



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

RECEIVED

June 11, 2007

JUN 14 2007

Ms. Katie Conklin
Southern California Edison
42060 10th Street West
Lancaster, CA 93534

RE: Lane Ranch Towne Center—Request for Electricity Services Information

Dear Ms. Conklin,

Christopher A. Joseph & Associates is preparing a Draft Environmental Impact Report (DEIR) for the proposed Lane Ranch Towne Center (Proposed Project). The project sites are located in the City of Lancaster, at the southeast corner of 60th Street West and Avenue L.

As part of the proposed project, a General Plan Amendment (GPA 06-03) and a Zone Change (ZC 06-03) would be required in order to change the general plan designation from a mix of Commercial (C), Office Professional (OP), and Urban Residential (UR) to C and the zoning from a combination of commercial planned development (CPD), OP, and R-7,000 to CPD. A Conditional Use Permit (CUP 06-03) would also be required for the proposed project. The commercial development would include two anchors, one with a garden center, for a total of 284,341 square feet, a 14,820 square foot drug store, three sub-major stores totaling 35,000 square feet, 4 buildings with "shops" totaling 28,000 square feet, and two restaurants (both fast food and sit-down) totaling 10,300 square feet. A total of 1,960 parking spaces are anticipated to be provided and access to the site would occur from Avenue L and 60th Street West.

We have provided below a list of specific questions that will help us to identify potentially significant service impacts due to the development of the Proposed Project. Any assistance that you can provide with the following questions would be greatly appreciated.

Impacts to Electricity Service

1. Please describe the sizes and voltages of existing electrical distribution lines that would serve the project site and the surrounding area. Please include a map illustrating your description.
Distribution (primary) voltage in this area is 12000 volts. Copies of our records may be obtained through Facilities Mapping. (See attachment)
2. Are there any existing electricity service problems/deficiencies in the project area?
None known at this time.
3. If electricity service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?

Ms. Conklin
Southern California Edison
June 11, 2007
Page 2

4. Would there be a disruption in electrical service in the project area when "hooking-up" the proposed project? If so, about how long would the disruption last?
Unknown without receipt of plans and projected load demand
5. Would Southern California Edison be able to accommodate the proposed project's demand for electricity service with the existing infrastructure in the project area?
Unknown without receipt of plans and projected load demand
6. If the answer to question five is "no," what new infrastructure would be needed to meet the proposed project's demand for electricity?
7. Would SCE be able to accommodate the proposed project's demand for electricity with existing electricity supplies?
Unknown without receipt of plans and projected load demand
8. Please provide any recommendations that might reduce any potential electricity impacts associated with the proposed project.
Unable to comment at this time.

Thank you for your assistance in responding to these questions. Your responses will help us ensure that our analysis is accurate and complete. In order to ensure a timely completion of our analysis, please provide your response no later than July 11, 2007. If you have any questions, please call me at (805) 782-9708. You may also reach me by email at evan.sharp@cajaeir.com, and by fax at (818) 735-8858.

Sincerely,

Christopher A. Joseph & Associates

Evan Sharp
Research Assistant



March 24, 2006

Attn: Facilities Inventory Map Information Clients

SUBJECT: Requests for Southern California Edison Facilities Inventory Map Information

As a reminder, the process for obtaining copies of SCE Facilities Inventory Maps (FIMs) is included. Please read carefully and save for future reference.

Requests may be submitted by U.S. mail or FAX (no phone or E-mail requests please):

Southern California Edison
Attn: Facilities Mapping, Bldg D
P.O. Box 11982
Santa Ana, CA 92711-1982
FAX (714) 796-9999

To keep charges to a minimum, it is recommended that requests be precise about the area to be researched as well as whether overhead and/or underground FIMs are desired. Map requests should define the project route or site boundaries using Thomas Brothers Map page and grid numbers or vicinity maps.

