




A  Serrpra 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 The Commons at Quartz Hills.
S. C. Gas Atlas: QH 75

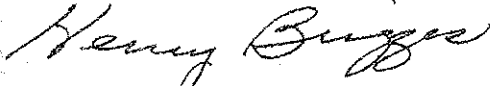
This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has adequate natural gas supply and facilities to supply this proposed project.

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 Briggs

Henry C. Briggs
Planning Associate
Office -818-701-4504
E-Mail -HBriggs@samprautilities.com

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



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

Post-It® Fax Note	7671	Date	7-13	# of pages	8
To	EVAN SHARP	From	CONKLIN		
Com/Dept.	COMMONS	Re.	AND		
Phone #	LANE RANCH	Phone #	A		
Fax #	818 735 8858	Fax #			

RE: The Commons at Quartz Hill—Request for Electricity Services Information

Dear Ms. Conklin,

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

The proposed project consists of the development of an approximately 353,129 square foot commercial shopping center located on 40.15 acres. As part of the proposed project, a General Plan Amendment (GPA 06-04) and Zone Change (ZC 06-04) would be required in order to change the general plan designation from Urban Residential to Commercial and its zoning from R-10,000 to Commercial Planned Development (CPD). A Conditional Use Permit (CUP 06-09) would also be required for the proposed project. The commercial development would include two anchors and up to ten smaller buildings that would house a variety of food, merchandise and service uses. One proposed anchor is a Wal-Mart Supercenter, approximately 240,000 square feet with an associated garden center. The other anchor is anticipated to be approximately 90,000 square feet. A total of 1,837 parking spaces are anticipated to be provided and access to the project site would occur from 60th Street West and Avenue L.

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.

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 without plans and projected load demand

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, August 5, 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: The Commons at Quartz Hill

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



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

July 16, 2007

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

SENT VIA FAX

RE: **The Commons at Quartz Hill - Request for School Service Information**

Dear Mr. Abel,

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

The proposed project consists of the development of an approximately 353,129 square foot commercial shopping center located on 40.15 acres. As part of the proposed project, a General Plan Amendment (GPA 06-04) and Zone Change (ZC 06-04) would be required in order to change the general plan designation from Urban Residential to Commercial and its zoning from R-10,000 to Commercial Planned Development (CPD). A Conditional Use Permit (CUP 06-09) would also be required for the proposed project. The commercial development would include two anchors and up to ten smaller buildings that would house a variety of food, merchandise and service uses. One proposed anchor is a Wal-Mart Supercenter, approximately 240,000 square feet with an associated garden center. The other anchor is anticipated to be approximately 90,000 square feet. A total of 1,837 parking spaces are anticipated to be provided and access to the project site would occur from 60th Street West and Avenue L.

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).

Del Sur School Sundown Elementary School
9023 W. Ave. H 6151 W. Ave. J-8, Lancaster
Lancaster, CA 93536 51 Agoura Road • Suite 210 • Agoura Hills • CA 91301
Phone 805 782-9708 or 818 735-8836 • Fax 818 735-8858 • E-mail info@cajaeir.com • Web www.cajaeir.com
Los Angeles • Santa Clarita • Agoura Hills • Petaluma • Oakland • Mammoth Lakes

July 16, 2006
Page 2

2. What are the current student enrollments and total student capacities of each school included in your response to question one? Del Sur School - 317 (this is a K-8 School; middle school figures capacity - 1,200; Sundown Elementary - 1,057 capacity - 750
3. What criteria does WUSD employ to determine whether a school is overcrowded, or to determine the significance of a proposed project's contribution to an overcrowding problem? Student capacity
4. Are any of the schools expected to become overcrowded as a result of natural population growth? When is this anticipated to occur? Yes
5. Do plans currently exist for either immediate or future expansion or construction of schools that would serve the project area? Yes
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.
 - Multi-Family Residential Uses:
 - o Elementary School: 0.2131 student / dwelling unit Please see attached
 - o Middle School: 0.0979 student / dwelling unit
 - o High School: 0.0953 student / dwelling unit
 - Commercial Uses:
 - o Elementary School: 0.0148 student / 1,000 square feet Please see attached
 - o Middle School: 0.0069 student / 1,000 square feet
 - o High School: 0.0067 student / 1,000 square feet
7. Does the WUSD 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 WUSD schools that would be associated with the proposed project.

