



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PJ-1**

June 23, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**STEPHEN SORENSEN COUNTY PARK
PHASE II GENERAL IMPROVEMENTS PROJECT
APPROVE ENVIRONMENTAL ASSESSMENT/
MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
AWARD CONSTRUCTION CONTRACT
APPROVE REVISED PROJECT BUDGET
APPROVE IMPLEMENTATION AGREEMENT
SPECS. 6679; C.P. 68960
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTORS OF PARKS AND RECREATION AND COMMUNITY
DEVELOPMENT COMMISSION THAT YOUR BOARD:**

1. Approve the Environmental Assessment/Mitigated Negative Declaration (Enclosure B) for the Stephen Sorensen County Park General Improvements project together with the comments received during the public review process, find that the project will not have a significant effect on the environment, and that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the County.

2. Adopt the Mitigation Monitoring and Reporting Program (Section 4 of Enclosure B) to ensure compliance with the project conditions as contained in the Mitigated Negative Declaration and to mitigate or avoid environmental effects.
3. Find that Environmental Construction, Inc., is the apparent lowest responsive and responsible bidder, and award a construction contract to Environmental Construction in the amount of \$2,681,837 for the Stephen Sorensen County Park Phase II General Improvements project, funded by the Safe Neighborhood Parks Proposition of 1996, State Proposition 12 Roberti-Z'Berg-Harris Grant funds, an Asset Development Implementation Fund Loan, Landscape and Lighting Act District Zone 45 funds, and net County cost, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance, Labor and Materials Bonds, and insurance certificates filed by the contractor.
4. Delegate to the Acting Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the above conditions for contract award, authorize the Acting Director to execute the construction contract in the form previously approved by County Counsel with Environmental Construction, and establish the effective contract date.
5. Approve a total revised project budget of \$4,467,000 for the Stephen Sorensen County Park Phase II General Improvements project as detailed in Enclosure A.
6. Approve and authorize the Director of Parks and Recreation to sign the enclosed Implementation Agreement (Enclosure E) with the Desert Tortoise Preserve Committee, Inc., for the acquisition, enhancement, and long-term management of 3 acres of Mohave Ground Squirrel habitat to comply with the requirements of the 2081 California Endangered Species Act Incidental Take Permit to be issued by the California Department of Fish and Game for the project at a cost not to exceed \$9,097 to be funded from the project budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to proceed with construction of the Stephen Sorensen County Park Phase II General Improvements project.

On March 1, 2005, your Board adopted the plans and specifications and authorized advertising for construction bids for the Phase II General Improvements. On April 26, 2005, seven bids were received. Environmental Construction, with a bid of \$2,685,337, is the apparent lowest responsive and responsible bidder. The bid received from Environmental Construction is \$491,315 below Public Works' fair construction cost estimate amount of \$3,176,652. Therefore, we are recommending that your Board award the contract to Environmental Construction subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance, Labor and Materials Bonds, and insurance certificates filed by the contractor. The bid results are summarized in Enclosure C.

The Phase II project consists of constructing two lighted basketball courts, a lighted general purpose/soccer field, a lighted ball field with prefabricated steel bleachers and dugouts, a concrete walkway, a parking lot, landscaping and irrigation improvements, and fencing.

The enclosed Environmental Assessment/Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act and the National Environmental Policy Act and includes the second phase park development along with the proposed future community building, which is partially funded by Community Development Block Grant funds.

Because the project involves developing property that could be a potential habitat for the Mojave Ground Squirrel, we must obtain a California Endangered Species Act Incidental Take Permit from Fish and Game. In order to satisfy the conditions of the permit, we recommend approval of the enclosed implementation agreement, which provides for the Desert Tortoise Preserve Committee, Inc., to acquire, enhance, and manage 3 acres of Mojave Ground Squirrel habitat at a cost not to exceed \$9,097.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goals of Fiscal Responsibility, Children and Families' Well-Being, and Community Services as the project is an investment in public infrastructure and will provide enhanced recreational opportunities that will assure good health, education and workforce readiness, and social and emotional well-being for children and families in the unincorporated area of Lake Los Angeles.

FISCAL IMPACT/FINANCING

The recommended construction contract with Environmental Construction is for \$2,681,837. In addition, \$402,800 (15 percent of the contract amount) has been allocated for change orders in the construction budget.

The total project cost, including land acquisition, plans and specifications, plan check, construction, youth employment, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services is currently estimated at \$4,467,000, which is \$1,657,583 more than the previously approved project budget. The increase includes an additional \$66,097 for land acquisition costs; \$837,837 to award the construction contract based on the bid received; \$218,050 for additional change order contingency to mitigate unforeseen site conditions; \$7,365 for implementation of the youth employment program; \$90,000 for utility service connection fees; \$349,812 for consultant services to implement the environmental mitigation measures included in the Environmental Assessment/Mitigated Negative Declaration; and \$88,422 for County Services associated with management, plan check activities, permits, and coordination of the environmental mitigation measures during construction.

The total project cost of \$4,467,000 is funded from the Safe Neighborhood Parks Proposition of 1996 (\$175,000), a State Proposition 12 Roberti-Z'Berg-Harris Grant (\$267,000), an Asset Development Implementation Fund Loan (\$470,000), Landscape and Lighting Act District Zone 45 Funds (\$2,835,000), and net County cost (\$720,000). Sufficient appropriation for the estimated total project cost is available in the Fiscal Year 2005-06 Capital Projects/Refurbishment budget (C.P. 68960) to fund this project. The Project Schedule and Budget Summary are included in Enclosure A.

Operating Budget Impact

Upon completion of the project, Parks and Recreation anticipates one-time startup costs of \$27,775, which include \$10,400 for maintenance equipment and \$17,375 for recreation equipment, supplies, and a cargo container to store equipment and supplies for both maintenance and recreation operations. Based upon current salary and employee benefit rates, Parks and Recreation currently estimates an increase in annual ongoing operating costs of \$99,370 to operate and maintain the new improvements. The increase in the ongoing costs include \$61,830 for permanent and temporary recreation staff, \$5,240 for recreation supplies and uniforms, and \$32,300 for maintenance supplies, utilities, and a supplement to the existing mowing contract.

Based on the current project schedule, one-time and ongoing operating costs would be incurred beginning late in Fiscal Year 2005-06. The Chief Administrative Office will review the operating cost estimates and will work with Parks and Recreation to determine the appropriate operating requirements and available funding.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project schedule has been extended two months to allow input from the State Office of Historic Preservation during the preparation of the environmental documentation.

Under the terms and conditions of the implementation agreement, the County will deposit an amount not to exceed \$9,097 into an escrow account to fund the Desert Tortoise Preserve Committee, Inc.'s acquisition, enhancement, and management of 3 acres of suitable Mohave Ground Squirrel habitat as approved by Fish and Game.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Environmental Construction is willing to consider

Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Environmental Construction is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

As required by the California Environmental Quality Act and the National Environmental Policy Act, an Environmental Assessment/Mitigated Negative Declaration was prepared for the proposed improvements at Stephen Sorensen County Park and circulated for agency and public review on May 6, 2005, for 30 days. During the public review period, five written responses were received from the following public agencies: The Governor's Office of Planning and Research (State Clearinghouse), California Regional Water Quality Control Board (Lahontan Region), Southern California Association of Governments, California Department of Transportation (District 7), and County of Los Angeles Sheriff's Department. Comments received during the review period, responses to the comments, and the clarifications and revisions are contained in the final Environmental Assessment/Mitigated Negative Declaration (Section 3 of Enclosure B). The proposed Mitigation Monitoring and Reporting Program (Section 4 of Enclosure B) was also prepared to ensure compliance with the environmental mitigation measures included as part of the final Environmental Assessment/Mitigated Negative Declaration relative to historic, cultural, archaeological resources, solid waste, water supply, and wildlife resources. The recommended measures to mitigate the environmental impacts will be incorporated as part of the project. Based on the final Environmental Assessment/Mitigated Negative Declaration comments, clarifications, and revisions made, it has been determined that the project will not have a significant effect on the environment. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Community Development Commission on April 27, 2005.

CONTRACTING PROCESS

On March 1, 2005, your Board adopted the plans and specifications for the Phase II General Improvements and authorized advertising for bids. As indicated in the previous Board letter, an independent estimate placed the project's current construction cost at \$3,176,652. On April 26, 2005, seven bids were received for the project. Environmental Construction, with a bid of \$2,681,837, was the apparent lowest responsive and responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure C.

On March 1, 2005, your Board authorized Public Works to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$3,500. As specified in the project specifications, the payment of \$3,500 was deducted from the overall construction contract bid.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the Doing Business with Us website as shown in Enclosure D.

Environmental Construction's Community Business Enterprise participation data and a 3-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The park will remain open during the 8-month construction duration scheduled to begin in August 2005.

The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the park facility to minimize disruption of services and to maintain access to the park during construction.

The new park improvements will allow Parks and Recreation to enhance and expand current programs and to offer new recreation programs and activities by increasing the acres of soccer and general purpose fields and by extending operating hours safely with new lighting for the basketball courts, soccer, general purpose, and ball fields.