Hard copies of FIMs will be provided at a cost of \$13.55 per map. Upon completion of the facilities research, copies of the existing facilities maps will be sent to the requester via U.S. Mail, United Parcel Service or FedEx (if requester provides an account number for courier service), or can be picked up at SCE's Santa Ana office with prior arrangements. An invoice for the cost of providing all maps and services will be sent to the requester along with the maps. Please be sure to use the address shown on the invoice to insure proper credit to your account and avoid delaying future map requests. *Delinquent payments will result in future map requests being delayed.*

Please allow ten (10) business days from the receipt of the request by Facilities Mapping for standard processing. For non-standard or rush requests, handling fees of \$65.50 per hour, in ¼ hour increments, ½ hour minimum, will be added to the cost. *If the requester chooses not to accept the FIM copies after SCE has completed the requested work, the client will be charged the hourly rate for time spent.*

If you have any questions, please contact the undersigned at (714) 796-9932

Sincerely,

Kim Gurule
Program Analyst
Facilities Mapping, Power Delivery Department

P.O. Box 11982
Santa Ana, CA 92711-1982



DATE: July 13 2007

Christopher A. Joseph & Associates
30851 Agoura Road, Suite 210
Agoura Hills, CA 91301
Attention: Evan Sharp

SUBJECT: Elanco Ranch Home Center

This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at 661-726-5605.

Sincerely,

Katie Conklin
Customer Service Planner

Evan Sharp

From: Gindi, Ramy [RGINDI@dpw.lacounty.gov]
Sent: Tuesday, September 11, 2007 9:41 AM
To: evan.sharp@cajaeir.com
Subject: The commons at Quartz Hill and Lane Ranch Towne Center - Request for Water Service Information

Good morning Evan,

Please see responses to your request for information below.

I apologize for the delay, please let me know if you need more information,
Ramy Gindi
Los Angeles County Waterworks Districts
(626) 300-3349
(626) 300-3385 Fax

1. Please describe the sizes, design capacities, and actual flow capacities of existing water mains that would serve the project site and the surrounding area. Under which streets are these water mains located? If possible, please include a map depicting the potable water infrastructure (and gray water, if applicable) in the project vicinity.

Please see attached maps of existing pipelines along 60th W.

2. Are there any known existing water service problems/deficiencies in the project area? If water service problems/deficiencies exist, how would they affect the proposed project, and how would you suggest those effects be mitigated by the project developer?

There are no existing water system deficiencies in the project area.

3. What is the current average flow (daily, monthly, and/or yearly) at the designated water treatment plant? What is the maximum treatment capacity (daily, monthly, and/or yearly) of this facility? Do plans currently exist for either immediate or future expansion of water supply facilities?

Please see "2005 Integrated Urban Water Management Plan for the Antelope Valley" (lacwaterworks.org)

4. In order to predict the proposed project's future consumption of water, we propose to use the water consumption rates from Draft City of Los Angeles CEQA Thresholds, 1998. Are these rates acceptable? If not, please provide acceptable water consumption rates.

Please see "2005 Integrated Urban Water Management Plan for the Antelope Valley" (lacwaterworks.org)

5. What is the current water supply service demand within the project area?

Please see "2005 Integrated Urban Water Management Plan for the Antelope Valley" (lacwaterworks.org)

6. Do standard criteria exist for evaluating acceptable water supply service levels, and for assessing the significance of impacts to service levels imposed by implementation of the proposed project?

Please see Rule 1-H-33 Water Service Pressure, of the Rules and Regulations of the Los Angeles County

9/11/2007

Waterworks Districts and the Marina Del Rey Water System. Posted on lacwaterworks.org

7. What is considered an adequate level of service?

Please see response to question 6.

8. Would the LACWW be able to accommodate the proposed project's demand for water service with the existing infrastructure in the project area? If not, what new infrastructure or upgrades to infrastructure would be needed to meet the proposed project's demand for water?

infrastructure requirements will be determined based on water demands and required level of fire protection.

9. Would the LACWW be able to accommodate the proposed project's demand for water supply service with the existing capacity at its designated treatment plant?

Please see "2005 Integrated Urban Water Management Plan for the Antelope Valley". (lacwaterworks.org)

10. Would the water pressure and supply in the project area be adequate to meet the Fire Department's fire flow and residual water pressure requirements with implementation of the proposed project?

The District cannot determine system adequacy until project demands are provided by developer.

11. Does LACWW anticipate any disruption in water service within the project area when "hooking-up" the proposed project? If so, how long would such disruption(s) last?

The District cannot determine system disruption until project demands are provided for domestic and fire protection.

12. Please provide any recommendations that might reduce any potential water supply impacts that would be associated with the proposed project.

Please see "2005 Integrated Urban Water Management Plan for the Antelope Valley" (lacwaterworks.org)

MARGARET DONNELLAN TODD
COUNTY LIBRARIAN

August 9, 2007

Christopher A. Joseph & Associates
30851 Agoura Road, Suite 210
Agoura Hills, CA 91301

Attention: Evan Sharp
Research Assistant

Dear Mr. Sharp:

**LANE RANCH TOWNE CENTER
REQUEST FOR LIBRARY SERVICE INFORMATION**

This is in response to your request for library service information for the Lane Ranch Towne Center project. I apologize for the delay in responding to your request.

