December 10, 2018

Dear Los Angeles County Board of Supervisors,

The Kern County Fire Department has been tasked by the Kern County Board of Supervisors to review and approve of fire-safety measures undertaken by Tejon Ranch Company (Tejon Ranch) in the entitlement and development of their three master planned communities currently approved in Kern County. Tejon Ranch has a long history of pro-active management practices, including fuel modification (grazing), for fire prevention and has always strongly partnered with County, State and Federal agencies in fire prevention and firefighting efforts.

With full Environmental Impact Reports and extensive public input, Kern County has approved and is implementing, the Tejon Industrial Complex and Commerce Center (20 million square feet of industrial/commercial) with over 2,300 current jobs with new businesses under construction, the Tejon Mountain Village Specific Plan, (2009) with 3,450 mountain homes and 21,000 acres of open space beyond the Ranch Wide Agreement, which sets aside 240,000 acres of open space for permanent preservation. The Grapevine Specific and Community Plan (2016) with 12,000 homes of all types with 5.1 million square feet of commercial-industrial development under judicial review incorporated extensive fire prevention methods and no legal challenge was brought against the Fire and public protection component of the plan. The remaining developments to be considered are the Centennial Specific Plan in Los Angeles County that is before your Board and a remaining 7,600 acre project adjacent to the Grapevine plan in Kern County.

Tejon has worked closely with our Department to develop comprehensive Fire Prevention Plans for their developments that include measures to ensure the safety and protection of future residents, visitors, and their property. The plans employ fire spread modeling, fuel modification, fire protection related infrastructure (water supply, hydrants, primary and secondary ingress/egress roads, fully staffed and fully equipped on-site fire stations for firefighting and emergency response) and structural fire protection concepts (such as building standards incorporating the latest in ignition resistance standards and interior sprinklers, where appropriate) for each development. Further measures include under-grounding utility lines to reduce the chance of ignition, excellent street networks to allow fire fighters quick and easy access and an emergency evacuation plan that must be updated for each new phase of development.

Proudly Serving the Cities of Arvin, Bakersfield, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco, and all Unincorporated Areas of Kern County
Additionally, our Department has communicated with the Los Angeles County Fire Department in order to have a coordinated response to communities within the proposed Tejon Ranch developments. Both Fire Departments respond jointly to fire and other emergencies in the Grapevine area. This close cooperation provides maximum fire and emergency services within a short time-frame which often is the difference in reducing the loss from hostile fires.

Tejon Ranch, in their extensive planning efforts, have been on the cutting edge of fire prevention planning for master planned communities in California and have long exhibited a commitment to fire prevention and support of firefighting efforts on behalf of the entire region.

Thank you for your consideration of these comments.

Sincerely,

[Signature]

BRIAN S. MARSHALL
Fire Chief and Director of Emergency Services
November 29, 2018

Honorable Supervisor Sheila Kuehl  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 821  
Los Angeles, CA 90012  

To the Honorable Supervisor Sheila Kuehl, Chair of Board of Supervisors,

On behalf of The Greater Los Angeles African American Chamber of Commerce we are writing to express our support for the Centennial at Tejon Ranch mixed use project which is planned to build 19,000 new homes with 10 million square feet of commercial space, creating 23,000 permanent jobs – not to mention creating $39.1 million annually in County tax revenues that will benefit ALL of LA County.

Our mission at GLAAACC is to advocate and promote the economic growth and development of African American business by focusing on legislative advocacy, as well as identifying and developing business opportunities and strategic business alliances.

The County of Los Angeles is facing a housing crisis and we need a variety of housing types in various locations throughout Los Angeles County. We believe that Centennial’s master-plan will do just that; create more price-attainable housing and will accommodate the planned regional population and economic growth in our county.

A key factor leading to our region’s housing crisis stems from not building enough housing supply to keep up with growth over the last two decades. Many regional plans such as SCAG’s Sustainable Communities Strategies suggest that building more infill housing projects in urban areas next to transit is a key strategy to ending our housing affordability and housing supply crisis.

However, since 2013 over 70% of CEQA lawsuits are targeted at stopping urban infill, multi-family, transit-oriented housing. The very housing needed according to key environmental agencies such as CARB and opponents of this project protest that we need, however these same well-funded opponents prevent these projects from moving forward, making our housing crisis worse.

Centennial is LA County’s opportunity to take advantage of growth by providing diverse working-class and middle-income families an opportunity for homeownership. Ten percent of the housing units at Centennial have been designated as affordable all without subsidy. The amount of affordable housing created by this project is more than what has been produced in LA County over the last 5 years.

Centennial will power the community with its own clean, renewable energy, use state-of-the-art water conservation measures, and with over 95 miles of trails and clustered development. The community masterplan is a balanced plan of economic opportunity and environmental conservation that everyone in Los Angeles County will benefit from.