The Honorable Board of Supervisors
June 23, 2005
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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Community Development Commission, Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

RUSS GUINEY
Director of Parks and Recreation

CARLOS JACKSON, Executive Director
Community Development Commission

RB:mas
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Enc. 5

cc: County Counsel
Community Development Commission
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance (Ozie Smith)

June 23, 2005

ENCLOSURE A

**STEPHEN SORENSEN COUNTY PARK
PHASE II GENERAL IMPROVEMENTS PROJECT
APPROVE ENVIRONMENTAL ASSESSMENT/
MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
AWARD CONSTRUCTION CONTRACT
APPROVE REVISED PROJECT BUDGET
APPROVE IMPLEMENTATION AGREEMENT
SPECS. 6679; C.P. 68960**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Construction Documents	02/14/05*	
Jurisdictional Approvals	02/17/05*	
Construction Award	05/03/05	07/05/05
Construction Start	06/01/05	08/10/05
Substantial Completion	01/31/06	04/17/06
Final Acceptance	04/23/06	07/16/06

*Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Budget	Impact of this Action	Revised Budget
Land Acquisition	\$ 0	\$ 66,097	\$ 66,097
Plans and Specifications	\$ 172,348	\$ 0	\$ 172,348
Plan Check	\$ 19,000	\$ 0	\$ 19,000
Construction			
Construction Contract*	\$ 1,847,500	\$ 837,837	\$ 2,685,337
Change Order Contingency	184,750	218,050	402,800
Youth Employment**	0	7,365	7,365
Total Construction	\$ 2,032,250	\$ 1,063,252	\$ 3,095,502
Equipment/Utility Connection Fees	\$ 0	\$ 90,000	\$ 90,000
Consultant Services	\$ 174,933	\$ 349,812	\$ 524,745
Miscellaneous Expenditures	\$ 6,500	\$ 0	\$ 6,500
County Services	\$ 404,386	\$ 88,422	\$ 492,808
TOTAL	\$ 2,809,417	\$ 1,657,583	\$ 4,467,000

* Includes \$3,500 consultant agreement for baseline construction schedule.

** Includes youth labor, materials, and supervision.

June 23, 2005

ENCLOSURE B

**STEPHEN SORENSEN COUNTY PARK
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**ENVIRONMENTAL ASSESSMENT/MITIGATED NEGATIVE DECLARATION
(See Enclosed)**

June 23, 2005

ENCLOSURE C

**STEPHEN SORENSEN COUNTY PARK
PHASE II GENERAL IMPROVEMENTS PROJECT
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SPECS. 6679; C.P. 68960**

BID SUMMARY

Description of Project:

The project consists of constructing two lighted basketball courts, a lighted general purpose/soccer field, a lighted ball field with prefabricated steel bleachers and dugouts, a concrete walkway, a parking lot, landscaping and irrigation improvements, and fencing.

Bid Opening Date:

April 26, 2005

Bid Summary:

Contractor's Name	Lump Sum Bid
Environmental Construction Inc.	\$ 2,685,337
Granite Construction Co.	\$ 2,714,200
G-2000 Construction Inc.	\$ 2,769,000
Pima Construction	\$ 2,815,545
Trimax Construction Corp.	\$ 2,975,000
Metro Builders	\$ 3,347,542
Woodcliff Corporation	\$ 3,378,000

Financial Information

Public Works' fair construction cost estimate is \$3,176,652.

June 23, 2005

ENCLOSURE D

**STEPHEN SORENSEN COUNTY PARK
PHASE II GENERAL IMPROVEMENTS PROJECT
APPROVE ENVIRONMENTAL ASSESSMENT/
MITIGATED NEGATIVE DECLARATION
ADOP MITIGATION MONITORING AND REPORTING PROGRAM
AWARD CONSTRUCTION CONTRACT
APPROVE REVISED PROJECT BUDGET
APPROVE IMPLEMENTATION AGREEMENT
SPECS. 6679; C.P. 68960**

Bid Solicitation

Bid Number : P100000430

Bid Title : Stephen Sorensen County Park Phase II General Improvements Project

Bid Type : Construction

Department : Public Works

Commodity : CONSTRUCTION SERVICE-TENNIS/SPORTS COURT

Open Date : 3/1/2005

Closing Date : 4/5/2005 10:45 AM

Bid Amount : N/A

Bid Download : Not Available

Bid Description : This phase of park development includes a baseball field, soccer/multipurpose field, basketball courts, field lighting, concrete walkways, and additional parking. This project requires the prime contractor to possess an "A" or "B" license classification at the time of bid. The estimated construction cost is \$3,176,652

Contact Name : Brian Soria

Contact Phone# : (626) 458-2588

Contact Email : bsoria@ladpw.org

Last Changed On : 3/8/2005 5:19:17 PM

June 23, 2005

ENCLOSURE E

**STEPHEN SORENSEN COUNTY PARK
PHASE II GENERAL IMPROVEMENTS PROJECT
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SPECS. 6679; C.P. 68960**

**IMPLEMENTATION AGREEMENT
(See Enclosed)**

STEPHEN D. SORENSEN PARK

Final
**Environmental Assessment/
Mitigated Negative Declaration**
SCH #2005051033

Prepared by:

**Los Angeles County
Community Development Commission**
2 Coral Circle
Monterey Park, CA 91755

Prepared with the assistance of:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

June 2005

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- Figure 2. Project Vicinity
- Figure 3. Views of the Project Site
- Figure 4. Views of the Project Site
- Figure 5. Views of the Project Site
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- Appendix B: Air Quality Significance Thresholds and URBEMIS2002 Calculations
- Appendix C: Percolation Testing Results
- Appendix D: Incidental Take Permit Application and CDFG Acknowledgement

SECTION 1

Mitigated Negative Declaration

**County of Los Angeles
Community Development Commission**

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: Stephen D. Sorensen Park

PROJECT DESCRIPTION: The proposed project involves the expansion of the existing Stephen D. Sorenson Park facilities from 3 acres to 12 acres, with the existing park area remaining intact. Improvements would include the addition of two lighted basketball courts, one lighted general purpose/soccer field, a lighted baseball field with prefabricated steel bleachers and dugouts, and 46 additional parking spaces. A community building of approximately 3,500 to 4,000 square feet would also be constructed as part of the expansion. Figure 6 shows the proposed site plan for the park facilities. Park facilities would be closed and athletic field lighting would be turned off by 10 PM every evening.

The proposed project would require the importation of an estimated 9,450 cubic yards of fill material. An existing septic system and leachfield would be abandoned in place in accordance with Uniform Plumbing Code Section K-11, and a new septic system and leach field will be constructed in accordance with the Los Angeles County Health Department requirements to service the existing restroom building and proposed community building.

PROJECT LOCATION: The project site is located in the unincorporated community of Lake Los Angeles in Los Angeles County, California. The site is located at 16801 East Avenue P on a 100-acre lot owned by Los Angeles County.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

1. Historic, Cultural, and Archaeological Resources. CA-LAN-192 has already produced substantial collections of artifacts, but these collections have never been processed, analyzed, or reported according to modern professional standards. The remains are distributed among several public repositories and private collections. Many of the materials are still in their original excavation level bags, little or no technical study has been performed, and scattered references to the site in the professional literature reflect anecdotal information rather than thoughtful analysis of published data. In lieu of additional site excavation that would generate additional collections, the significant impacts of the proposed project shall be mitigated by recovering data from the existing collections from the site, which constitute

several thousand artifacts, records, and other materials. The Santa Barbara Museum of Natural History, Antelope Valley Indian Museum, Fowler Museum of Anthropology (UCLA), Antelope Valley College, and Dr. Bruce Love have agreed to allow access to the materials currently in their collections. All materials will be cleaned, sorted, classified, stabilized, and otherwise processed in the laboratory according to modern professional standards. Various specialized technical analyses shall be performed (see below), and a professional report that integrates and synthesizes all the available data from the site shall be prepared. The data recovery program shall be initiated upon award of a construction contract for the project and completed within an approximately 12-18 month time period.

Several data classes appear to be available and may be analyzed as part of the data recovery plan. Prior to conducting the technical analyses, additional Native American consultation shall be conducted regarding the proposed technical studies and disposition of human remains. Destructive analyses of human remains or funerary objects shall not be performed without prior approval of the appropriate Native American representatives. The following technical analyses shall be conducted:

- Stylistic and technological analysis of ground stone collections, Native American ceramics, flaked stone tools and debitage, bone tools, stone and shell beads, and burial lots;
- Source analysis and hydration dating of obsidian tools and debitage;
- Taxonomic identification and analysis of faunal remains;
- Flotation of column samples and analysis of paleobotanical remains;
- Mitochondrial DNA analysis of human remains (if appropriate samples are available and approved by Native American representatives);
- Radiocarbon dating of appropriate organic remains;
- Comparative analyses with other local and regional collections; and
- Site mapping and documentation on the current Department of Parks and Recreation forms.

This proposed approach to data recovery is superior to performing additional excavations at CA-LAN-192 because it will compensate more completely for the impacts of the current project as well as the cumulative effects of past projects and likely future projects. The extant collections offer a diverse set of artifacts and dietary remains from deeply stratified midden deposits and wide variety of contexts within this expansive site. They will provide a broader analytic sample of artifact classes and types from the site than is likely to be recovered through additional excavation; will provide significant information from a larger area of the site than could be examined currently (including portions of the site already destroyed); and will permit more meaningful public interpretation of the remains. Thus, they are likely to provide a greater yield of scientifically consequential information than would additional excavation and will contribute more substantially to our knowledge of local and regional prehistory.