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

Sincerely,



David Flint
Assistant Director, Finance and Planning.

DF:MR:MB:dl

U:\BIAH-SERVICES\DEVELOPER FEE\ER\Lane Ranch Towne Center.doc

c: Brian Ludicke, Planning Director, City of Lancaster
Malou Rubio, Staff Services
Robert Seal, Capital Projects

COUNTY OF LOS ANGELES PUBLIC LIBRARY

**LANE RANCH TOWN CENTER
REQUEST FOR INFORMATION**

1. Which library would serve the proposed project?

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. What is/are the size(s) of each library included in your response to question one (in square feet)?

The size of the Lancaster Library is 48,721 gross square feet.

3. What is/are the amount of volumes of books in each library included in your response to question one?

The Lancaster Library collection consists of 304,033 books and other library materials as of March 31, 2007 (latest data available).

4. What is/are the estimated population(s) served by each library included in your response to question one?

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

5. What is/are the staffing level(s) of each library included in your response to question one?

The Lancaster Library has a staff of 15 full-time and 37 part-time employees.

6. Are there any plans to develop new libraries or expand existing libraries in the project area?

No. The County Library currently has no plan to develop new libraries in the project area or expand the existing Lancaster Library.

- 7. Are there any fee-based assessments (i.e., mitigation fees) to new development projects? If so, how are the fees calculated for commercial/retail and residential uses?**

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.

The County library facilities mitigation fee does not apply to development projects located in cities nor those that are for commercial/retail uses. However, we recognize that people who work, but do not live, in a given library service area are likely to use local library services during their time at work or while commuting to and from work. Therefore, the substantial commercial component of the Lane Ranch Towne Center project (372,461 square feet of commercial space) could have a potential, though indeterminable, impact on local library services. Since the 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 commercial project on local library services.

- 8. Are the libraries (or the library) included in your response to question one adequately meeting the project area's demand for library facilities?**

No. 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. Based on the service area population provided in Question No. 4 above, the Lancaster Library currently does not meet either of these service level guidelines in providing library services to the residents within its service area.

- 9. Would the libraries (or the library) included in your response to question one be able to meet the project's demand for library facilities?**

The proposed project will not have a substantial impact on the ability of the Lancaster Library to provide services to its residential population because of the commercial nature of the project. However, please refer to our response in Question No. 7 above for further information.

- 10. If your answer to question eight is "no", please provide any recommendations that would eliminate or lessen the proposed project's impacts on the libraries (or the library) (e.g., developer fees, etc.)**

Please refer to our response in Question No. 7.



Bishop Henry W. Hearn
Mayor

Andrew D. Visokey
Vice Mayor

Jim Jeffra
Council Member

Ed Sileo
Council Member

Ronald D. Smith
Council Member

Robert S. LaSala
City Manager

July 17, 2007

Evan Sharp, Research Assistant/Intern
Christopher A. Joseph & Associates
Environmental Planning and Research
30851 Agoura Road, Suite 210
Agoura Hills, CA 91301

Re: Lane Ranch Towne Center –Response to Park Service Information

Dear Mr. Sharp:

Listed below are the answers to the questions submitted in your letter of July 16, 2007 regarding the development of the proposed project referenced above.

1. Not applicable.
2. Not applicable.
3. 561.2 acres
4. 4 acres per 1,000 residents
5. The City uses a Quimby Act to obtain funds for park acquisition - \$1,000 per unit.
6. The City has a future park site of 29 acres located at 65th St. West and Avenue K-8.
7. There is a need to provide park services for residences that live west of Rawley Duntley Park which is located at 32nd St. West and Avenue K. Rawley Duntley Park is the City's most westerly park location.
8. A Master Plan is near completion that will identify acceptable park service levels.
9. One measurement of an acceptable service level is to have parks located within 1.5 miles of a neighborhood that would be served.

10. There are no parks servicing the specific proposed site of the commercial development.
11. No Quimby fees are required to be paid by commercial developers.
12. The City only requires fees for residential development. The fees are set at \$2,219 per unit for residential development. As previously noted, Quimby fees are ~~\$1,000~~ per unit.

