



## 11.7 Public Service Questionnaires

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ANTHONY C. MARRONE  
FIRE CHIEF  
FORESTER & FIRE WARDEN

"Proud Protectors of Life,  
the Environment, and Property"

## COUNTY OF LOS ANGELES FIRE DEPARTMENT

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



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February 13, 2025

Frances Yau  
5 Hutton Centre Drive Suite 500  
Santa Ana, CA 92707

Dear Frances Yau:

**THE NOTICE OF FIRE PROTECTION SERVICES QUESTIONNAIRE, "WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT" PROPOSES THE ANNEXATION OF APPROXIMATELY 7,153 ACRES CURRENTLY IN UNINCORPORATED LA COUNTY INTO THE CITY OF LANCASTER'S JURISDICTION, CITY OF LANCASTER, FFER2024005143**

The Fire Protection Services Questionnaire was reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

### **PLANNING DIVISION:**

1. Please indicate the name and location of the fire station(s) that serve the project area. Also, indicate, the equipment, personnel and emergency medical services available at each station.

*The project area is large, mostly vacant, and is served by two fire stations depending on the responding area.*

*Fire Station 33, located at 44947 N. Date Avenue, Lancaster, CA 93534-3213, is approximately 2.6 miles southeast of the proposed annexation area and 3.1 miles southeast of the proposed North Lancaster Industrial Specific Plan. It is staffed with a 4 person paramedic engine company comprised of 1 fire captain, 1 fire fighter specialist, and 2 fire fighter paramedics, a 3 person paramedic assessment engine company comprised of 1 fire captain, 1 fire fighter specialist, and 1 fire fighter paramedic, a 4 person*

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

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY  
CALABASAS

CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY  
DIAMOND BAR  
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EL MONTE  
GARDENA  
GLENDDORA  
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HERMOSA BEACH  
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INGLEWOOD  
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LA CANADA-FLINTRIDGE  
LA HABRA  
LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER

LAWNDALE  
LOMITA  
LYNWOOD  
MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT

PICO RIVERA  
POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
VERNON  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

*quint comprised of 1 fire captain, 1 fire fighter specialist, 1 fire fighter paramedic, and 1 fire fighter, and a 2 person paramedic squad comprised of 2 fire fighter paramedics. Fire Station 130, located at 44558 N. 40<sup>th</sup> St. West, Lancaster, CA 93536-9575, is approximately 4.3 miles southwest of the proposed annexation area and 5.3 miles southwest of the proposed North Lancaster Industrial Specific Plan. It is staffed with a 3-person engine company comprised of 1 fire captain, 1 fire fighter specialist, and 1 fire fighter and a 2-person paramedic squad comprised of 2 fire fighter paramedics.*

*Please see attached Fire Station 33 and Fire Station 130 jurisdictional maps and for facility locations.*

2. What is the approximate response time to the project site from each station?

*Based on the distance to the project site, Fire Station 33 is estimated to have an emergency response time of 6 minutes to the nearest point and 10 minutes to the farthest point of the proposed North Lancaster Industrial Specific Plan area.*

*Fire Station 130 is estimated to have an emergency response time of 9 minutes to the closest point and 12 minutes to the farthest point of the proposed North Lancaster Industrial Specific Plan Area.*

3. Are there any current plans for expansion of fire protection facilities, services, staff, or to construct a new facility that would serve the City?

*The Fire Department has two proposed fire stations on the Developer Fee Detailed Fire Station Plan that may serve the City in the future. Fire Station B, in the vicinity of 40<sup>th</sup> St. W and Avenue G; and Fire Station C, in the vicinity of 70<sup>th</sup> Street West and Avenue K-8. The Fire Department is also currently evaluating several options to increase resources in order to manage the rising call volume within Fire Station 33's jurisdiction.*

4. Would the proposed project substantially increase response times or create a substantial increase in demand for fire protection staff, facilities, equipment, etc.?

*Yes. The development of the Specific Plan's buildout potential of 1860.7 acres with maximum buildout of 38,530,998 square feet would substantially increase demand for fire station staffing and resources.*

5. Please indicate any development impact fees required for new developments.

*The County and the City have adopted developer fee ordinances to provide the funds needed to construct and equip the additional fire protection facilities that will be required to protect new development in an amount proportionate to the demand created by each project.*

6. How many calls does the existing structures generate per year? How many projected calls would come from the proposed project in a year?