In addition to the data recovery plan described above, an archaeologist and a Native American monitor shall also be on-site during any grading, trenching, or other construction that has the potential to impact cultural deposits. The monitor's objective would be to collect unique or diagnostic materials and watch for human remains or other archaeological features. In the event that intact features are uncovered during construction, the monitor will temporarily redirect construction to another part of the project area and will record, remove, and/or relocate such features or remains in accordance with state law and standard archaeological practice prior to the resumption of construction. During construction, the

monitors also will direct additional trenching in the portions of the APE containing intact cultural deposits not tested previously. The monitors will record representative profiles of these areas, and will screen samples from cultural strata to confirm that the deposits in these areas are consistent with observations made during prior testing.

The monitor also will ensure that intact archaeological remains capped by fill beneath the existing park are not inadvertently damaged during construction of the community building, new bathroom, walkways, parking lot, and other proposed improvements adjacent to the existing park.

Finally, all extant collections from the site shall be curated at a single repository where they can be preserved, protected, and made available for future research and interpretation. The Antelope Valley Indian Museum, one of the regional Indian museums of the California State Parks system, currently holds substantial collections from the site and has indicated their willingness to curate the other collections.

The County of Los Angeles shall fully fund the mitigation program.

2. **Solid Waste.** The following requirements shall be implemented to minimize the impact to solid waste disposal facilities:
 - During construction, inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials, shall be recycled to the greatest extent feasible.
 - The County shall implement a recycling program at the new facility to minimize the amount of solid waste generated by the project site to be disposed of in County landfills. Space shall be allocated either within the building or in outdoor areas for collection and storage of recyclable materials.
3. **Water Supply.** Because of ongoing concerns about regional water supplies, landscaped areas shall be designed with drought-tolerant species, and the grass used for lawns in picnicking areas and playing fields shall be a hardy, low water use grass. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
4. **Mohave Ground Squirrel.** To mitigate for disturbance of potential Mohave ground squirrel habitat, the County shall comply with all requirements of the 2081 California Endangered Species Act (CESA) incidental take permit issued by CDFG, including funding the Desert Tortoise Preserve Committee's (DTPC's) acquisition, enhancement and management of 3 acres of known, occupied MSG habitat. Mitigation acquisition shall take place at the Desert Tortoise Preserve in Kern County and shall be coordinated through the DTPC. The County shall enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement, and management of habitat lands no later than 30 days following execution of the CESA 2081 take permit.
5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval and that do not trigger State CEQA Guidelines Section 15074.1 are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

SECTION 2

HUD – NEPA – Environmental Assessment

HUD - NEPA - Environmental Assessment

Project Name: Stephen D. Sorensen Park

HUD - NEPA- ENVIRONMENTAL ASSESSMENT

- Project Name:** Stephen D. Sorensen Park
- Project Location:** The project site is located in the unincorporated community of Lake Los Angeles in Los Angeles County, California. The site is located at 16801 East Avenue P on a 100-acre lot owned by Los Angeles County. Figure 1 shows the regional location of the project, and Figure 2 shows the location of the project within the community of Lake Los Angeles. Figures 3 through 5 illustrate current site conditions.
- Assessor's Parcel Number(s):** 3073-001-902
- Statement of Need:** The existing developed portion of Stephen D. Sorensen Park encompasses approximately three acres. The park contains a tot lot playground with swings, a grassy picnic area, a horseshoe pit, a bathroom on a septic system, and a parking lot. The park does not currently provide sports fields or a permanent structure for recreational staffing and activities, and such facilities are lacking throughout the entire community of Lake Los Angeles. Additionally, the Lake Los Angeles area does not have a building to serve as a gathering place for community meetings and events. The proposed project provides for the development of recreational and community facilities and is therefore consistent with the guidelines of the Community Development Block Grant (CDBG) program.
- Project Description:** The proposed project involves the expansion of the existing Stephen D. Sorenson Park facilities from 3 acres to 12 acres, with the existing park area remaining intact. Improvements would include the addition of two lighted basketball courts, one lighted general purpose/soccer field, a lighted baseball field with prefabricated steel bleachers and dugouts, and 46 additional parking spaces. A community building of approximately 3,500 to 4,000 square feet would also be constructed as part of the expansion. Figure 6 shows the proposed site plan for the park facilities. Park facilities would be closed and athletic field lighting would be turned off by 10 PM every evening.

HUD - NEPA - Environmental Assessment

Project Name: Stephen D. Sorensen Park

The proposed project would require the importation of an estimated 9,450 cubic yards of fill material. An existing septic system and leachfield would be abandoned in place in accordance with Uniform Plumbing Code Section K-11, and a new septic system and leach field will be constructed in accordance with the Los Angeles County Health Department requirements to service the existing restroom building and proposed community building.

HUD - NEPA - Environmental Assessment

Project Name: Stephen D. Sorensen Park

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning	X						The parcel is zoned R-A, Residential Agriculture, which allows single family residences and crops. The site is shown as Urban I in the General Plan. The proposed project involves construction of park and recreational facilities, including sports fields with night lighting, a lawn area with picnic tables, a community building, and additional parking. The proposed development would be consistent with land use designations for the project site (a).
Compatibility and Urban Impact	X						The project site is bounded to the north, east, and west by largely undeveloped lands containing a natural drainage course, rocky buttes, and widely scattered single-family residences. The dry bed of the man-made Lake Los Angeles is located to the southeast of the project site. To the south, the site abuts the existing portion of Stephen D. Sorensen Park, which was constructed as Phase I of project development. South of the existing park facilities lies Avenue P and single-family housing (b). The proposed project would introduce new development into an area that is predominantly open space, but largely disturbed as a result of early cattle grazing activities and the presence of a man-made dam and lake on the site. The proposed recreational use is generally compatible with the adjacent open lands and residences and would provide recreational amenities for area residents. Lighting of the fields could increase light and glare at nearby residences, the nearest of which are approximately 300 feet away across Avenue P. However, lighting for the fields would be shielded to block out light and directed away from neighboring residences in order to avoid light spillover onto adjacent properties. Security lighting along walkways and in parking areas would also be pointed downward to avoid light spillover. Lighting for athletic fields would be turned off by 10 PM every evening. Therefore, no impacts are anticipated and no mitigation measures are necessary.
Slope	X						The site is generally flat, with a slight slope to the northwest, toward the natural drainage course associated with the historic Lovejoy Springs (b). The proposed development would not substantially alter the local slope or create any significant erosion or sedimentation problems.
Erosion	X						There is no evidence of substantial erosion problems onsite and none would be expected as a result of project activities (b). The project includes on-site non-erosive drainage improvements to collect and transfer storm water to the northwest portion of the site with outlet structures

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							designed with rip-rap to dissipate flow velocities. The proposed project is not expected to result in substantial erosion on or off-site and would not alter existing drainage patterns on site.
Soil Suitability	X						The proposed project involves the construction of two lighted basketball courts, one lighted general purpose/soccer field, a lighted baseball field with prefabricated steel bleachers and dugouts, parking area for 46 spaces, and a community building of approximately 3,500 to 4,000 square feet. All project structures, including the community building, would be constructed in compliance with earthquake-resistant standards required by existing building codes (e.g. Title 24 of the State Building Code). Hence, the project is not expected to increase the risk of exposure of people to potential impacts involving fault rupture and or liquefaction. No mitigation measures are necessary. There is no evidence of soil suitability problems on the project site. The project would involve importation of an estimated 9,450 cubic yards of clean fill material predominantly granular, non-expansive and capable of developing the bearing strength required for the project as described in the soils report prepared by Geo-Etka, Inc. dated 1/19/05 and attached as Appendix A (r). Structural foundations will be designed and grading operations will be conducted in accordance with the Geo-Etka, Inc. soils report dated 1/19/05. The project site does not pose any unusual geotechnical hazards that would affect construction of park facilities. Soil tests have been conducted by Geo Etka Inc. (dated 1/19/05 and attached as Appendix A) to determine foundation design parameters for new structures. All onsite structures would comply with applicable requirements of the Uniform Building Code (UBC), which would reduce geotechnical and seismic hazards to below a level of significance.
Hazards and Nuisances, Including Site Safety	X						There is no evidence of hazards or nuisances present on the project site (b). The site has not been previously developed and there is no indication onsite or in historical records of potential contamination. The site is not on the Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List). Therefore, it is unlikely that hazards relating to soil or groundwater contamination are present onsite. The proposed park would not involve the use of large quantities of hazardous materials and is not subject to airport or wildland fire safety hazards.