We hope this helps with your project analysis and if you have anything further, please contact me at (661) 723-6085 or via e-mail at bgreene@cityoflancasterca.org.


Sincerely,

A handwritten signature in black ink that reads "Bob Greene". The signature is written in a cursive style with a large, looped initial "B".

Bob Greene
Assistant Director
Parks, Recreation and Arts

BG:lt



A  Sempra Energy company

The Southern California Gas Company
North Region - Technical Services
9400 Oakdale Avenue, Chatsworth, CA 91311-6511

July 19, 2007

*Christopher Joseph & Associates
30851 Agoura Rd., Suite 210
Agoura Hills, CA 91301
Attn: Evan Sharp*

*Subject: Will Serve Letter for Lane Ranch Towne Center.
S. C. Gas Atlas: QH 75*

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 Brigges

Henry C. Brigges
Planning Associate
Office -818-701-4504
E-Mail -HBrigges@semprautilities.com

FAX -818-701-3380
www.socalgas.com



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

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 16, 2007

File No.: 31R-100.10

Mr. Evan Sharp
Research Assistant/Intern
Christopher A. Joseph & Associates
30851 Agoura Road, Suite 210
Agoura Hills, California 91301

Dear Mr. Sharp:

Response to Information Request for the Preparation of the Lane Ranch Towne Center Draft Environmental Impact Report

The County Sanitation Districts of Los Angeles County (Districts) received the above-referenced request for information on June 11, 2007, via electronic mail. Regarding solid waste management for the above-mentioned project in the County of Los Angeles, the Districts offer the following comments in response to your specific questions:

Question 1:

Please refer the question to the city of Lancaster.

Question 2:

The California Integrated Waste Management Board's (CIWMB) Web site at <http://www.ciwmb.gov> contains information regarding solid waste disposal facilities. There are numerous public and private landfills and transfer stations in Los Angeles County that could potentially receive waste from the proposed project. The Puente Hills Landfill (PHLF) located at 13130 Crossroads Pkwy South in the City of Industry is the closest landfill operated by the Districts that could be used by the proposed project. The conditional use permit (CUP) for the PHLF authorizes the disposal of a maximum of 13,200 tons per day. Typically, the PHLF closes early due to this permit-imposed tonnage restriction. Disposal operations will continue under the CUP until October 31, 2013. The site will then stop accepting waste for disposal.

Other solid waste management facilities operated by the Districts that are available to the proposed project and offer recycling options include the Commerce Refuse-to-Energy Facility (CREF), the Downey Area Recycling and Transfer Facility (DART), the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility (PHMRF). CREF is located at 5926 Sheila Street in the city of Commerce. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. CREF currently receives approximately 420 tons per day of refuse. DART is located at 9770 Washburn Road in the city of Downey. DART is a materials recovery/transfer facility that is permitted to accept up to 5,000 tons per day and currently receives approximately 1,200 tons per day of refuse. The South Gate Transfer Station is located at 9530 Garfield Avenue in the city of South Gate that is permitted to accept up to 1,000 tons per day of refuse and currently receives approximately 500 tons per day of refuse. The PHMRF is located at 2808 Workman Mill Road in the city of Whittier and began operating in July 2005. The PHMRF is permitted to accept 4,400 tons per day, not to exceed 24,000 tons per week

of municipal solid waste. The PHMRF currently receives approximately 200 tons per day from select commercial waste upon a pre-approved basis or upon satisfactory inspection at the facility.

Question 3:

Please refer to the answer to Question 2.

Question 4:

Please refer to the answer to Question 2.

There are seven major landfills currently operating within Los Angeles County. These landfills serve large geographic areas that are not necessarily limited to those areas in the immediate vicinity of these sites. There is insufficient permitted disposal capacity within the existing system serving Los Angeles County to provide for its long-term disposal needs. There are not plans for expansion of the three public landfills currently operated by the Districts. However, there is additional capacity potentially available within Los Angeles County through the expansion of local landfills, and outside of Los Angeles County through the use of waste-by-rail at the proposed Eagle Mountain Landfill in Riverside County and the Mesquite Regional Landfill in Imperial County. Consequently, while this additional capacity will be needed, the necessary permits and approvals have not yet been issued to access and/or use these facilities.

The Districts entered into a Purchase and Sale Agreements in August 2000 on the only two fully permitted rail haul landfills in California: the Mesquite Regional Landfill in Imperial County and the Eagle Mountain Landfill in Riverside County. The Districts closed escrow on the Mesquite Regional Landfill in December 2002. Due in part to pending federal litigation, the Districts have not closed escrow on the purchase of the Eagle Mountain Landfill.

