
Appendix J-1

Public Services Correspondence Letter, Fire Protection

ARCADIA MIXED-USE PROJECT
PUBLIC SERVICES QUESTIONS

ARCADIA FIRE DEPARTMENT

Project Location: The Project site is located in the City of Arcadia at 150 N. Santa Anita Drive and is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. See attached Figure 1, Project Location, for the limits of the Project site boundaries.

Project Overview: The proposed Project involves the demolition of several existing structures, including a 2-story office building, two single-story commercial buildings, and a surface parking lot. The Project site also contains an existing 8-story office building and single-story bank drive through, which would remain in place upon completion. The Project proposes to construct a 7-story multi-family residential building, containing a total of 319 dwelling units within 2.96 gross acres. According to Southern California Coalition of Governments (SCAG) household size estimates, the Project would result in an increase of approximately 957 residents. See attached Figure 2, Proposed Project, for a site plan and elevations.

1. Provide a list of all Arcadia Fire Department stations that may serve the Project site, and a summary of existing staffing and equipment at each station. Please also describe the Arcadia Fire Department's role/staffing requirements as they relate to paramedic and/or emergency medical services.

- a. **Station 105**
710 S Santa Anita Ave
Arcadia, CA 91006

Fire Administration

- 1 – Fire Chief
- 1 – Deputy Fire Chief
- 1 – Senior Management Analyst
- 1 – Fire Administrative Specialist

Fire Prevention

- 1 – Fire Marshal
- 1 – Administrative Assistant
- 3 – Fire Inspectors (1 F/T, 2 P/T)

Fire Suppression

- 1 – E105 - BLS Fire Engine (3 personnel; Fire Captain, Fire Engineer, Firefighter)
- 1 – T105 - BLS Tractor Drawn Aerial Ladder Truck (3 personnel; Fire Captain, Fire Engineer, Firefighter)
- 1 – RA105 - ALS Rescue Ambulance (2 personnel; Firefighter/Paramedics)
- 1 – BC105 - Command Vehicle (1 personnel – Battalion Chief)

- b. Station 106
630 S Baldwin Ave
Arcadia, CA 91007

Fire Suppression

1 – E106 - BLS Fire Engine (3 personnel; Fire Captain, Fire Engineer, Firefighter)

1 – RA106 - ALS Rescue Ambulance (2 personnel; Firefighter/Paramedics)

1 – USAR106 - Urban Search and Rescue Truck (cross staffed with E106 personnel)

- c. Station 107
79 W Orange Grove
Arcadia, CA 91006

Fire Suppression

1 – E107 - ALS Assessment Fire Engine (3 personnel; Fire Captain, Fire Engineer, Firefighter/Paramedic)

- 2. Are there established performance standards/objectives for maintaining acceptable service ratios or response times?

Yes.

- a. If so, please provide established performance standards/objectives.

EMS – Advanced life support arriving on scene within 5 minutes 90% of the time.

Fire - Four (4) minutes or less for the arrival of the first arriving engine company at the fire suppression incident or eight (8) minutes or less for the deployment of a full first alarm assignment 90% of the time.

- b. Are these established performance standards/objectives being achieved?

Data from the previous three years show that response times are increasing due to call volume, recent pandemic effects, and other factors. These factors would include but not limited to increased traffic patterns, further emergency responses due to adjacent districts responding, and hospital bed availability.

- c. Please provide data on current response times/service ratios for both fire suppression and emergency medical services, if available.

Data is unavailable at this time.

- 3. Are existing fire protection and/or emergency medical service facilities sufficient to provide service to the proposed Project? If not, please see Question #4.

As the city continues to see high density projects, call volume will continue to see an

increase which will result in longer response times. Additionally with a seven-story project, access to any given incident within the facility will also increase response times. The potential need to traverse up and/or across through stairwells, elevators, and/or use of the aerial ladder will inevitably increase response times. At this time with the addition of this project, there is a high probability that services will be impacted.

In addition, overall in downtown Arcadia, there are several new mixed-use buildings of similar density being contemplated. As such, the fire department is conducting analysis of the call response times and staffing resources that may be necessary to keep response times within the city's guidelines. This analysis may result in a program or impact fee and may result in a fair share contribution from this project and subsequent projects in the downtown area.

4. Would development of the proposed Project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Arcadia Fire Department?

No new fire stations are required at this time as a result of this project. However, the addition of this project and others being contemplated or already approved in the downtown area have created the need to study response times and staffing needs (see below).