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Energy Consumption	X						Project construction would increase the consumption of electricity in the area. The resulting facilities, which would include playing fields with night lighting, lighted walkways, a community building and a parking lot with security lighting, would increase long-term electricity consumption. However, because these resources are available both locally and regionally, no significant impact to the availability of energy resources is expected. The project would comply with state energy conservation requirements.
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels	X						Project construction would generate short-term noise level increases. Noise typically ranges from about 78-88 decibels (dBA) during construction (k). The primary noise generators are mobile equipment such as graders and excavators. The nearest sensitive receptors (residences) are a minimum of 300 feet from the construction site. At that distance, noise levels would range from about 62-72 dBA. This is less than the 75 dBA County of Los Angeles standard for mobile construction equipment. As required by the County Noise Ordinance, all internal-combustion-engine powered equipment and machinery will be equipped with suitable exhaust and air-intake silencers in proper working order. Project construction would not entail pile driving or any other activity that would generate significant groundborne vibration. The proposed project is a community park and at buildout is not expected to significantly affect sensitive receptors, which are a minimum of 300 feet away from the edge of the project site and 500 feet from the approved athletic fields. Noise stemming from athletic field use, such as whistles and cheering crowds, could be expected and may periodically be audible at the nearest residences. Based on a noise study conducted for a similar facility as part of the Barkley Fields and Park Initial Study/MND (City of Woodside), noise from soccer and baseball games, would be in the 44-48 dBA range at a distance of 500 feet (l). The Barkley Fields and Park IS/MND estimates noise from soccer games at 53 dBA at a distance of 180 feet and estimates noise from baseball games at 50 dBA at a distance of 375 feet. The estimates of noise at 500 feet assume a noise attenuation rate of 6 dBA per doubling of distance, typical for a point source of noise. Projected noise levels at the closest residences are less than Los Angeles County's 50 dBA daytime threshold and no activity would occur between the hours of 10 PM and 7 AM when stricter thresholds apply. Therefore, significant

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							Impacts are not anticipated. Operation of the proposed project would generate an estimated 234 daily vehicle trips to and from the site, as discussed below under "Transportation." This increase in traffic on Avenue P would incrementally increase noise levels; however, traffic and related noise are currently very low (+/- 50 dBA Ldn) and project-related traffic would not cause an exceedance of community noise criteria for residential uses. The park would be closed after 10 PM when people are most sensitive to noise.
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						The project site is located in the Antelope Valley portion of Los Angeles County, which has been designated non-attainment for ozone California Ambient Air Quality Standards (CAAQS) by California Air Resources Board (CARB), pursuant to the California Clean Air Act (CCAA). The Antelope Valley is located within the Southeast Desert Modified Air Quality Management Area (AQMA), which has been designated non-attainment for ozone National Ambient Air Quality Standards (NAAQS) by the U.S. Environmental Protection Agency (USEPA), pursuant to the provisions of the Federal Clean Air Act (FCAA). The Antelope Valley is included in the Antelope Valley Air Quality Management District (AVAQMD), which has experienced ambient ozone concentrations in excess of the one-hour ozone NAAQS and the ozone CAAQS. Therefore, users of the proposed recreational facilities would be anticipated to be exposed to potentially unhealthful ambient air because this regional condition cannot be feasibly mitigated. Project construction would temporarily generate fugitive dust and air pollutant emissions due to grading activity (importation of an estimated 9,450 cubic yards of fill material) and the use of heavy construction equipment. The URBEMIS2002 model was used to estimate emissions of ozone precursors (reactive organic compounds [ROC] and nitrogen oxides [NOx]) and fine particulates (PM10). It was assumed that worst-case emissions would occur during importation of fill material and associated grading, which are expected to last about five weeks and involve a maximum of 20-25 truck trips per day. Based on these assumptions, maximum daily emissions are estimated at about 6.8 pounds for ROC, 11.1 pounds for NOx, and 42.5 pounds for PM10 (see Appendix B for URBEMIS2002

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							model output). Because the AVAQMD has not adopted formal thresholds for construction emissions, South Coast AQMD (SCAQMD) thresholds were used to assess impacts. A chart showing the SCAQMD thresholds is attached in Appendix B. SCAQMD thresholds are as follows: 75 pounds for ROC, 100 pounds for NOx, and 150 pounds for PM10. Because project emissions would be below these thresholds for all pollutants, construction impacts related to grading and dumping are not considered significant and no health risks would occur during grading and construction. Implementation of standard dust control requirements, including daily site watering, sweeping of site driveways and adjacent streets, and covering of haul trucks, would minimize the generation of dust during soil importation and grading. Operation of the proposed project would generate an estimated 234 daily vehicle trips. Traffic to and from the proposed park would incrementally increase air pollutant emissions. The URBEMIS2002 model was used to estimate project-related operational emissions. Model-estimated daily emissions are 1.95 pounds for ROC, 2.47 pounds for NOx, and 2.04 pounds for PM10. By comparison, SCAQMD operational thresholds are 55 pounds for ROC, 55 pounds for NOx, and 150 pounds for PM10. URBEMIS2002 modeling results are attached in Appendix B. Because projected emissions are well under SCAQMD thresholds, significant air quality impacts are not anticipated. Thus, the project would not create any air quality related health risks.
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The project would involve the expansion of the existing Stephen D. Sorensen Park, including the development of lighted sports fields, a community center building, and associated parking, on currently undeveloped but previously disturbed lands. The surrounding neighborhood consists of single-family residences and undeveloped lands. The project has been designed to be compatible with the surrounding development and project would not substantially alter the visual character of the surrounding neighborhood or nearby homes. The project has also been designed for appropriate plant use considering the surrounding area, and buffer areas will be planted with colorful and water conserving native plants, in keeping with the surrounding high desert environment. Therefore, the proposed project is expected to be compatible with the visual qualities of the area. Onsite landscaping would comply with the landscape plan prepared by Purkiss-

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							Rose/RSI Architects and dated 2/9/05. The landscape plan is available for review at the Los Angeles County Department of Public Works. The construction of a park would not result in significant light or glare impacts. Although the soccer field, baseball field, and basketball court would be lighted, lighting would be shielded to minimize the spillage of light onto any adjacent properties. Security lighting along walkways and in parking areas would also be pointed downward to avoid light spillover onto adjacent properties. In addition, athletic field lights would be turned off by 10 PM every evening. Therefore, no impacts are anticipated and no mitigation measures are necessary.
Historic, Cultural, and Archaeological Resources					X		Historic and archaeological evaluations have been completed (p, q). The work was performed in accordance with a Programmatic Agreement (PA) among CDC, the State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation, which provides procedures for the implementation of Section 106 of the National Historic Preservation Act and the CEQA Statutes and Guidelines. There are presently no buildings within the project area. However, a known archaeological site, CA-LAN-192, encompasses the entire project site and surrounding area. Existing information indicates that CA-LAN-192 was intensively occupied from at least middle Gypsum times (ca. 2500 B.P.) through the 1850s. Less intensive human occupation may extend back through the Pinto Period (7000-4000 B.P.). The analysis of project impacts to this site relies primarily on the following two studies: Padon, Beth, and Bruce Love, 2004, Phase I Archaeological Review of Site CA-LAN-192 at Stephen Sorensen Community Park, Los Angeles County, California. Applied EarthWorks, Inc., Final Eligibility and Effects Assessment at CA-LAN-192, Stephen Sorensen Park, Los Angeles County, California, April 2005. In addition to these sources, CDC contacted the Native American Heritage Commission (NAHC) in Sacramento to request a search of their sacred land file and obtain their list of Native American individuals and organizations who

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							may have knowledge of cultural resources in the project area. The NAHC replied that their files did not indicate the presence of Native American cultural resources in the immediate project area, but they supplied a list of local representatives and recommended that they be contacted. CDC subsequently wrote to those (and other) individuals and organizations seeking assistance in identifying issues of concern to the local Native American community. The letters were followed by telephone calls to each individual or group. Based on the responses, a member of the Kawalisu tribe served as a Native American monitor during archaeological test excavations and a member of the Chumash-Tataviam group served as a field technician for the project. Archaeological investigations of various kinds have occurred at CA-LAN-192 since at least the 1920s. A 1968 UCLA excavation at CA-LAN-192 encountered a cemetery and large quantities of beads indicating the intensive occupation of the site by 2500 B.P. Shell beads, stone beads, and other artifacts recovered during a 1989 excavation document occupation during Rose Spring and early Late Prehistoric times (ca. A.D. 500-1300). In addition, a ceramic component may postdate A.D. 1300. The south-central portion of the site, around and to the west of the Gypsum-era cemetery area, has a midden deposit reaching over 2 meters in depth. One unit excavated in 1989 found cultural deposits as deep as 260 centimeters. This part of the site is now bounded on the south by Avenue P. Ceramic sherds were found in the upper levels here in 1989, but were not abundant. Rose Spring and Gypsum era bead types were found at lower levels, as were fragments of whole shells, including species other than abalone. Ground stone was very abundant, and considerable quantities of lithic debitage were also recovered. An area to the south of this central area of the site and to the south of the modern Avenue P was excavated in 1954. Excavation units here contained shallow (15-30 centimeters) cultural deposits. Both the excavation units and surface collection yielded large quantities of gray and brown undecorated ceramic sherds (over 60 sherds collected on the surface) as well as a few reshaped-sherd ornamental disks, Cottonwood and Desert Side-Notched points, abalone shell, and Olivella wall-disk beads. These finds make CA-LAN-192 a notable example of the

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							Gypsum-era development of semi-sedentary settlement, funerary status markers, and long-distance bead trade in the Antelope Valley region. CA-LAN-192 is eligible for the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) under multiple criteria. Portions of the site within the APE retain integrity, and thus the site is considered a historic property according to 36 CFR 800.4(c) and a significant historical resource per Section 15064.5 of the CEQA Guidelines. The significant qualities of CA-LAN-192 are found in the diverse assemblage of artifacts and other remains recovered from both the surface and subsurface contexts. These artifacts include substantial amounts of ground stone, dense faunal remains, stylistically diagnostic projectile points, shell and stone beads, ceramics, and other cultural materials. As mentioned above, intact human graves and other complex archaeological features have also been unearthed. Excavations by Applied EarthWorks (2005) revealed that much of the proposed expansion of Stephen Sorensen Park would occur in areas that lack integrity. These areas include the proposed basketball courts, baseball diamond, and community building. However, intact cultural deposits were found in and adjacent to the southeastern corner of the project area. These deposits possess integrity. The footprint of the proposed soccer field extends into this deposit. Excavation would extend into the portion of the site containing the remnants of a midden once estimated to cover "two to three acres, two to four feet deep" (Padon and Love 2004:5). Similarly, installation of the leach field at the northern end of the project area would intrude on sealed deposits reflecting a series of discrete depositional episodes. The proposed slope cutting, grading, trenching, and other activities would diminish the integrity of intact deposits at CA-LAN-192 by damaging or destroying artifacts and other remains, displacing them from their original contexts, and disrupting their internal spatial relationships. These effects are considered adverse according to the Criteria of Adverse Effects found at 36 CFR 800.5(a)(1) and (2). In CEQA terms, the impacts would be significant per Section 15064.5 of the CEQA Guidelines (14 CCR 3). The County of Los Angeles General Plan Conservation and Open Space Element includes the following cultural heritage resource policies that are relevant to the proposed project:

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							17. Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures. 18. Encourage public use of cultural heritage resource sites consistent with the protection of these resources. 19. Promote public awareness of public resources. The Antelope Valley Area Plan includes the following policies aimed at the protection of archaeological resources: 137. Protect known archaeological and historical resources to the extent appropriate. 138. Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites. In conjunction with this environmental review, archaeological reconnaissance has been conducted. Thus, there is no inconsistency with Antelope Valley Area Plan 138. However, as discussed above, the proposed project would potentially disturb archaeological resource deposits on the project site; therefore, it is potentially inconsistent with Conservation and Open Space Element Policies 17 and 18 and Area Plan Policy 137. The following mitigation measure is required to address the project's significant archaeological resource impacts. 1. Historic, Cultural, and Archaeological Resources. CA-LAN-192 has already produced substantial collections of artifacts, but these collections have never been processed, analyzed, or reported according to modern professional standards. The remains are distributed among several public repositories and private collections. Many of the materials are still in their original excavation level bags, little or no technical study has been performed, and scattered references to the site in the professional literature reflect anecdotal information rather than thoughtful analysis of published data. In lieu of additional site excavation that would generate additional collections, the significant impacts of the proposed project shall be mitigated by recovering data

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							from the existing collections from the site, which constitute several thousand artifacts, records, and other materials. The Santa Barbara Museum of Natural History, Antelope Valley Indian Museum, Fowler Museum of Anthropology (UCLA), Antelope Valley College, and Dr. Bruce Love have agreed to allow access to the materials currently in their collections. All materials will be cleaned, sorted, classified, stabilized, and otherwise processed in the laboratory according to modern professional standards. Various specialized technical analyses shall be performed (see below), and a professional report that integrates and synthesizes all the available data from the site shall be prepared. The data recovery program shall be initiated upon award of a construction contract for the project and completed within an approximately 12-18 month time period. Several data classes appear to be available and may be analyzed as part of the data recovery plan. Prior to conducting the technical analyses, additional Native American consultation shall be conducted regarding the proposed technical studies and disposition of human remains. Destructive analyses of human remains or funerary objects shall not be performed without prior approval of the appropriate Native American representatives. The following technical analyses shall be conducted: • Stylistic and technological analysis of ground stone collections, Native American ceramics, flaked stone tools and debitage, bone tools, stone and shell beads, and burial lots; • Source analysis and hydration dating of obsidian tools and debitage; • Taxonomic identification and analysis of faunal remains; • Flotation of column samples and analysis of paleobotanical remains; • Mitochondrial DNA analysis of human remains (if appropriate samples are available and approved by Native American representatives); • Radiocarbon dating of appropriate organic remains; • Comparative analyses with other local and regional collections; and • Site mapping and documentation on the current Department of Parks and Recreation forms.

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							This proposed approach to data recovery is superior to performing additional excavations at CA-LAN-192 because it will compensate more completely for the impacts of the current project as well as the cumulative effects of past projects and likely future projects. The extant collections offer a diverse set of artifacts and dietary remains from deeply stratified midden deposits and wide variety of contexts within this expansive site. They will provide a broader analytic sample of artifact classes and types from the site than is likely to be recovered through additional excavation; will provide significant information from a larger area of the site than could be examined currently (including portions of the site already destroyed); and will permit more meaningful public interpretation of the remains. Thus, they are likely to provide a greater yield of scientifically consequential information than would additional excavation and will contribute more substantially to our knowledge of local and regional prehistory. In addition to the data recovery plan described above, an archaeologist and a Native American monitor shall also be on-site during any grading, trenching, or other construction that has the potential to impact cultural deposits. The monitor's objective would be to collect unique or diagnostic materials and watch for human remains or other archaeological features. In the event that intact features are uncovered during construction, the monitor will temporarily redirect construction to another part of the project area and will record, remove, and/or relocate such features or remains in accordance with state law and standard archaeological practice prior to the resumption of construction. During construction, the monitors also will direct additional trenching in the portions of the APE containing intact cultural deposits not tested previously. The monitors will record representative profiles of these areas, and will screen samples from cultural strata to confirm that the deposits in these areas are consistent with observations made during prior testing. The monitor also will ensure that intact archaeological remains capped by fill beneath the existing park are not inadvertently damaged during construction of the community building, new bathroom, walkways, parking lot, and other proposed improvements adjacent to the existing park. Finally, all extant collections from the site shall be

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							curated at a single repository where they can be preserved, protected, and made available for future research and interpretation. The Antelope Valley Indian Museum, one of the regional Indian museums of the California State Parks system, currently holds substantial collections from the site and has indicated their willingness to curate the other collections. The County of Los Angeles shall fully fund the mitigation program. With the recommended mitigation program, impacts to archaeological resources would be reduced to a less than significant level. By reducing impacts to a less than significant level, the mitigation program would also address the potential inconsistencies with County Conservation and Open Space Element Policies 17 and 18 and Antelope Valley Area Plan Policy 137. In addition, the program would implement Conservation and Open Space Element Policies 18 and 19 by encouraging the public use of the project site and improving public access to the resources that have been excavated from the site.
Socioeconomic Conditions							
Demographic/Character Changes		X					The proposed project would create new recreational opportunities for local residents. The project would not be expected to increase the population in the community or to change the demographic character of the area.
Displacement	X						The project site currently contains vacant land (b). Therefore, no displacement would occur.
Employment and Income Patterns		X					The project would generate short-term employment opportunities during construction and potential long-term employment opportunities for maintenance of the site. No adverse impacts to employment or income patterns are expected.
Community Facilities and Services							
Educational Facilities	X						The project site is not adjacent to a school. The proposed project does not involve housing or any other use that would bring children to the area or increase enrollment at local public schools. The proposed park facilities would provide new recreational opportunities for current area residents.
Commercial Facilities	X						The proposed project would not affect commercial facilities.
Health Care	X						The proposed project would not affect access to health care.
Social Services		X					The proposed project would provide community recreational and meeting facilities for current area residents. No new services would be required for the

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							proposed project.
Solid Waste					X		The proposed project would not require new solid waste facilities. Construction debris would be recycled or transported to the nearest landfill site and disposed of appropriately. The amount of debris generated during project operation is not expected to significantly affect landfill capacities; solid waste generation at the community building would be minimal. The proposed project would comply with applicable regulations related to solid waste. Operation of the proposed project would be subject to the requirements set forth in the County's Solid Waste Management Program, which presently requires each City and the County to divert 50% of its solid waste from landfill disposal through source reduction, recycling, and composting. Inclusion of the following mitigation measure would ensure a less than significant impact. 2. Solid Waste. The following requirements shall be implemented to minimize the impact to solid waste disposal facilities: • During construction, inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials, shall be recycled to the greatest extent feasible. • The County shall implement a recycling program at the new facility to minimize the amount of solid waste generated by the project site to be disposed of in County landfills. Space shall be allocated either within the building or in outdoor areas for collection and storage of recyclable materials.
Waste Water	X						The proposed project would slightly increase wastewater generation as compared to current conditions. Existing bathrooms on the portion of the park constructed during Phase I of the project are on a septic system which will be abandoned in place per the UPC Appendix "K" Section K11 and connected to a new septic and leach field system that will serve the entire project. The new septic and leach field system will be designed and constructed in accordance with the requirements and guidelines of the County of Los Angeles Health Department. Wastewater flows originating from the proposed project would discharge to a septic tank and leach field system. The system has a design capacity of 5,000 gallons per day. The design was based on the Percolation Testing (m) for the site, which confirmed that the site can handle the

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Storm Water	X						design flows. However, it is anticipated that wastewater flows from facilities onsite would remain well below the design capacity. A copy of the Percolation Testing results is attached as Appendix C. The project consists of new recreational facilities within an existing local community park. These uses do not generate hazardous or unusual wastewater discharges. The quality of storm water runoff is regulated under the County's existing National Pollution Discharge Elimination System (NPDES) Permit. The NPDES Permit requires the implementation of Best Management Practices (BMPs) to control erosion, debris, and construction-related pollutants at all construction sites. In compliance with the County of Los Angeles NPDES Permit, the project plans will include a local Storm water Pollution Prevention Plan (SWPPP) with appropriate BMPs (from the "California Storm Water BMP Construction Handbook") for general site management, construction materials and waste management, and erosion and sediment control measures for implementation during the construction phase of the project. The project plans will be submitted to the Los Angeles County Department of Public Works, Building and Safety Division for review and approval during the project design phase and prior to issuance of the grading permit. The proposed project would cover an area of approximately 15 acres and would include two basketball courts, one general purpose/soccer field, a baseball field, and a 4,000 square foot community building and associated parking lot. The building and new parking surfaces would increase impervious surface area at the site by 1 acre and generate approximately 1 cubic foot per second (CFS) of additional runoff. These small changes in absorption rates and the amount of surface runoff would not alter drainage patterns on the site. No significant impacts are anticipated and no mitigation measures are necessary. A watercourse is located adjacent to the project site. The proposed project would not result in changes to currents or direction of water movements. The project is not expected to cause any changes in groundwater quality because no on-site discharges would affect any known aquifers. Development of the proposed project site could lead to a slight increase in surface runoff containing typical urban pollutants generated by motor vehicles and fertilizers. The project includes on-site non-erosive drainage improvements to collect and transfer storm water to the