In the Mesquite Regional Landfill Waste-by-Rail system, the municipal solid waste will be transported approximately 210 miles to the site via the Union Pacific Railroad main line, which extends from Metropolitan Los Angeles to Glamis and then by a proposed 4.5-mile rail spur built to the site. The Districts have prepared a comprehensive master plan for the site and is in the process of designing and constructing the facilities necessary to begin operation. The Mesquite Regional Landfill is scheduled to be operational by the end of 2008. The Waste-by-Rail system is expected to be operational by 2011/2012.

Question 5:

Please check the CIWMB Web site for appropriate resources. Also, solicit further input from the city of Lancaster.

Question 6:

Please refer the question to the city of Lancaster.

Question 7:

As the lead agency under California Environmental Quality Act, the city of Lancaster should be consulted as to the criteria for evaluating levels of service and for assessing the significance of any impacts from the proposed project.

Question 8:

Please refer to the answer to Question 7.

Question 9:

This is dependent on the quantity of refuse generated by the project and where it is sent for disposal. Please consult with your lead agency concerning this issue. Please refer to the answers to Questions 4 and 6 for information regarding the Districts Landfills.

Question 10:

The California Integrated Waste Management Act, AB 939, requires cities to divert 50 percent of the waste stream away from land disposal. In order to assist in meeting this goal, the Districts recommend that the proposed development incorporate storage and collection of recyclables into each project design. It is recommended that refuse collection contracts include provisions for collection of

recyclables. The County of Los Angeles Department of Public Works should also be contacted with regard to any commercial recycling programs that may be available. All occupants should be encouraged to recycle, at a minimum, newspaper, glass bottles, aluminum and bimetal cans, and P.E.T. bottles. Recycling should be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles. In addition, all contractors should be urged to recycle construction and demolition wastes to the extent feasible. It should be recognized that, even with recycling, adequate regional disposal capacity is needed to accommodate new developments. If you have any further questions regarding recycling options, please contact Nick Morell, Recycling Coordinator for the Districts at (562) 908-4288, extension 2444.

If you have additional questions concerning this response, please contact Mr. Ziad A. El Jack at telephone (562) 908-4288, extension 2764.

Very truly yours,

Stephen R. Maguin



Christopher R. Salomon
Supervising Engineer
Planning Section

CRS:ZE:ld

ANTELOPE VALLEY JOINT UNION HIGH SCHOOL DISTRICT

44811 N. SIERRA HIGHWAY, LANCASTER, CALIFORNIA 93534-3226
(661) 948-7655

BOARD OF TRUSTEES

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EDUCATIONAL SERVICES
TIM AZEVEDO
ASSISTANT SUPERINTENDENT
PERSONNEL SERVICES
BARBARA WILLIBRAND
ASSISTANT SUPERINTENDENT
STUDENT SERVICES

August 6, 2007

Evan Sharp
Christopher A. Joseph & Associates
Environmental Planning and Research
30851 Agoura Road, Suite 210
Agoura Hills, CA 91301

Reference: Request for Service Information
Lane Ranch Towne Center

Dear Mr. Sharp,

Below, please find the answers to the questions asked in the 'Request for Service Information' regarding Lane Ranch Towne Center.

Questions:

1. Which schools serve the project area?

Quartz Hill High School
6040 W. Avenue L
Quartz Hill, CA 93536

2. What are the current student enrollments and total student capacities of each school included in your response to question one?

The student capacity at Quartz Hill High School, based on its original design, is 1,800 students. Current enrollment is projected at 3,512.

3. What criteria does AVUHSD employ to determine whether a school is overcrowded or to determine the significance of a proposed project's contribution to an overcrowding problem?

A school is determined to be overcrowded when it reaches its original design capacity. Secondly, please refer to the Developer Fee Justification Study for information regarding the impact from commercial and industrial development.

4. Are any of the schools expected to become overcrowded as a result of natural population growth? When is this anticipated to occur?

Quartz Hill High School is currently at twice it's design capacity, therefore overcrowded. There are additional housing tracts planned for the attendance area at Quartz Hill High School which will likely increase the student population at that site from its current enrollment. Real estate/market conditions will dictate how rapidly homes will be built in this area.