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

A possible solution to help decrease response times and increase emergency response safety would be the implementation of an alerting system that is integrated with our city's traffic light system. This will improve response times that will ultimately be affected by high-density projects. An example of such a system is HAAS ALERT. The fire department is currently working on a study that will apply to the downtown area. This study may lead to a program for such an alerting system and may result in a fair share contribution from this project and subsequent projects in the downtown area.

Appendix J-2

Public Services Correspondence Letter, Police Protection

ARCADIA MIXED-USE PROJECT
PUBLIC SERVICES QUESTIONS

ARCADIA POLICE DEPARTMENT

Project Location: The Project site is located in the City of Arcadia at 150 N. Santa Anita Drive and is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. See attached Figure 1, Project Location, for the limits of the Project site boundaries.

Project Overview: The proposed Project involves the demolition of several existing structures, including a 2-story office building, two single-story commercial buildings, and a surface parking lot. The Project site also contains an existing 8-story office building and single-story bank drive through, which would remain in place upon completion. The Project proposes to construct a 7-story multi-family residential building, containing a total of 319 dwelling units within 2.96 gross acres. According to Southern California Coalition of Governments (SCAG) household size estimates, the Project would result in an increase of approximately 957 residents. See attached Figure 2, Proposed Project, for a site plan and elevations.

1. Please provide a list of all Police Department stations that may serve the Project site, and a summary of existing staffing and community services at each station
 - One police station, with 70 officers and 35 support staff.
2. Are there established performance standards/objectives for maintaining acceptable service ratios (officer-to-resident ratio) or response times?
 - a. If so, please provide established performance standards/objectives.
 - The Arcadia Police Department provides patrol services 24 hours a day, seven days a week and will prioritize responses to requests for emergency services using available resources to enhance the safety of the public and department members.
 - b. Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available.
 - The police department's response times are approximately 2-3 minutes for emergency calls. The department also maintains a minimum staffing level of no less than 5 officers per patrol shift and up to 8 officers per patrol team.
3. Are existing police station facilities sufficient to provide service to the proposed Project? If not, please see Question #4.
 - Yes
4. Would development of the proposed Project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Arcadia Police Department?
 - N/A
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

Appendix J-3

Public Services Correspondence Letter, Schools

Business Services
150 South Third Avenue
Arcadia, CA 91006

p 626 821 6631
f 626 821 6632
www.ausd.net



August 4, 2021

Brandon Whalen-Castellanos
Associate CEQA/NEPA Planner
Dudek
38 N. Marengo Avenue
Pasadena, CA 91101
bwhalencastellanos@dudek.com

RE: Arcadia Unified School District Information for Alexan Mixed-Use Development Project
Environmental Impact Report

Dear Mr. Whalen-Castellanos:

Pursuant to your letter dated July 15, 2021 regarding the Alexan Mixed-Use Development Project Environmental Impact Report, please see our responses to your questions below:

1. Please provide a list of the Arcadia Unified School District (AUSD) student generation factors that can be used to estimate the potential increase in enrollment that would be associated with the Project.

AUSD uses a "student yield rate" for each new dwelling unit being built. As of 2018, this rate is 0.430 per new dwelling unit. This project, containing 319 new dwelling units would be projected to increase enrollment by approximately 137 students.

2. What schools are within the district's service boundaries for the proposed Project site? What is the 2021 student enrollment as well as the student enrollment capacity for each of the schools?

The schools within the service boundaries for the proposed project are Holly Avenue Elementary School, First Avenue Middle School, and Arcadia High School. Respectively, their projected 2021 student enrollment is 727, 680, and 3,010. All schools are below their capacity, even when including the projected increase due to this new project.

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?
 - a. If so, please provide established performance standards/objectives.

Grades TK to 3 are staffed, on average, at a ratio of one teacher for every 26 students. Grades 4 and 5 are staffed, on average, at a ratio of one teacher for every 30 students. Grades 6 through 8 are staffed, on average, at a ratio of one teacher for every 28 students. Grades 9 through 12 are staffed, on average, at a ratio of one teacher for every 33 students. All staffing ratios and decisions are subject to adjustment and modification by district administration as needed.

- b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

The district is currently achieving the established performance standards/objectives.

4. Are existing schools sufficient to provide support to the proposed Project? If not, please see Question #5.

The district believes, at this point in time, that its existing schools are sufficient to provide support to the proposed project.