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							northwest portion of the site with outlet structures designed with rip-rap to dissipate flow velocities. However, a catch basin filtration system would be incorporated into the drainage system to absorb and filter pollutants and sediment. Due to the size of the site and the type of use proposed for the site, no significant impacts to groundwater quality are anticipated as a result of project implementation. Additionally, the project would comply with local, state, and federal requirements pertaining to water quality of storm water runoff. Therefore, significant impacts are not anticipated.
Water Supply					X		Water service would be provided by the Los Angeles County Waterworks District 40, which has adequate water supply from the Antelope Valley - East Kern State Water Agency to serve the needs of the proposed park. The existing park area and the proposed Phase II portion of the site are crossed by a Los Angeles County Water Works easement, in which a 12-inch water line is located (e). The project includes a 4,000 square foot community building. State-mandated water conservation measures, including ultra low-flow toilets, urinals, and taps, water conserving plumbing, and other required conservation measures, would be utilized in the new facilities to reduce the amount of water used. Based on a water use factor of 300 gallons per 1,000 square feet of floor area per day, the new building would use approximately 1,200 gallons of water per day (s). In addition, the irrigation water demand for the sports fields and landscaped areas is estimated at 18,039 gallons of water per day (t). Therefore, the project would use approximately 19,239 gallons of water per day. This amount of water does not represent a substantial increase in the area's water use that would require development of additional water resources or entitlements. Use of native drought-tolerant plants in landscaping and hardy, low water use grass in sports and picnic areas will increase water use efficiency at the site. With low water use fixtures and water-efficient landscaping, the project is not expected to significantly affect water supply. Nevertheless, because of ongoing concerns about water supply in the Southern California region and due to the extreme arid climate of the project area, the following water conservation measures will be included in the project. 3. Water Supply. Because of ongoing concerns about regional water supplies, landscaped areas shall be

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							designed with drought-tolerant species, and the grass used for lawns in picnicking areas and playing fields shall be a hardy, low water use grass. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
Public Safety Police	X						The Los Angeles County Sheriff's Department's Lancaster Station provides police protection services in the project vicinity (f). The station is located at 501 W. Lancaster Blvd in Lancaster, approximately 23 miles from the proposed project site (g). The proposed project would incrementally increase demand for police protection services. However, this increase would be nominal and no adverse impacts to police services are expected.
Fire	X						The Los Angeles County Fire Department Station in Lake Los Angeles at 39939 170th Street East, approximately 1 mile from the project site (i), would provide fire protection, paramedic, and emergency medical technician services to the proposed development (h). The proposed project would incrementally increase the demand for fire protection services; however, implementation of the project would be in accordance with the latest Los Angeles County Fire Department codes and guidelines for construction, access, water mains, fire flows, and hydrants. Therefore, no adverse impacts to fire protection services are anticipated.
Emergency Medical	X						The Los Angeles County Fire Department would provide emergency medical services. Emergency victims would be taken to Antelope Valley Hospital at 1600 West Avenue J in Lancaster, approximately 20 miles away (h). No adverse impacts to emergency medical services are anticipated.
Open Space And Recreation Open Space	X						The proposed project would not adversely affect any areas designated as public open space (a).
Recreation		X					The Lake Los Angeles area is currently lacking in sports fields and community recreation facilities. The proposed project would provide needed recreational and athletic opportunities for the community, including sports fields and a community building in which to meet. The project would be designed with the goal of providing recreational opportunities for all ages from young children to senior citizens, including those that are handicapped or disabled, by providing a venue for both passive and active recreation.
Cultural Facilities					X		There are presently no buildings within the project area that would be considered culturally significant. However, as discussed above under "Historic, Cultural, and Archaeological Resources," the project site is part of a

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							known significant archaeological site known as CA-LAN-192. Grading activity associated with the project would result in potentially significant impacts to intact cultural resources at this site, though the recommended mitigation program would reduce such impacts to a less than significant level.
Transportation	X						Upon completion, operation of the proposed project would generate an estimated 234 daily vehicle trips to and from the site (c). Vehicles would access the site via Avenue P, which currently operates at level of service (LOS) A. The projected daily vehicle trip generation is minimal and does not require a traffic impact analysis since the project will generate less than the 500-daily trip threshold at which the County of Los Angeles normally requires a traffic study. In addition, the area road system is in place and is adequate to accommodate project-generated traffic. The project would contribute minimally to the overall traffic condition in the area, and significant impacts to the area circulation system are not anticipated. Parking would be provided on-site and is expected to be sufficient to accommodate projected demand. The proposed park facilities would not create any hazardous traffic conditions, affect air traffic patterns, or conflict with any policies pertaining to alternative transportation modes. Grading activity for the project is expected to last about five weeks and involve a maximum of 20-25 truck trips per day. This number of truck trips would not be expected to significantly affect traffic conditions as the existing road network currently operates at LOS A.
Natural Features							
Water Resources	X						The project site is adjacent to a natural drainage course that was historically part of the Lovejoy Springs water system. The drainage course runs across the northern portion of the property, and a small tributary to the drainage course crosses the western portion of the site (b). A September 2004 site visit with Betty Courtney, a California Department of Fish and Game (CDFG) biologist, determined the boundaries of the drainage course and CDFG jurisdiction. Based on these boundaries, the proposed project would avoid all jurisdictional drainage areas. Therefore, the proposed project would not affect water resources.
Surface Water	X						The drainage course to the north of the development area and the small tributary to the drainage course located to the west of the development area would be associated with surface water flows during seasonal rainy periods (b). Areas of surface water flow in the drainage course would

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							be avoided during project activities. Therefore, no impacts to surface water would be expected as a result of project implementation.
Watercourses	X						Watercourses in the project site vicinity include the natural drainage course associated with Lovejoy Springs to the north and the tributary to the west of the development area (b). The proposed development would avoid the drainage and tributary area, and no impacts to watercourses are anticipated. The project site is not within the 100-year flood zone (i). Therefore, it would not be subject to significant flood hazards.
Unique Natural Features and Agricultural Lands	X						The project site has been largely disturbed by past activities and contains no unique natural features. No active agricultural lands or Prime, Unique, or Statewide Importance agricultural soils are present onsite or within the project area (b). No portion of the site is zoned for agricultural use or under Williamson Act contract.
Vegetation and Wildlife					X		As part of the environmental review for the project, biological field surveys were conducted by the California Department of Fish and Game (CDFG) (August 2003 and September 2004), consulting biologist Frank Hovore (September 2003), and Rincon Consultants, Inc. biologists (September and October 2004). The CDFG and U.S. Fish and Wildlife Service (USFWS) were consulted in August-September 2003 and September 2004. An Incidental Take Permit Application was submitted to the CDFG in September 2004 (n). That application and the CDFG's confirmation of receipt of the application, dated October 24, 2004 (o), are attached as Appendix D. The project site is in a highly disturbed area containing both native and non-native, ruderal vegetative components. No important biotic communities exist within the project disturbance area, and no protected wildlife was observed onsite (b). Vegetation observed at the project site includes: tumbleweed (<i>Amaranthus albus</i>), fourwing saltbush (<i>Atriplex canescens</i>), allscale (<i>Atriplex polycarpa</i>), rabbit bush (<i>Chrysothamnus nauseosus</i>), desert saltgrass (<i>Distichlis spicata</i>), ocotillo (<i>Fouquieria splendens</i>), salt heliotrope (<i>Heliotropium curassavicum</i>), pine trees (<i>Pinus</i> sp.), and Russian thistle (<i>Salsola kali</i>). Parish's popcorn-flower (<i>Plagiobothrys parishii</i>), a CNPS List 1B plant, was reported to CDFG as being observed in 1917 in the swampy, alkaline soils of Lovejoy Springs, on