5. **Do plans currently exist for either immediate or future expansion of construction of schools that would serve the project area?**

Yes, a future high school is planned on the northwest corner of 70th Street West and Avenue I. Currently there is no District funding for this project.

6. **In order to assess the proposed project's potential to generate students, we propose to use the following student generation. Are these rates acceptable? If not, please provide the appropriate student generation rates.**

Please refer to the Developer Fee Justification Study.

7. **Does the AVUHSD implement fee-based assessments (i.e., mitigation fees) to new development projects? If so, how are the fees calculated for commercial/retail uses? Please provide any recommendations that might reduce any potential impacts to AVUHSD schools that would be associated with the proposed project.**

Please refer to the Developer Fee Justification Study.

Primary impact of this project to the school site will deal with traffic related issues including, but not limited to:

- traffic flow
- impact to access
- impact to the high school
- driveway alignment for traffic movement is seen as critical
- signalization at 60th Street West and Avenue L-4 is essential for safe exit from the high school and to permit flow across 60th Street West between the high school site and the proposed retail project.

These issues have been discussed with representatives of the proposed development.

Sincerely,

/s/ *Mat Havens*

Mat Havens
Director of Facility Acquisition and Development

Enclosure



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

June 11, 2007

Mr. Robert Abel
Assistant Superintendent
Westside Union School District
41910 N. 50th Street West
Lancaster, CA 93536

SENT VIA US MAIL

RE: Lane Ranch Towne Center - Request for School Service Information

Dear Mr. Abel,

Christopher A. Joseph & Associates is preparing a Draft Environmental Impact Report (DEIR) for the proposed Lane Ranch Towne Center (Proposed Project). The project sites are located in the City of Lancaster, at the southeast corner of 60th Street West and Avenue L.

As part of the proposed project, a General Plan Amendment (GPA 06-03) and a Zone Change (ZC 06-03) would be required in order to change the general plan designation from a mix of Commercial (C), Office Professional (OP), and Urban Residential (UR) to C and the zoning from a combination of commercial planned development (CPD), OP, and R-7,000 to CPD. A Conditional Use Permit (CUP 06-03) would also be required for the proposed project. The commercial development would include two anchors, one with a garden center, for a total of 284,341 square feet, a 14,820 square foot drug store, three sub-major stores totaling 35,000 square feet, 4 buildings with "shops" totaling 28,000 square feet, and two restaurants (both fast food and sit-down) totaling 10,300 square feet. A total of 1,960 parking spaces are anticipated to be provided and access to the site would occur from Avenue L and 60th Street West.

We have provided below a list of specific questions that will help us to identify potentially significant service impacts due to the development of the Proposed Project. Any assistance that you can provide with the following questions would be greatly appreciated.

Service Questions

1. Which schools serve the project area? Please provide a breakdown by school name, address, and type (elementary, middle, high school).

Joe Walker Middle School
5632 W. Ave. L-8
Quartz Hill, CA 93536

Phone 805 7

Quartz Hill Elementary
41820 N. 50th St. W.
Quartz Hill, CA 93536
Road • Suite 210 • Agoura Hills • CA 91301
ll info@cajaeir.com • Web www.cajaeir.com
Is • Petaluma • Oakland • Mammoth Lakes



Erroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



(661) 948-8466

June 21, 2007

Evan Sharp, Research Assistant
Christopher A. Joseph & Associates
30851 Agoura Road - Suite 210
Agoura Hills, California 91301

Subject: Environmental Impact Report for the Lane Ranch Towne Center

Dear Mr. Sharp:

We received your request for information regarding the referenced project. 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, approximately three miles from the project area.

The geographical area and population which is 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.

Lancaster Station is currently comprised of 216 sworn officers, 61 civilian employees, 55 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 pro-active policing services. This staffing level is adequate to meet the current demand for services in the area. The sworn officer to citizen population ratio is currently 1 officer per 833 citizens, and is adequate to meet the current demand for services.

There are currently no plans to expand or replace the existing sheriff's station, or construct a new station.

A Tradition of Service Since 1850

In 2006, deputies from Lancaster Station responded to 55,030 calls for service, 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, in 2006, the average response times in the City of Lancaster, including the project area were 5.5 minutes for emergency calls (immediate and/or life threatening), 15.0 minutes for priority calls (immediate but not life threatening), and 83.0 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, however, any development of this now vacant land will place an increased demand for services beyond what is currently being expended on the property. Law enforcement needs for the City, as a whole, 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.