*During 2023, there were 25,032 Emergency Medical Services, 630 Fire,*



*and 7,471 Other incidents, for a total of 33,133 incidents in the City. The information provided on the project is insufficient to determine the impact this project would have on fire department services (such as growth and size of new development to be incorporated into the City's General Plan Update).*

7. Do you anticipate that required fees and taxes provided by new developments associated with the proposed project will adequately mitigate the expected increase in fire and emergency medical service demand?

*Application of the development fee ordinances and property tax revenue generated by new development will help ensure adequate service levels for future developments. However, each additional development creates greater demands on existing resources.*

8. Do you anticipate that implementation of the proposed project would result in the need for physical additions to your agency (i.e., construction of new fire stations)?

*We are not able to respond completely as to how this project will affect the Fire Department because only limited information is available regarding future projects within the Specific Plan Area at this time. We would like to reserve the right to respond further at a future date when more specific information is available.*

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

*Yes. When a development creates a significant impact that would require additional facilities and/or resources, developers have mitigated the impact by providing a fire station site (land) or a fully constructed fire station facility and equipment in lieu of developer fees.*

10. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

*None at this time.*

For any questions regarding this response, please contact Kien Chin, at (213) 466-5596 or [Kien.Chin@fire.lacounty.gov](mailto:Kien.Chin@fire.lacounty.gov).

**LAND DEVELOPMENT UNIT:**

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

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface. 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. The roadway shall provide approved signs and/or stripping stating, "NO PARKING

- FIRE LANE" and shall be maintained in accordance with the County of Los Angeles Fire Code.

The proposed development of the lots may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.

Every building constructed shall provide an adequate water supply for fire protection purposes. The fire hydrant spacing shall be 300 feet (multi-family, commercial & industrial) to 600 feet (single family detached) with a fire flow requirement up to 4000 GPM at 20 psi residual pressure for 4 hours. An approved fire sprinkler system in the proposed building in compliance with applicable codes and regulations will qualify for a fire flow reduction as outlined Table B105.1 of the County of Los Angeles Fire Code.

Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.

The Land Development Unit appreciates the opportunity to comment on this project. Should any questions arise, please contact Wally Collins at (323) 890-4243 or [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, brush clearance, vegetation management, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

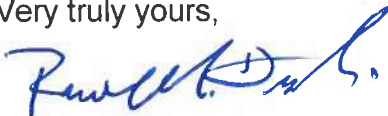
For any questions regarding this response, please contact Forestry Assistant, Matthew Ermino at (818) 890-5719.

#### **HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments for the project Fire Protection Services Questionnaire at this time.

Please contact HHMD Hazardous Materials Specialist III, Jennifer Levenson at (323) 890-4114 or [Jennifer.Levenson@fire.lacounty.gov](mailto:Jennifer.Levenson@fire.lacounty.gov) if you have any questions.