5. Would development of the proposed Project result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives?

N/A

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

N/A

If you have any questions, please do not hesitate to contact me.

Sincerely,



Dierk Esseln
Assistant Superintendent, Business Services

DE:cc

Appendix J-4

Public Services Correspondence Letter, Parks

Arcadia Mixed-Use Project Public Services Questions

1. The City of Arcadia has 14 City parks, 4 County parks, and several joint use facilities with the Arcadia Unified School District. Arcadia residents have open access to approximately 135 acres of park facilities within the City. Within a half mile walk of the proposed mixed-use project there are 3 parks, Arcadia County Park, Bonita Park, and Newcastle Park. Arcadia County Park's amenities include an aquatics facility, tennis courts, lawn bowling greens, horseshoe pits, baseball fields, community rooms, playgrounds, and picnic shelters. Bonita Park's amenities include a skate park, baseball field, playground, and multi-purpose field. Newcastle Park's amenities include tennis courts, volleyball courts, handball courts, playground, and multi-purpose field.
2.
 - a. Per Arcadia's General Plan, the City strives to provide a minimum of 2.43 acres of parkland per 1,000 residents. Per the Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment, the county average is 3.3 acres of parkland per 1,000 residents.
 - b. Currently, Arcadia has a population of 56,364 people and provides 2.39 acres of parkland per 1,000 residents, which is .04 acres per 1,000 residents short of the City's goal. With the additional 957 residents from the proposed mixed-use project, the City's population would rise to 57,321. With this rise in population, Arcadia would be providing 2.35 acres per 1,000 residents, increasing the parkland deficit an additional .04 acres per 1,000 residents, and leaving Arcadia .08 acres per 1,000 residents short of the goal ratio.
3. The City is not currently meeting their acre per resident goal set forth in the General Plan and the increased population from the mixed-use project would move the City even further from reaching their ideal ratio.
4. The mixed-use project would increase the need for more parkland acreage. Without additional acreage, the City risks over saturation of already established parks.
 - a. The mixed-use project would result in an additional need of .04 acres per 1,000 residents. To maintain the current acreage per resident ratio, at least 2.28 acres of parkland would need to be allocated. No such park or facility is currently being considered. Based off the Preliminary Opinion of Construction Costs for Fairview Avenue Park in the Recreation and Community Services Department's Master Plan, creating a park of this size from start to finish could cost upwards of \$2,672,000, not including the cost of acquiring land. (Fairview Estimated Development Cost x 2.4 size difference)



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

August 12, 2021

sent via email: bwhalencastellanos@dudek.com

Mr. Brandon Whalen-Castellanos
CEQA/NEPA Associate Planner
Dudek
38 North Marengo Avenue
Pasadena, California 91101

Dear Mr. Whalen-Castellanos:

**Re: Request for LA County Parks and Recreation Information for the Alexan
Mixed-Use Development Project Environmental Impact Report**

Your request for information dated August 6, 2021 has been received and reviewed by the Los Angeles County Department of Parks and Recreation (DPR). The proposed project located on 150 N. Santa Anita Avenue is close to Arcadia County Park but is within the City of Arcadia which operates all other parks within the City. Dudek should contact the City of Arcadia regarding potential impacts on parks operated and maintained by the city. Please see below our responses to the questions regarding parks and recreation facilities under CEQA:

1. Please provide a list of all local/regional parks that may serve the Project site, and a summary of existing facilities (e.g., sports court, pool, picnic areas, community rooms) at each park.

The proposed project at 150 N. Santa Anita Avenue is located within the City of Arcadia. Arcadia County Community Regional Park is located in close proximity to the project, but is a DPR-operated and maintained facility located within the City of Arcadia. Below is list of DPR facilities which is located within five (5) miles of the project:

Park Name	Classification	Acres	Park Amenities
Arboretum and Botanic Garden 301 North Baldwin Avenue Arcadia, CA 91006	Special Use (Botanic Garden)	119.36	1 Auditorium, 4 Restrooms, 1 Concession Stand, 3 Classrooms, 1 Library, 1 Exhibit Area, Historic Value, 1 Gift Shop, 1 Group Picnic Shelter, 1 Trash Enclosure, 1 Lake, Specialty Garden, 1 Barbecue, 1 Outdoor Kitchen, Drinking Fountains, Banners/Kiosks,