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

If I can be of further assistance, please feel free to contact Deputy Michael Kuper, Monday through Friday, 8:00 am to 4:00 pm, (661) 940-3884.

Sincerely,

LEROY D. BACA, SHERIFF

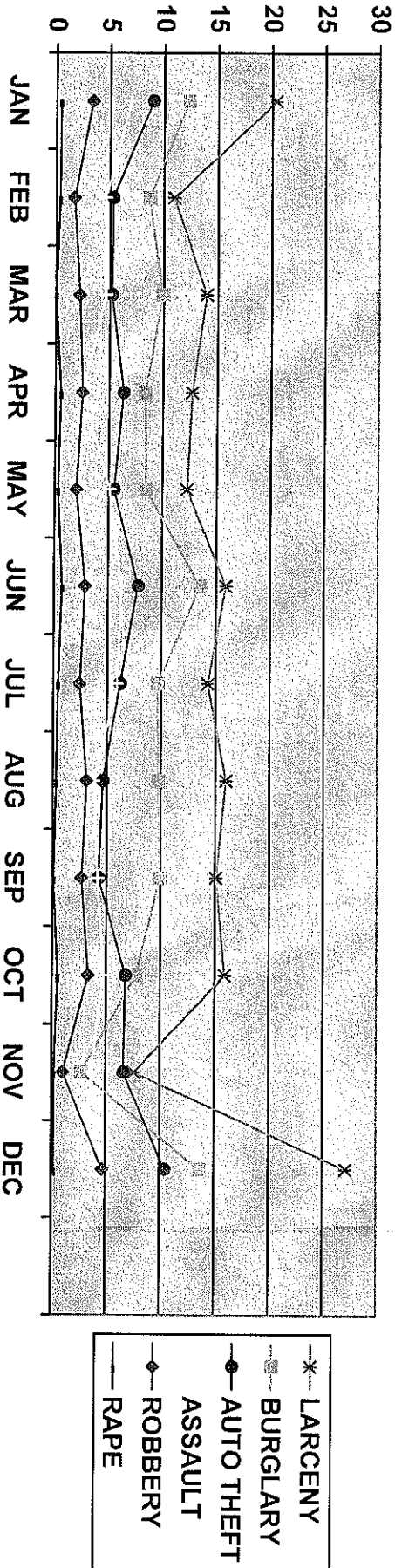


Gordon E. Carn, Acting Captain
Lancaster Station

2006 LANCASTER CITY PART 1 STATISTICS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
HOMICIDE	3 0.22	1 0.07	2 0.15	0 0.00	1 .07	0 0.00	0 0.00	2 0.15	2 .15	2 .15	1 .07	5 0.37
RAPE	6 0.45	5 0.37	0 0.00	7 0.52	4 .30	10 .75	6 .45	4 0.30	1 .07	7 .52	3 .22	3 .22
ROBBERY	46 3.43	23 1.72	30 2.24	34 2.54	27 2.01	39 2.91	33 2.46	42 3.13	36 2.69	45 3.35	14 1.04	63 4.70
ASSAULT	93 6.94	62 4.63	62 4.63	34 2.54	68 5.07	84 6.27	79 5.90	51 3.81	56 4.18	64 4.78	49 3.66	65 4.85
BURGLARY	165 12.31	116 8.66	133 9.93	112 8.36	114 8.51	181 13.51	130 9.70	131 9.77	133 9.92	104 7.76	37 2.76	183 13.65
LARCENY/THEFT	273 20.37	147 10.97	187 13.96	170 12.69	164 12.24	213 15.89	191 14.25	214 15.97	202 15.07	213 15.90	102 7.61	364 27.16
AUTO THEFT	121 9.03	71 5.30	70 5.22	85 6.34	74 5.52	105 7.8	83 6.19	62 4.63	57 4.25	91 6.79	89 6.64	140 10.45
ARSON	6 0.45	4 0.30	4 0.30	2 0.15	2 .15	5 .37	8 .60	2 0.15	1 .07	4 0.30	1 .07	7 .52
TOTAL	713 53.21	429 32.01	488 36.42	444 33.13	454 33.88	637 47.53	530 39.55	508 37.90	488 36.42	530 39.55	296 22.09	830 61.93

PER 10,000
BY THE ESTIMATED POPULATION COUNT OF 134,021



Evan Sharp

From: Briggs, Henry [HBriggs@semprautilities.com]
Sent: Wednesday, June 13, 2007 2:30 PM
To: Evan Sharp
Subject: RE: Service information request- Commons at Quartz Hill