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

30851 Agoura Road • Suite 210 • Agoura Road • CA 91301
Phone 805 782-9708 or 818 735-8838 • Fax 818 735-8858 • E-mail info@cajaeir.com • Web www.cajaeir.com
Los Angeles • Santa Clarita • Agoura Hills • 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 Commons at Quartz Hill"

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.

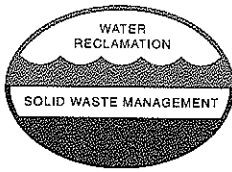
If I can be of further assistance, please feel free to contact Deputy Michael Kuper, Monday through Friday, 8:00 am to 4:00 pm, (661) 940-3884.

Sincerely,

LEROY D. BACA, SHERIFF



Gordon E. Carn, Acting Captain
Lancaster Station



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 31, 2007

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

Dear Mr. Sharp:

**Response to Information Request for the Preparation of
The Commons at Quartz Hills Draft Environmental Impact Report**

The County Sanitation Districts of Los Angeles County (Districts) received the above-referenced request for information on June 12, 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

DOC #824810

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 (562) 908-4288, extension 2764

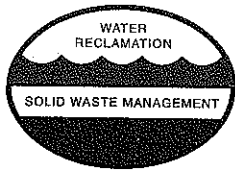
Very truly yours,

Stephen R. Maguin



Chris Salomon
Supervising Engineer
Planning Section

CRS:ZE:eg



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

October 5, 2006

File No: 14-00.00-00

Mr. Chris Scheppler
Tait & Associates, Inc.
701 North Parkcenter Drive
Santa Ana, CA 92705

COPY

Dear Mr. Scheppler:

Quartz Hill
**Proposed Commercial Shopping Center
at the Northwest Corner of 60th Street West and Avenue L in Lancaster**

This is in reply to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on October 3, 2006. We offer the following comments regarding sewerage service:

1. The area in question is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 14 before sewerage service can be provided to the proposed development. For specific information regarding the annexation procedure and fees, please contact Ms. Margarita Cabrera at extension 2708. Copies of the Districts' Annexation Information and Processing Fees sheets are enclosed for your convenience.
2. 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' Avenue J West Trunk Sewer, located in Avenue J at 60th Street West. This 36-inch diameter trunk sewer has a design capacity of 15.9 million gallons per day (mgd) and conveyed a peak flow of 0.2 mgd when last measured in 2004.
3. 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.
4. The expected average wastewater flow from the project site is 40,091 gallons per day.
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

COPY
Ruth I. Frazen

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

Enclosures

c: M. Cabrera

697113.1

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:

**THE COMMONS AT QUARTZ HILL
REQUEST FOR LIBRARY SERVICE INFORMATION**

This is in response to your request for library service information for the Commons at Quartz Hill. 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:dj

U:\STAFFSERVICES\DEVELOPER FEE\EIR\The Commons at Quartz Hill.doc

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

COUNTY OF LOS ANGELES PUBLIC LIBRARY

**THE COMMONS AT QUARTZ HILL
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 Commons at Quartz Hill project (353,129 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.

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
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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
The Commons at Quartz Hill

Dear Mr. Sharp,

Below, please find the answers to the questions asked in the 'Request for Service Information' regarding The Commons at Quartz Hill.

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 its 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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2404

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

July 31, 2007

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

REQUESTS FOR INFORMATION: THE COMMONS AT QUARTZ HILL & LANE RANCH TOWNE CENTER, LANCASTER

Dear Mr. Sharp:

The Fire Department has provided the information you are requesting to the City of Lancaster in response to the City's Notices of Preparation for these two projects. Copies of our responses are enclosed. For the record, they are:

1. Letter dated 6/14/2007 – The Commons at Quartz Hill (Reference # 200700073).
2. Letter dated 6/15/2007 – Lane Ranch Towne Center (Reference # 200700074).