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							the east side of Lovejoy Buttes. However, this plant was reported as extirpated from the site in 1999. This plant was not observed at the site during the September 15, 2004 site visit, and, because Lovejoy Springs have dried up, this plant would not be expected at the site. The following common wildlife species were observed onsite: harvester ants (<i>Pogonomymex</i> sp.), zebra-tail lizard (<i>Callisaurus draconoides</i>), Mojave rattlesnake (<i>Crotalus scutulatus</i>), western fence lizard (<i>Sceloporus occidentalis</i>), California quail (<i>Callipepla californica</i>), common raven (<i>Corvus corax</i>), northern mockingbird (<i>Mimus polyglottos</i>), and house sparrow (<i>Passer domesticus</i>). Sign (scat and footprints) from mule deer (<i>Odocoileus hemionus</i>) and coyote (<i>Canis latrans</i>) were observed onsite. A feral cat was observed stalking mockingbirds within the existing park yard, and a roaming dog with a collar was observed roaming in the scrub adjacent to the existing park. A small mammal, probably a white-tailed antelope squirrel (<i>Ammospermophilus leucurus</i>), was observed scurrying into a burrow under a saltbush (Figure 5). Mohave ground squirrel (MGS, <i>Spermophilus mohavensis</i>), a species listed as State Threatened, was not identified onsite and, based on site inspections by Frank Hovore and Betty Courtney (CDFG), the site does not appear to support an active MGS population (n). However, MGS is known to occur within the general project vicinity. Communications with the CDFG have indicated that, because the project would disturb 3 acres of potentially suitable habitat for MGS, the species is assumed to be present and could potentially be affected by park construction. The CDFG has indicated that land purchase will serve as mitigation for impacts to habitat. It should be noted that the Mohave ground squirrel is also listed as a federal Species of Concern; however, Species of Concern are not formally protected under the federal Endangered Species Act. Desert tortoise (<i>Gopherus agassizi</i>), a species listed as State and federally threatened, is known to occur in desert areas with friable soils. No desert tortoise or sign of tortoise was observed onsite, and the appropriate soils for desert tortoise were absent from much of the site. Further, communications with CDFG and the USFWS indicate that nearby residential development makes it unlikely that desert tortoise would occur onsite (j). Therefore, no impacts to desert tortoise or its habitat are anticipated. Onsite lighting may incrementally increase lighting in the

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							adjacent drainage. Though the drainage may serve as a movement corridor for common wildlife species, sensitive species are not known to be present in the site vicinity. Lighting would be directed downward and shielded, thus minimizing the potential for light spillover and impacts to wildlife movement. Significant impacts are not expected. The following mitigation measure is required in order to offset the loss of 3 acres of potentially suitable habitat for the Mohave ground squirrel: 4. Mohave Ground Squirrel. To mitigate for disturbance of potential Mohave ground squirrel habitat, the County shall comply with all requirements of the 2081 California Endangered Species Act (CESA) incidental take permit issued by the CDFG, including funding the Desert Tortoise Preserve Committee's (DTPC's) acquisition, enhancement and management of 3 acres of known, occupied MSG habitat. Mitigation acquisition shall take place at the Desert Tortoise Preserve in Kern County and shall be coordinated through the DTPC. The County shall enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement, and management of habitat lands no later than 30 days following execution of the CESA 2081 take permit. Implementation of the above measure would reduce MGS impacts to a less than significant level.
Long-Term Effects							
Growth-Inducing Impacts	X						The proposed project would provide community use and recreational opportunities for residents of the town of Lake Los Angeles. It is expected that the majority of project users already reside in the area. Thus, the project would not be expected to induce substantial population growth. The project would not require the construction of new transportation facilities (roads or signals) because local roads operate at acceptable levels of service and the proposed park will not generate substantial peak hour or daily traffic. The project would require minor expansion of water, storm water, and power infrastructure. These infrastructure components are already in place for the existing park, and implementation of the proposed project would likely involve extension of these elements to service new park areas. Sewer hookups would not be necessary as a leach field would be used. Therefore, the potential of the project to induce growth through infrastructure

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Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							construction is not considered significant.
Mineral Resources	X						The project site is not in an area of known mineral resources and no mineral resource extraction is occurring in the site vicinity. No impact to the availability of mineral resources is anticipated.
Mandatory Findings of Significance pursuant to CEQA, Appendix G: a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory? b) Does the project have impacts that are individually limited but cumulatively considerable? c) Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly?	X						As discussed under "Historic, Cultural, and Archaeological Resources" and "Vegetation Wildlife," the proposed project would have the potential to disturb cultural and biological resources. However, implementation of the mitigation measures recommended in those sections would reduce impacts to a less than significant level. As also discussed above, the mitigation measures to be implemented regarding the historically significant archaeological features on the site will avoid elimination of important examples of major periods of California history or prehistory, and thus reduce the project's impact on historical resources to below a level of significance. The proposed project would provide a community center and playing fields in an undeveloped but highly disturbed area. While expansion of the park would increase the intensity of development on the project site, it would not result in any significant impacts that would be cumulatively considerable. As discussed under "Hazards and Nuisances, Including Site Safety," "Effects of Ambient Noise on Project and Contribution to Community Noise Levels," and "Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels," the proposed project would not create any substantial adverse effects on human beings.

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Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1. Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG) 14 CCR 3					X	Historic and archaeological evaluations have been completed and are available for review at the Los Angeles County Community Development Commission. As discussed above under "Historic, Cultural, and Archaeological Resources," a significant archaeological site, CA-LAN-192, is located on the project site. Mitigation for potential impacts to this site would be required (see mitigation under "Historic, Cultural, and Archaeological Resources" on page 11).
2. Floodplain Management 42 FR 26951	X					The project site is located adjacent to, but outside the 100-year flood zone (i). The proposed project involves a community building, athletic fields and other recreational facilities that are not expected to be subject to significant flood hazards.
3. Wetlands Protection 42 FR 26951	X					The project site is adjacent to a natural drainage course that was historically part of the Lovejoy Springs water system. The drainage course runs across the northern portion of the property, and small tributary to the drainage course crosses the western portion of the site (b). A September 2004 site visit with Betty Courtney, a California Department of Fish and Game (CDFG) biologist, determined the boundaries of the drainage course and CDFG jurisdiction. Based on these boundaries, the proposed project would avoid all jurisdictional drainage areas. Therefore, the proposed project would not affect water resources.
4. Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located in a coastal zone (b).
5. Sole Source Aquifers 42 U.S.C. 201, 300(g) and 21 U.S.C. 349	X					No impact to primary drinking water sources is anticipated.
6. Endangered Species 16 U.S.C. 1531					X	As discussed on page 20 under "Vegetation and Wildlife," the proposed project would not adversely affect any federally listed plant or animal species. The proposed project would disturb 3 acres of suitable habitat for the Mohave ground squirrel, which is a California Threatened species and listed as a federal Species of Concern. Mitigation provided under "Vegetation and Wildlife" (page 22) would offset this loss through acquisition and preservation of 3 acres of known Mohave ground squirrel habitat.

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Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
7. Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the site vicinity (b).
8. Air Quality Protection 42 U.S.C. 7401				X		As discussed above under "Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels," the proposed project would not generate emissions exceeding locally adopted thresholds and would comply with all applicable rules and regulations.
9. Farmland Protection 7 U.S.C. 4201	X					No agricultural uses are located onsite (b).
10. Environmental Justice Executive Order 12898	X					The project would provide additional employment opportunities in the community during construction and would provide community meeting and recreational opportunities for area residents. The project would not expose low-income or minority populations to any environmental justice concerns.
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B	X					As discussed above under "Effects of Ambient Noise on Project and Contribution to Community Noise Levels," the proposed project would not be exposed to excessive noise levels and would not generate noise exceeding HUD or community standards at adjacent residences.
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to any known landfill hazards (b).
c. Upset Hazards 24 CFR 51B	X					The project site is not subject to any known upset hazards, nor would the proposed use create any significant upset hazards (b).
d. Flammable Oper. 24 CFR 51C	X					The project site is not subject to any known flammable operations or explosives (b).
e. Toxic/Radioactivity HUD Notice 79-33	X					There is no evidence of hazards, toxic substances, or radioactivity present on the project site. As the site has not been previously developed and there is no indication onsite or in historical records of potential contamination, it is unlikely that hazards or nuisances would exist onsite (b).
f. Airport Clear Zones 24 CFR 51D	X					The project site is not in an airport clear zone (i).

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Summary of Findings and Conclusions:

The proposed project involves the expansion of the existing Stephen D. Sorenson Park facilities from 3 acres to 12 acres. The existing park, which consists of a tot lot playground with swings, a grassy picnic area, a horseshoe pit, a bathroom on a septic system, and a parking lot, would remain intact.

Improvements would include the addition of two lighted basketball courts, one lighted general purpose/soccer field, a lighted baseball field with prefabricated steel bleachers and dugouts, and 46 additional parking spaces. A community building of approximately 3,500 to 4,000 square feet would also be constructed as part of the expansion.

The 100-acre parcel containing the project site is zoned R-A, Residential Agriculture, which allows single family residences and crops. The site is shown as Urban I in the County General Plan. The proposed park would be consistent with land use designations for the site. Neighboring land uses consist of residential uses and open space. The proposed project would generally be compatible with the scale and visual character of the surrounding area. Site lighting could be visible at nearby residences, but would be shielded and directed away from residences to avoid spillover of light onto adjacent properties.

The project would not generate any significant noise impacts, nor would it be subject to noise in excess of HUD or community standards for residential uses. The project site currently contains undeveloped lands with disturbed, ruderal vegetation. As no residences occur on the project site, displacement of residents would not occur as a result of the project.

The project site is adjacent to a natural drainage course that was historically part of the Lovejoy Springs water system. The drainage course runs across the northern portion of the property and a small tributary to the drainage course crosses the western portion of the site. A site visit with a California Department of Fish and Game (CDFG) biologist determined the boundaries of the drainage course and CDFG jurisdiction. The proposed project would avoid all jurisdictional drainage areas.