Park Name	Classification	Acres	Park Amenities
			Educational Signage, Security Lighting
Arcadia Community Regional Park 405 South Santa Anita Avenue Arcadia, CA 91006	Community Regional	52.60	1 Community Building, 1 Pool Building, 4 Restrooms, 2 Multipurpose Rooms, 2 Classrooms, Historic Value, 1 Group Picnic Shelter, 1 Baseball Field, 2 Softball Fields, 12 Tennis Courts, 6 Shuffleboard Courts, 32 Lawn Bowling Lanes, 1 Swimming Pool, 1 Wading Pool, 1 Splash Pad, 1 Fitness Zone, 2 Horseshoe Pits, 1 Play Area 2-5 Years, 1 Play Area 2-12 Years, 1 Barbecue, 1 Outdoor Kitchen, Picnic Tables, Drinking Fountains, Security Lighting, Parking
Eaton Canyon Equestrian Park 2675 New York Drive Pasadena, CA 91107	Special Use (Trailhead)	4.51	Trail staging area, horse ties, horse arena, multi-use trail
Eaton Canyon Golf Course 1150 North Sierra Madre Villa Pasadena, CA 91107	Special Use (Golf)	72.02	Regulation 9-hole course featuring narrow fairways and rolling terrain. Located high in the foothills with mountain and valley views. Men: Blue: Par 35 – 2,862 yards, White: Par 35 – 2,680 yards Women: Par 35 – 2,563 yards Amenities include: 9 Golf Course No. Holes, 1 Putting Green, 1 Driving Range, 1 Club House, 1 Coffee Shop, 1 Pro -Shop, Golf Carts
Eaton Canyon Natural Area and Nature Center 1750 North Altadena Drive Pasadena, CA 91001	Special Use (Natural Area)	219	1 Nature Center, 1 Restroom, 2 Classrooms, 1 Library, 1 Exhibit Area, Historic Value, 1 Gift Shop, 1 Picnic Shelter, 1 Amphitheater, Trail Staging Area, Horse Trail, Hiking Trail, Animal Exhibit, Wildlife Sanctuary, 1 Barbecue, Picnic Tables, Drinking Fountains, 1 Vending Machine, Banners/Kiosks,

Park Name	Classification	Acres	Park Amenities
			Educational Signage, 1 Outdoor Stage, Security Lighting
Michillinda Park 3800 Michillinda Drive East Pasadena, CA 91107	Pocket	2.18	1 Restroom, Historic Value, 1 Play Area 2-12 Years, 1 Barbecue, Picnic Tables, Security Lighting Street parking only
Pamela County Park 2236 Goodall Avenue Duarte, CA 91010	Neighborhood	3.26	1 Community Building, 1 Gymnasium, 1 Restroom, 1 Multipurpose Room, 2 Classrooms, 1 Computer Lab, 2 Group Picnic Shelters, 1 Trash Enclosure, 1 Basketball Full Court, Above Ground Skate Park, 1 Play Area 2-12 Years, 1 Barbecue, Picnic Tables, Drinking Fountains, Security Lighting
Peck Road Water Conservation Park 5401 North Peck Road Arcadia, CA 91006	Regional	26.10	1 Restroom, 1 Lake, Hiking Trail, Bicycle Trail, 1 Barbecue, Picnic Tables, Drinking Fountains, Security Lighting
Santa Anita Golf Course 405 South Santa Anita Avenue Arcadia, CA 91006	Special Use (Golf)	129.11	Regulation 18-hole historic course featuring undulating fairways and large trees Men: Blue: Par 71 – 6,389 yards, White: Par 71 – 5,910 yards. Women: Par 74 – 5,910 yards Amenities include: Historic Value, 1 Putting Green, 1 Driving Range, 1 Club House, 1 Banquet Room, 1 Coffee Shop, 1 Pro -Shop, Golf Carts
Santa Fe Dam Recreational Area 15501 East Arrow Highway Irwindale, CA 91706	Regional	952.38	1 Nature Center, 9 Restrooms, 1 Concession Stand, 5 Group Picnic Shelters, 2 Volleyball Sands, 1 Splash Pad, 1 Fitness Zone, 1 Boating Area, 1 Lake, 1 Boat Rental, 1 Swim Beach, 1 Sailing Area, 1 Fishing Lake, Bicycle Trail, Wildlife Sanctuary, 1 Play Area 2-5 Years, 2 Play Areas 5-12 Years, Group Camping, 1 Shower, 1

Park Name	Classification	Acres	Park Amenities
			Barbecue, Picnic Tables, Drinking Fountains, Educational Signage, Security Lighting

2. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., park acreage per resident)?

a) If so, please provide established performance standards/objectives.