The Greater Los Angeles African American Chamber of Commerce believes that Centennial at Tejon Ranch is just one of many opportunities to stimulate increasing housing production in the County to solve our housing crisis and we urge that you approve this project on December 11th.

Respectfully,

Gene Hale
Chairman
December 6, 2018

Dear Supervisors,

On behalf of the Antelope Valley Transit Authority (AVTA) team, I would like to thank you for the opportunity to provide you information that may be helpful during your consideration of the Centennial - Tejon Ranch project. My leadership team and I have met with Tejon Ranch representatives on several different occasions to discuss how best to provide modern public transit to the planned Centennial project.

As the public transit provider for the Antelope Valley, our primary commitment is to serve the transit and mobility needs of our current and future residents. The AVTA has and will continue to work closely with Centennial representatives to ensure we plan public transit services that will enhance the quality of life in the new community.

Should the Board of Supervisors approve this project, AVTA can assure you we will look forward to working with the development to implement an environmentally friendly 100% battery-electric bus fleet to meet the transportation needs of the local community.

Sincerely,

Macy Neshati
Executive Director/Chief Executive Officer
Honorable Supervisor Sheila Kuehl  
Chair of Board of Supervisors  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 821  
Los Angeles, CA 90012

Honorable Supervisor Hilda Solis  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 856  
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Honorable Supervisor Mark Ridley-Thomas  
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Honorable Supervisor Janice Hahn  
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500 W. Temple Street, Room 822  
Los Angeles, CA 90012

Honorable Supervisor Kathryn Barger  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 869  
Los Angeles, CA 90012

To the Honorable Supervisor Janice Hahn, Chair of Board of Supervisors,

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Centennial has included us in discussions on the project and has been keeping us informed about any new changes. They have met with us numerous times over the years and Centennial has always been willing to work with us to address our issues.

Centennial will include many services and amenities that would improve the quality of life in our community. Some of the many benefits provided by Centennial include the creation of up to four fire stations, a sheriff station, a public library, parks/trails and schools.

These public services are greatly needed by the community.

Through our many interactions with Centennial, we know them to be responsible partners who care deeply about not only the proposed community, but also their surrounding neighbors.

The Oso Town Council is proud to support Centennial. We urge the Board of Supervisors to approve Centennial so it can move forward.

Sincerely,

[Signature]

Oso Town Council
Honorable Supervisor Sheila Kuehl
Chair of Board of Supervisors
Kenneth Hahn Hall of Administration
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Sincerely,

[Signature]

Oso Town Council

Chad Davis
48102 224TH W
Lancaster, CA 93536
949) 438-2273
Honorable Supervisor Sheila Kuehl  
Chair of Board of Supervisors  
Kenneth Hahn Hall of Administration  
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Sincerely,  
Joe Zimmie  
1-661-724-1867

Oso Town Council
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Sincerely,

[Signature]

Oso Town Council
December 7, 2018

Los Angeles County Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple St. Ste 383
Los Angeles, CA 90012
(213) 974-1411

Dear Los Angeles County Board of Supervisors:

In an on-going effort to bring a private medical facility to the future residents of Centennial and surrounding area, we continue to meet with companies whom have expressed interest in our project site. We recently received the attached letter from Dignity Health and wanted to submit it for the record.

Thank you,

\[signature\]

Greg Medeiros
Vice-President of Community Development
Tejon Ranch Company
November 9, 2018

Mr. Greg Medeiros  
Vice President Community Development  
Tejon Ranch Company  
27220 Turnberry Lane, STE 190  
Valencia, California 91355

Dear Mr. Medeiros:

Thank you for your recent visit to our facilities. It was a pleasure to learn more about the Centennial project and to discuss what we can bring to the community with our state-of-the-art services. We are looking forward to continuing our discussions concerning healthcare needs for the Centennial community. Dignity Health is the largest hospital system in California and we are eager to expand our ministries to meet the healthcare needs of our communities.

Dignity Health is very interested in providing healthcare services for residents of Centennial at Tejon Ranch. Understanding that residents living at Centennial are still a few years into the future, the concept for serving in the community would begin with the early establishment of an urgent care facility with ambulatory transport provided by a partner organization to a larger medical facility. Physicians, services, and specialists will be added as the community develops and demand increases, with the ultimate goal of establishing a hospital to meet the needs of the residents of Centennial and the surrounding areas.

Also available to supplement our initial presence in the community, are mobile health vehicles which can provide preventive and primary care and chronic condition management as well as immunizations, lab tests and wellness checks. Finally, telemedicine can provide a valuable service to the community by providing self-service options for blood pressure, weight management and health tips.

We look forward to working with Centennial on the healthcare needs for this community.

Sincerely,

Jon Van Boeing  
SVP Operations Dignity Health Central Valley  
President and CEO, Bakersfield Memorial Hospital

Cc: Ken Keller, COO, Bakersfield Memorial Hospital