Very truly yours,

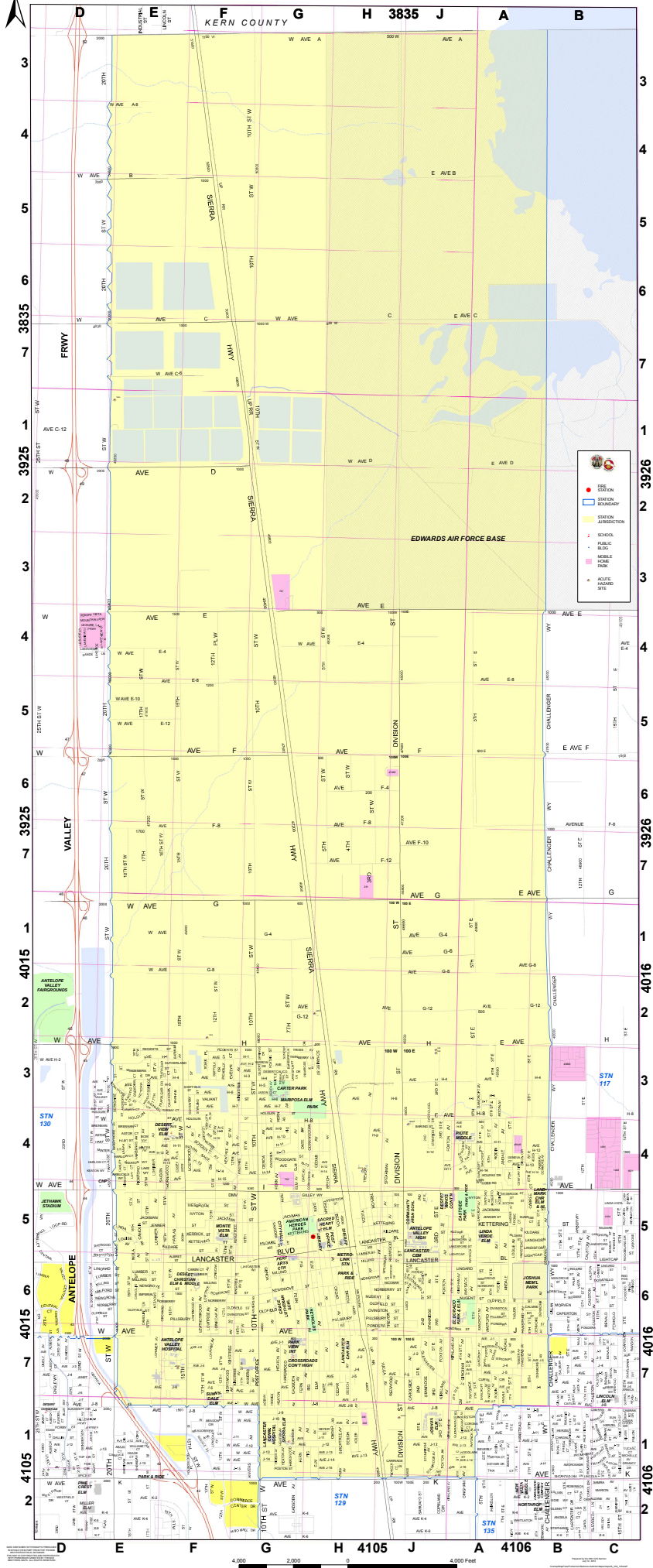


RONALD M. DURBIN, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

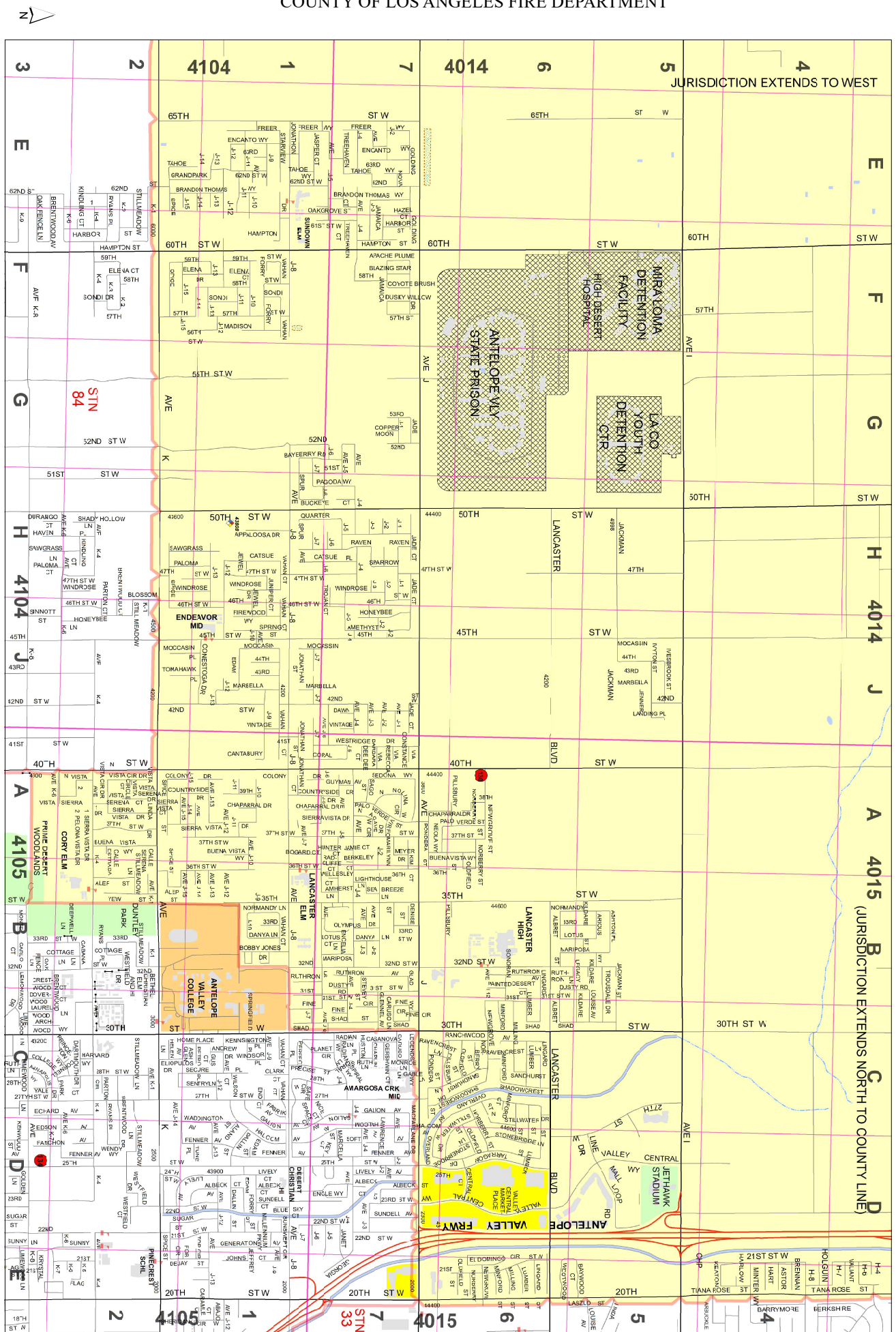
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# STATION 33 JURISDICTION







STATION 130 JURISDICTION DETAIL

**WESTSIDE UNION SCHOOL DISTRICT  
SCHOOL SERVICES QUESTIONNAIRE**

**WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**Antelope Valley of unincorporated Los Angeles County**

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

1. Please indicate the name and location of schools which are available to serve the project site. Del Sur School would serve any students from this area.
  
2. What is the current enrollment and capacity of each school in the vicinity of the project, and what is the distance of the school from the project site?  
Del Sur-763 students. Has potential to accommodate approx. 1,000 students.
  
3. What are the current student generation rates used to project enrollment based on residential (single- and multi-family units) and non-residential development?  
  
It is about .4 students per household.
  
4. Does the District charge developer fees for residential and non-residential development. If so, what are these fees? Are there any other required or recommended mitigation measures for the project?  
Residential-\$3.83  
Industrial-\$.62
  
5. Does the District have any current plans for new school facilities that would serve the project?  
Not at this time.
  
6. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

This project only impact 3 square miles within our boundaries. This is very minimal considering our boundaries are about 260 square miles.



# Lancaster School District

44711 NORTH CEDAR AVENUE, LANCASTER, CALIFORNIA 93534-3210 (661) 948-4661  
Fax (661) 942-9452  
TDD/Voice (661) 948-4661 x100

LARRY FREISE, Ed.D.  
Deputy Superintendent of  
Business Services

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

1. Please indicate the name and location of schools that are available to serve the project site.

- Desert View Elementary (DV), Mariposa Elementary (MA), Piute MS (PI), Endeavour MS (EN)

2. What is the current enrollment and capacity of each school in the vicinity of the project, and what is the distance of the school from the project site?

- DV: 686, capacity ~ 850
- MA: 734, capacity ~ 850
- PI: 736, capacity ~ 1,000
- EN: 804, capacity ~ 1,000
- <https://www.zipdatamaps.com/schools/california/district/map-of-lancaster-elementary-school-district-ca-elementary-school-attendance-zones>

3. What are the current student generation rates used to project enrollment based on residential (single- and multi-family units) and non-residential development?