The Los Angeles County General Plan establishes a goal of four (4) acres of local parkland per 1,000 residents and six (6) acres of regional parkland per 1,000 residents. The 2016 Los Angeles Countywide Parks and Recreation Needs Assessment determined that the County has an average of 3.3 acres of parkland per 1,000 residents.

b) Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

According to the Countywide Parks Needs Assessment, the City of Arcadia has 74.8 park acres available for population of 57,639, which equates to 1.6 park acres per 1,000. About 70% of the population live within half-mile of a park. For more information, please see this report:

https://lacountyparkneeds.org/FinalReportAppendixA/StudyArea_166.pdf

3. Are existing park/recreation facilities sufficient to provide support to the proposed Project? If not, please see Question #4

This should be determined in consultation with the City of Arcadia which operates other parks in the City.

4. Would development of the proposed Project result in the need for new park/recreation facilities and/or physically altered facilities in order to maintain acceptable performance objectives of the Los Angeles County Department of Parks and Recreation?

a) If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

The project proposes to construct a 7-story multi-family residential building, containing a total of 319 dwelling units and would result in an increase of approximately 957 residents. Implementation of the proposed project could potentially result in increased use of existing neighborhood and regional parks or

Mr. Brandon Whalen-Castellanos

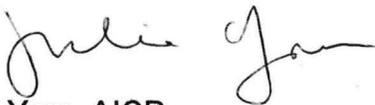
August 12, 2021

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other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated if the residents choose to use existing County park facilities. DPR generally recommends that large residential projects provide some on-site open space and recreational amenities to meet the needs of residents. For residential subdivisions within the unincorporated areas of Los Angeles County, DPR determines their Quimby parkland obligations per the requirements of the Los Angeles County Code and State Quimby Act. Since the proposed project is located in the City of Arcadia, please consult with the City regarding its parkland dedication requirements.

Thank you for including this Department in the review of this document. Should you have any questions or require additional information, please feel free to contact me at (626) 588-5311 or jyom@parks.lacounty.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Yom".

Julie Yom, AICP
Park Planner

JY:CL:ev

c: Parks and Recreation (C. Lau)

Appendix J-5

Public Services Correspondence Letter, Libraries

ARCADIA MIXED-USE PROJECT
PUBLIC SERVICES QUESTIONS

ARCADIA PUBLIC LIBRARY

Project Location: The Project site is located in the City of Arcadia at 150 N. Santa Anita Drive and is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. See attached Figure 1, Project Location, for the limits of the Project site boundaries.

Project Overview: The proposed Project involves the demolition of several existing structures, including a 2-story office building, two single-story commercial buildings, and a surface parking lot. The Project site also contains an existing 8-story office building and single-story bank drive through, which would remain in place upon completion. The Project proposes to construct a seven-story multi-family residential building, containing a total of 319 dwelling units within 2.96 gross acres. According to Southern California Coalition of Governments (SCAG) household size estimates, the Project would result in an increase of approximately 957 residents. See attached Figure 2, Proposed Project, for a site plan and elevations.

1. **Are there established performance standards/objectives for maintaining acceptable service ratios?** Yes. Staff per 1,000 served = (Total Staff FTE)/(Legal Service Area/1,000). Staff per 1,000 Served measures the level of staffing relative to the legal service area population. It is the number of library staff in FTEs divided by the number of persons in that area. FTE staff is calculated by adding the total number of hours per week worked by all staff and dividing by 40. In this context, full-time means 40 hours per week, regardless of how many hours per week the library is open. This input measure may be relevant whenever the adequacy of library staffing and staff funding are issues. It is particularly useful when the population or geographical area which the library serves increases dramatically. When that happens, there should be a corresponding increase in staff to offset the population increase.
2. **Are existing library facilities sufficient to provide service to the proposed Project? If not, please see Question #3** Currently, we are in the red & not in the green. It looks like a .9 ratio puts us into the green and we are at .4742.
3. **Would development of the proposed Project result in the need for new library facilities and/or physically altered facilities to maintain performance objectives of the Arcadia Public Library?** Not at this time.
 - a. **If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.** Not needed at this time.