If you have any questions regarding this matter, please call Danny Kolker, Planning Analyst, at (323) 881-2404.

Very truly yours,

DEBBIE S. AGUIRRE, CHIEF
PLANNING DIVISION

DSA:dk

Enclosures (2)

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

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

Planning

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

June 14, 2007

B. Cox
Ref#2-C 06-04; Cup 06-09
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

Dear B. Cox:

NOTICE OF PREPARATION, NORTHWEST CORNER OF WEST AVENUE L AND 60TH STREET WEST, "CITY OF LANCASTER" – (FFER #200700073)

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 84, located at 5070 W. Avenue L-14 in Quartz Hill is the jurisdictional station for this property.
2. Following are the closest response units, their distance, approximate response time, and staff:

<u>EQUIPMENT</u>	<u>DISTANCE/MILES</u>	<u>TIME/MINUTES</u>	<u>STAFFING</u>
Engine 84	1.8	5.4	3
Squad 84	"	"	2
Engine 134	4.0	12	3
USAR Engine* 134	"	"	3
Engine 130	4.2	"	4
Haz Mat Engine** 130	"	"	5

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

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
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BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAC
			LA HABRA				WHITTIER

<u>EQUIPMENT</u>	<u>DISTANCE/MILES</u>	<u>TIME/MINUTES</u>	<u>STAFFING</u>
Quint*** 33	7	15	4

- * an Urban Search and Rescue Engine
- ** a Hazardous Materials Engine
- *** a combination engine/ladder truck apparatus

In addition, the Fire Department's current facilities plan includes a future fire station in the vicinity of Avenue K and 70th Street West.

PROJECT IMPACT ON SERVICES:

3. Additional manpower, equipment, and facilities will be needed to serve this development and other proposed developments in West Lancaster. Limited tax revenues have restricted the Fire Department's ability to meet new growth needs. Although general plans for upgrading fire protection in this area have been developed, the Department will not be able to implement these plans without specific provisions for the necessary manpower, equipment and facilities.

SERVICE RESPONSIBILITY:

4. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, this finance mechanism is a developer fee per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures shall be required.

LAND DEVELOPMENT UNIT -- GENERAL REQUIREMENTS:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. Fire Department requirements for access, fire flows and hydrants are addressed during the building permit stage.

5. The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.

COMMERCIAL REQUIREMENTS:

6. Fire sprinkler systems are required in most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses.
7. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.
8. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c. Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e. A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.
9. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.
10. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.
11. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:
 - a. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway.

- c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
- d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

MISCELLANEOUS:

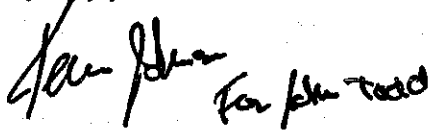
12. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

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.

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

Very truly yours,



John R. Todd

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

JRT:lc

bc: E/R
Division V
FFER #00700073/Pac.
LDU
Planning
File #219
Edapts Upload
(FFER 200700073.my documents-temp.)



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

Planning

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

June 15, 2007

B. Cox
Ref# 2c 06-03; Cup 06-08
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

Dear B. Cox:

NOTICE OF PREPARATION, SOUTHEAST CORNER 60TH STREET WEST AND AVENUE L "CITY OF LANCASTER" - (FFER #200700074)

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

- The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. Fire Station 84, located at 5070 W. Avenue L-14 in Quartz Hill is the jurisdictional station for this property.
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SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
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			LA HABRA				WHITTIER

A.

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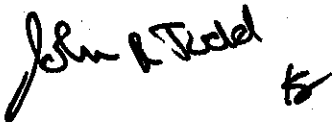
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If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



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

JRT:lc

bc: E/R
Division V
FFER #200700074/Pac.
Land Development
Planning
File #219
Edapts Upload
(FFER #200700074/my documents-temp.)