Mr. Sharp,

If you require a will serve letter or a Gas Company Atlas, showing the size and approximate location of our facilities in your project area, I will need a description and a map of your project area showing the streets and cross streets. You also need to specify "will serve letter" and, or "utility request". Any other service questions are to be directed to Rebecca Alishire (Account Executive) at (661) 294-3145, ralishire@semprautilities.com. and Jennifer Walker (New Business Project Manager) at (818) 701-2501, jwalker@semprautilities.com

Thank you,

ralishire@semprautilities.com

Henry C. Briggs
Planning Associate
Northern Region
Phone (818) 701-4504
Fax (818) 701-3380
HBriggs@SempraUtilities.com

From: Evan Sharp [mailto:evan.sharp@cajaeir.com]
Sent: Tuesday, June 12, 2007 9:37 AM
To: Briggs, Henry
Subject: Service information request- Commons at Quartz Hill

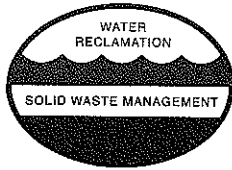
Mr. Briggs,
Attached is another service request letter.
Thank you

Evan Sharp
Research Assistant/Intern
evan.sharp@cajaeir.com

Christopher A. Joseph & Associates
Environmental Planning and Research
www.cajaeir.com

Agoura Hills Office
30851 Agoura Rd., Suite 210
Agoura Hills, CA 91301
Phone: (818) 735-8838
Fax: (818) 735-8858

Los Angeles · Santa Clarita · Agoura Hills · Petaluma · Oakland · Mammoth Lakes



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

STEPHEN R. MAGUIN
Chief Engineer and General Manager

June 7, 2007

File No: 14-00.04-00

Ms. Jocelyn Swain, Associate Planner
Planning Department
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534-2461

COPY

Dear Ms. Swain:

**Lane Ranch Towne Center (CUP 06-08) and
The Commons at Quartz Hill (CUP 06-09 TPM 068150)**

The County Sanitation Districts of Los Angeles County (Districts) received Notices of Preparation of Draft Environmental Impact Reports for the subject projects on June 4, 2007. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated September 27, 2006 for CUP 06-08 and October 5, 2006 for CUP 06-09 (copies enclosed) still apply to the subject projects with the following updated information.
2. The Districts' 36-inch diameter Avenue J West Trunk Sewer conveyed a peak flow of 1 million gallons per day (mgd) when last measured in 2006.
3. The Lancaster Water Reclamation Plant currently processes an average flow of 15 mgd.
4. The expected average wastewater flow from the Lane Ranch Towne Center is 52,816 gallons per day (gpd) and from The Commons at Quartz Hill is 47,545 gpd. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Wastewater Services, Obtain Will Serve Letter, and click on the appropriate link on page 2.
5. For a copy of the Districts' Annexation Information and Processing Fees sheets, go to www.lacsd.org, Wastewater Services, Obtain Will Serve Letter, and click on the appropriate link on page 2.
6. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Wastewater Services, Obtain Will Serve Letter, and click on the appropriate link on page 2.

Ms. Jocelyn Swain

-2-

June 7, 2007

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

Very truly yours,

Stephen R. Magam

COPY
Ruth I. Frazen

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

Enclosures

cc: M. Tremblay
S. Espinoza
M. Cabrera



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

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 27, 2006

File No: 14-00.00-00

Ms. Beverly J. Cox, Planning Technician
Department of Community Development
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534-2461

COPY

Dear Ms. Cox:

Lane Ranch
**General Plan Amendment No. 06-03,
Zone Change No. 06-03, Conditional Use Permit No. 06-08**

The County Sanitation Districts of Los Angeles County (Districts) received the letter and plans for the subject project, forwarded by your office, on September 26, 2006. The proposed development 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 proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' 55th Street West Trunk Sewer, located in Avenue L at 52nd Street West. This 15-inch diameter trunk sewer has a design capacity of 1.66 million gallons per day (mgd) and conveyed a peak flow at capacity when last measured in 2006. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered in planning future sewerage system relief and replacement projects.
2. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant, which has a design capacity of 16 mgd and currently processes an average flow of 14.4 mgd.
3. The expected average wastewater flow from the project site is 105,322 gallons per day.
4. 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.

5. 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

COPY
Ruth I. Frazen

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

Enclosure

c: T. Sung
S. Espinoza