SKYE PATRICK
Library Director



September 20, 2021

Brandon Whalen-Castellanos
Associate Planner
DUDEK
38 North Marengo Avenue
Pasadena, CA 91101

REQUEST FOR LA COUNTY LIBRARY INFORMATION FOR THE ALEXAN MIXED-USE DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)

Dear Mr. Whalen-Castellanos:

This is in response to your request for information regarding the Alexan Mixed-Use Development Project Environmental Impact Report (EIR) which proposes the development of 319 residential units. Attached is a report of LA County Library's analysis of the development and the projected impact to services.

If you have any questions or need additional information, please contact Elsa Muñoz at (562) 940-8450 or EMunoz@library.lacounty.gov.

Very best,

A handwritten signature in black ink, appearing to read 'Skye Patrick'.

Skye Patrick
Library Director

SP:YDR:GR:EM

Attachments

c: Grace Reyes, Administrative Deputy, LA County Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library
Ting Fanti, Departmental Finance Manager, Budget and Fiscal Services, LA County Library

<https://lacounty.sharepoint.com/sites/publiclibrary/docs/staffservices/Documents/EIR/Alexan Mixed-Used Project/Alexan Mixed-Use response.doc>

7400 E Imperial Highway, Downey, CA 90242 | 562.940.8400 | LACountyLibrary.org



COUNTY OF LOS ANGELES SUPERVISORS

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4th District

KATHRYN BARGER
5th District

**LA COUNTY LIBRARY
ALEXAN MIXED-USE DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT**

This project is not within LA County Library’s service area; however, it is relatively close to the Live Oak Library, located at 22 W. Live Oak Ave., Arcadia, CA 91007, a facility with 7,472 sq. ft. of space, a collection of 23,175 books, magazines, and media, and 8 computers (as of June 30, 2021).

1. Are there established performance standards/objectives for maintaining acceptable service ratios?

LA County Library service level guidelines entail a minimum of 0.50 gross square foot of library facility space per capita, 3.0 items (books and other library materials) per capita for regional libraries and 2.75 items per capita for community libraries, and 1.0 public access computer per 1,000 people served.

2. Are existing library facilities sufficient to provide service to the proposed Project? If not, please see Question #3.

Live Oak Library is a community library and based on these guidelines does not currently meet the minimum requirements for the population of this service area. The current deficiency is 540 sq. ft. of facility space, 20,888 collection items, and 8 public access computers.

3. Would development of the proposed Project result in the need for new library facilities and/or physically altered facilities to maintain performance objectives of the Live Oak Library?

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.**

The proposed project involves the construction of 319 residential units with a population increase of approximately 957 which might create the need for an additional 479 sq. ft. of facility space, 2,632 collection items, and 1 public access computer.

We estimate the potential increased service cost related to the proposed project to be approximately \$610K which is illustrated by the following chart:

Alexan Mixed-Use Development Project Environmental Impact Report	Impact Per Capita (population of 957)	Estimated Costs	Total Costs
a. Building	479	\$1,000 sq. ft.	\$479,000
b. Land (4:1 land to building ratio)	1,916	\$29 (Library Planning Area 3)	\$55,564
c. Collections	2,632	\$28	\$73,696
d. Public Access Computers	1	\$1,800	\$1,800
Total			\$610,060

In efforts to minimize the impact of residential projects on library services LA County Library collects a one-time Library Facilities Mitigation Fee (Developer Fee) at the time building permits are requested for all new residential dwellings located within the unincorporated areas of the County served by the LA County Library. The current Developer Fees are as follows, by Library Planning Area, these fees are subject to a CPI increase effective July 1:

FY 2021-22 Library Facilities Mitigation Fee Schedule

Planning Area	Fee per Dwelling Unit
Area 1 - Santa Clarita Valley	\$1,010
Area 2 - Antelope Valley	\$978
Area 3 - West San Gabriel Valley	\$1,021
Area 4 - East San Gabriel Valley	\$1,008
Area 5 - Southeast	\$1,011
Area 6 - Southwest	\$1,018
Area 7 - Santa Monica Mountains	\$1,013

LA County Library also collects an annual special tax which is levied on parcels within 10 cities (Cudahy, Culver City, Duarte, El Monte, La Cañada Flintridge, Lakewood, Lomita, Lynwood, Maywood, and West Hollywood) and unincorporated areas serviced by LA County Library. The Special Tax Rate for FY 2021-22 is \$32.55 per parcel.

Although the proposed project is not within the Library's service area, it is likely for residents to visit the library due to its proximity to the project, thereby creating a need for additional resources. LA County Library leadership is open to discuss options regarding mitigation efforts and supporting the continued enhancement and delivery of library services to the residents of the Arcadia community.