we are providing.

AVUHSD does not currently have an overcrowding standard or policy. Should the need arise, we would follow our school board policy for the formation of such a standard. The following tables provide our student generation rates (SGR) per commercial construction and our current residential/commercial construction developer fee structure.





The student generation rate (2018-19) associated with employment is based on the types of commercial/industrial designations, the following employment based SGRs for the Commercial/Industrial Development (CID) and are based on 1,000 square feet of CID space:

CID Category	CID SGR (Grades 9-12)
Retail & Services	0.0177
Office	0.0277
Research & Development	0.0241
Hospital	0.0221

AVUHSD currently levies a Level II Developer fee for residential construction. The commercial fees are set at \$.16 cents per square foot of development with one exception, as noted below.

Land USD	Developer Fee/ Square Foot
Level I Residential	\$0.99
Level II Residential	\$2.18
Level III Residential	\$4.36
CID – Retail & Services	\$.16
CID – Office	\$.16
CID – Development & Research	\$.16
CID – Industrial/Warehouse/Manufacturing	\$.16
CID – Hospital	\$.16
CID – Hotel/Motel	\$.16
CID – Self-Storage	\$.11



Please contact my office with any additional questions or clarifications.

Sincerely,

Brian Hawkins

Assistant Superintendent Business Services



LARRY FREISE, Ed D.
Assistant Superintendent of
Business Services

Lancaster School District

44711 NORTH CEDAR AVENUE, LANCASTER, CALIFORNIA 93534-3210 (661) 948-4661
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June 4, 2019

Ms. Victoria Boyd, Project Manager
Meridian Consultants LLC
vboyd@meridianconsultantsllc.com

RE: Medical Main Street Master Plan Project - Request for School Facility Information

Dear Ms. Boyd:

Please find the following information and supporting documents attached in response to your May 7, 2019 request:

1. Lancaster School District elementary and middle schools within 5 miles of the Plan Area:
Schools, Enrollment and Capacity – See attached Exhibit A
2. Lancaster School District school overcrowding standards:
Kindergarten through 6th grade standard classrooms are loaded at 25 students per classroom and 7th through 8th grade classrooms are loaded at 27 students per classroom.
– See attached pages 8-9 of Lancaster School District/SFNA 2018
3. Lancaster School District current student generation rates are calculated based on residential units within the District:
Single Family Detached is .389, Multi-Family is .488, and Affordable is .667 – See attached page 11 of Lancaster School District/SFNA 2018
4. Lancaster School District current school developer fees – See attached Exhibit B
5. Lancaster School District currently does not have plans to develop new school facilities or expand existing school facilities.

Should you have any questions, please contact me at (661)948-4661.

Sincerely,

Larry Freise, Ed.D.,
Assistant Superintendent of Business Services

LF/
Attachments

Schools, Enrollment and Capacity
 June 2019

	School	Address	K through 8th		Early Childhood Education	
			Enrolled	Capacity	Enrolled	Capacity
1	Amargosa Creek Middle School 6th-8th	44333 27th Street West	960	1,537	0	0
2	Desert View Elementary School K-6th	1555 West Avenue H-10	709	1,305	58	62
3	Discovery Elementary School K-5th	44910 17th Street East	800	1,247	0	0
4	El Dorado Elementary School K-5th	361 East Pondera Street	680	1,189	96	96
5	Endeavour Middle School 6th-8th	43755 45th Street West	720	1,247	0	0
6	Fulton & Alsbury Academy of Arts & Engineering Middle School 6th-8th	831 East Avenue K2	415	400	0	0
7	Jack Northrop Elementary School K-5th	835 East Avenue K-4	741	975	44	44
8	Joshua Elementary School K-5th	43926 2nd Street East	581	1,392	68	68
9	Lincoln Elementary School K-5th	44021 15th Street East	733	1,102	96	96
10	Linda Verde Elementary School K-5th	44924 5th Street East	861	1,160	188	180
11	Linda Verde Center - Special Education K-8th	44920 5th Street East	36	145	0	0
12	Mariposa Computer Science Magnet School K-6th	737 West Avenue H-6	547	1,189	44	44
13	Miller Elementary School K-6th	43420 22nd Street West	788	1,247	0	0
14	Monte Vista Elementary School K-5th	1235 West Kettering Street	768	1,189	48	48
15	Nancy Cory Elementary School K-6th	3540 West Avenue K-4	817	1,189	96	96
16	New Vista Middle School 6th-8th	753 East Avenue K-2	924	1,537	0	0
17	Piute Middle School 6th-8th	425 East Avenue H-11	907	1,479	0	0
18	Sierra Elementary School K-5th	747 West Avenue J-12	644	1,392	166	160
19	Sunnydale Elementary School K-6th	1233 West Avenue J-8	649	1,218	0	0
20	West Wind Elementary School K-5th	44044 36th Street West	758	986	44	44
21	LAVA - Lancaster Alternative & Virtual Academies K-8th	44034 13th Street West	122	200	0	0
22	Crossroads Community Day School & Leadership Academy K-8th	44310 Hardwood Avenue	91	214	0	0
Total			14,251	23,539	948	938

Current Developer Fees
June 2019

Type	Fee Per Square Foot	Effective Period
Residential Development	\$ 3.18 per square foot	Effective 11/06/2018 for 12 months or less
Residential Additions over 500 sq.ft.	\$ 3.18 per square foot	Effective 11/06/2018 for 12 months or less
Senior Only Housing Complex	\$ 0.45 per square foot	Effective 01/27/2019 for 24 months or less
Commercial and Industrial Development	\$ 0.45 per square foot	Effective 01/27/2019 for 24 months or less
Mini-Storage Development	\$ 0.06 per square foot	Effective 01/27/2019 for 24 months or less