- Per our 2024 School Facilities Needs Analysis,
  - Single-family detached: 0.324 TK-8 students per unit
  - Multi-family/affordable: 0.237 TK-8 students per unit

4. Does the District charge developer fees for residential and non-residential development. If so, what are these fees? Are there any other required or recommended mitigation measures for the project?

- Per our 2024 School Facilities Needs Analysis,
  - \$5.12/SF residential
  - \$0.62/SF commercial
  - No other mitigations in place

5. Does the District have any current plans for new school facilities that would serve the project?

- No schools are planned in this area for the near future.

6. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

Sincerely,

Larry M. Freise, Ed.D.  
Deputy Superintendent, Business Services  
Lancaster School District

**LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION  
RECREATION QUESTIONNAIRE**

**WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**Antelope Valley of unincorporated Los Angeles County**

**(Proposed for incorporation into the City of Lancaster)**

Please respond to the following questions, on your agency letterhead, providing as much information as possible (necessary to evaluate potential impacts).

1. What is the current total acreage of parkland within the jurisdictional boundaries of the City of Lancaster?  
The annexation area has no current park facilities within it (northeast of Apollo Park, beyond city limits). Apollo Park (54.49 AC) is entirely within the City of Lancaster and 1.25 miles west of the annexation boundary.
2. Does the County have an adopted parkland-to-population standard?  
Yes, according to the County of Los Angeles General Plan 2035, Chapter 10, Parks and Recreation Element, states 4 acres per 1,000 people.
3. Please indicate the location of the facilities which serve the project site. (Please include the distance from the site and size of the facility).  
The following parks may serve the project site due to proximity: Apollo Park (54.49 AC) is entirely within the City of Lancaster and 1.25 miles west of the annexation boundary; George Lane (13.67 AC) is within unincorporated Quartz Hill, directly adjacent to the City and roughly 6.3 miles from the boundary of annexation
4. What are the generation factors for the proposed land use?
5. Please indicate if there will be any required fees or parkland dedication to help mitigate potential impacts to park and recreation facilities.  
There is no requirement for fees or parkland dedication for this annexation.
6. Do you anticipate that project implementation would result in the need for physical additions to your facilities (i.e., construction of new park and recreational facilities)?  
No.
7. Do you have any required or recommended mitigation measures for significant impacts?  
No.
8. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.  
Not Applicable

**LOS ANGELES COUNTY PUBLIC WORKS  
WATER SERVICES QUESTIONNAIRE**

**WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**Antelope Valley of unincorporated Los Angeles County**

Please respond to the following questions on agency letterhead and provide a map if necessary. In your response, provide as much information as possible (necessary to evaluate potential impacts).

1. Please list and describe existing water facilities serving the proposed project site/area (i.e., square footage of facility, number of volumes, etc.). Are these facilities currently adequate? **LACWD40 does not currently provide water service to this area. There are no water system facilities near this area. The District will require capital improvements to support project demands.**
2. Are there any planned additions to existing facilities? **There are no existing water system facilities near this area. The District will require capital improvements to support project demands. LACWD40 has a water service application for a property located within area that will require the installation of facilities.**
3. How are water service needs/standards determined (i.e., volumes/population)? **To determine water system improvements and a plan for service for a proposed development, the applicant will need to contact LA County Fire Department directly to determine the minimum flows, fire hydrants, fire sprinklers, or other various improvements that will be needed specific to the property. In addition, upon receipt of a complete application package, the Development Services Unit of LACWD will perform preliminary hydraulic analysis and set requirements for service. Needs are based on a variety of factors that include project demand, storage, pressure, etc.**
4. Do you anticipate any significant impacts from the project on current services and capacity? If so, please describe how this determination came to be in as much detail as possible. **Impacts will need to be evaluated as development projects are proposed. There is a process in place for water supply to be secured by the project applicant. The District will require significant water system capital improvements to support domestic and fire protection demands of new development.**
5. Do you anticipate that the project implementation would result in the need for physical additions to the existing infrastructure (i.e., pipeline increases)?



**There are no existing water system facilities in the vicinity of the project area. The District will require significant water system capital improvements to support domestic and fire protection demands of new development. The applicant will also be required to pay applicable connection fees.**