No threatened or endangered wildlife was observed on the site. Mohave ground squirrel (*Spermophilus mohavensis*), a species listed as California Threatened and a federal Species of Concern, is not known to be present onsite, but is known to occur within the project vicinity. Communications with the CDFG have indicated that, because the project site contains potential Mohave ground squirrel habitat, mitigation in the form of land acquisition and management will be needed. Desert tortoise (*Gopherus agassizi*), a species listed as State and federally threatened, is known to occur in desert areas with friable soils. However, no desert tortoise or sign of tortoise was observed onsite, and the appropriate soils for desert tortoise are absent from much of the site. Further, communications with CDFG and the U.S. Fish and Wildlife Service (USFWS) indicate that nearby residential development makes it unlikely that desert tortoise would occur onsite. Therefore, no impacts to desert tortoise or its habitat are anticipated.

The project would not significantly affect public facilities. Implementation of the project would create short-term employment opportunities during construction and could provide long-term employment opportunities through maintenance of the park.

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Historic and archaeological evaluations have been completed. There are presently no buildings within the project area. However, the project site is part of a significant archaeological site, CA-LAN-192. Although a substantial amount of this site has been disturbed by prior development, intact archaeological deposits remain in some areas and could be disturbed by proposed grading and construction activity. Mitigation would be required for impacts to this resource.

The proposed project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into project design. The project site is adjacent to, but outside of the 100-year flood zone; therefore, the project would not be subject to significant flood hazards.

The project would conform to all applicable Federal, State, and regional air pollution control regulations, both short- and long-term, and would not significantly affect local or regional air quality. The project would incrementally increase daily traffic volumes in the immediate area; however, project-generated traffic would not significantly affect local roadways.

Summary of Environmental Conditions:

The project site is currently comprised of undeveloped, but disturbed lands. The project site is adjacent to a natural drainage and tributary, which are located outside the development area and would not be affected by project activities. An archaeological site, CA-LAN-192, is present on-site.

Project Modifications and Alternatives Considered:

In order to avoid impacts to known significant archaeological resources on the project site, an alternate site for project construction could be considered. Specifically, construction of the proposed project at a nearby location without archaeological resources or other known constraints could occur to the north of the project site, near the community fire station on 170th Street. Relocation of the proposed park facilities could avoid significant impacts to archaeological resources. However, the location near the community fire station is not adjacent to the existing park facilities and therefore would not meet the objective of providing a consolidated park that meets the needs of area residents. Relocation of the proposed park facilities to another area on the 100-acre lot owned by the County of Los Angeles is not feasible because of limitations on usable space posed by the presence of an onsite drainage course and associated setback requirements.

Mitigation Measures Required:

The following mitigation measures are required:

1. **Historic, Cultural, and Archaeological Resources.** CA-LAN-192 has already produced substantial collections of artifacts, but these collections have never been processed, analyzed, or reported according to modern professional standards. The remains are distributed among several public repositories and private collections. Many of the materials are still in their original excavation level bags, little or no technical study has been performed, and scattered

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references to the site in the professional literature reflect anecdotal information rather than thoughtful analysis of published data. In lieu of additional site excavation that would generate additional collections, the significant impacts of the proposed project shall be mitigated by recovering data from the existing collections from the site, which constitute several thousand artifacts, records, and other materials. The Santa Barbara Museum of Natural History, Antelope Valley Indian Museum, Fowler Museum of Anthropology (UCLA), Antelope Valley College, and Dr. Bruce Love have agreed to allow access to the materials currently in their collections. All materials will be cleaned, sorted, classified, stabilized, and otherwise processed in the laboratory according to modern professional standards. Various specialized technical analyses shall be performed (see below), and a professional report that integrates and synthesizes all the available data from the site shall be prepared. The data recovery program shall be initiated upon award of a construction contract for the project and completed within an approximately 12-18 month time period.

Several data classes appear to be available and may be analyzed as part of the data recovery plan. Prior to conducting the technical analyses, additional Native American consultation shall be conducted regarding the proposed technical studies and disposition of human remains. Destructive analyses of human remains or funerary objects shall not be performed without prior approval of the appropriate Native American representatives. The following technical analyses shall be conducted:

- Stylistic and technological analysis of ground stone collections, Native American ceramics, flaked stone tools and debitage, bone tools, stone and shell beads, and burial lots;
- Source analysis and hydration dating of obsidian tools and debitage;
- Taxonomic identification and analysis of faunal remains;
- Flotation of column samples and analysis of paleobotanical remains;
- Mitochondrial DNA analysis of human remains (if appropriate samples are available and approved by Native American representatives);
- Radiocarbon dating of appropriate organic remains;
- Comparative analyses with other local and regional collections; and
- Site mapping and documentation on the current Department of Parks and Recreation forms.

This proposed approach to data recovery is superior to performing additional excavations at CA-LAN-192 because it will compensate more completely for the impacts of the current project as well as the cumulative effects of past projects and likely future projects. The extant collections offer a diverse set of artifacts and dietary remains from deeply stratified midden deposits and wide variety of contexts within this expansive site. They will provide a broader analytic sample of artifact classes and types from the site than is likely to be recovered through additional excavation; will provide significant information from a larger area of the site than could be examined currently (including portions of the site already destroyed); and will permit more meaningful public interpretation of the remains. Thus, they are likely to provide a greater yield of scientifically consequential information than would additional excavation and will contribute more substantially to our knowledge of local and regional prehistory.

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In addition to the data recovery plan described above, an archaeologist and a Native American monitor shall also be on-site during any grading, trenching, or other construction that has the potential to impact cultural deposits. The monitor's objective would be to collect unique or diagnostic materials and watch for human remains or other archaeological features. In the event that intact features are uncovered during construction, the monitor will temporarily redirect construction to another part of the project area and will record, remove, and/or relocate such features or remains in accordance with state law and standard archaeological practice prior to the resumption of construction. During construction, the monitors also will direct additional trenching in the portions of the APE containing intact cultural deposits not tested previously. The monitors will record representative profiles of these areas, and will screen samples from cultural strata to confirm that the deposits in these areas are consistent with observations made during prior testing.

The monitor also will ensure that intact archaeological remains capped by fill beneath the existing park are not inadvertently damaged during construction of the community building, new bathroom, walkways, parking lot, and other proposed improvements adjacent to the existing park.

Finally, all extant collections from the site shall be curated at a single repository where they can be preserved, protected, and made available for future research and interpretation. The Antelope Valley Indian Museum, one of the regional Indian museums of the California State Parks system, currently holds substantial collections from the site and has indicated their willingness to curate the other collections.

The County of Los Angeles shall fully fund the mitigation program.

2. **Solid Waste.** The following requirements shall be implemented to minimize the impact to solid waste disposal facilities:
 - During construction, inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials, shall be recycled to the greatest extent feasible.
 - The County shall implement a recycling program at the new facility to minimize the amount of solid waste generated by the project site to be disposed of in County landfills. Space shall be allocated either within the building or in outdoor areas for collection and storage of recyclable materials.
3. **Water Supply.** Because of ongoing concerns about regional water supplies, landscaped areas shall be designed with drought-tolerant species, and the grass used for lawns in picnicking areas and playing fields shall be a hardy, low water use grass. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.
4. **Mohave Ground Squirrel.** To mitigate for disturbance of potential Mohave ground squirrel habitat, the County shall comply with all requirements of the 2081 California Endangered Species Act (CESA) incidental take permit issued by CDFG, including funding the Desert Tortoise Preserve Committee's (DTPC's) acquisition, enhancement and management of 3 acres

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of known, occupied MSG habitat. Mitigation acquisition shall take place at the Desert Tortoise Preserve in Kern County and shall be coordinated through the DTPC. The County shall enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement, and management of habitat lands no later than 30 days following execution of the CESA 2081 take permit.

5. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval and that do not trigger State CEQA Guidelines Section 15074.1 are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of Los Angeles County.

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References:

- a. County of Los Angeles Department of Regional Planning, communication, January 27, 1994.
- b. Meghan Jackson, Rincon Consultants, Site Visits, September 15, 2004, and October 1, 2004. (FIELD)
- c. Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003. (PRINTED) The estimate of trip generation applies the "soccer complex" rate of 71 daily trips/field to the two fields (one soccer, one baseball). The "recreational community center" rate of 22.88 daily trips/1,000 square feet of floor area was applied to the 4,000 square foot community center.
- d. Antelope Valley Air Quality Management District 2004 Ozone Attainment Plan (State and Federal), April 20, 2004. (PRINTED)
- e. Los Angeles Water Works, personal communication, October 12, 2004. (CONTACT)
- f. Los Angeles County Sheriff's Department, personal communication, October 12, 2004. (CONTACT)
- g. Thomas Brothers Maps, Los Angeles County, 2002. (PRINTED)
- h. Los Angeles County Fire Department, personal communication, October 12, 2004. (CONTACT)
- i. Federal Emergency Management Agency (FEMA) maps website, <<http://www.fema.gov/fhm>> (ELECTRONIC)
- j. Betty Courtney, California Department of Fish and Game, and Ray Bransfield, U.S. Fish and Wildlife Service, October 2004. (CONTACT)
- k. U.S. Environmental Protection Agency, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," 1971, prepared by Bolt, Beranek and Newman. (PRINTED)
- l. Town of Woodside, Initial Study/Mitigated Negative Declaration for the Barkley Fields and Park, March 31, 2004. (PRINTED)
- m. Geo-Etka, Inc., Sewage System Design Report, April 5, 2000. (PRINTED)
Geo-Etka Geotechnical Report, April 4, 2000
- n. Cotton/Bridges/Associates, Incidental Take Permit Application for Stephen Sorensen Park, County of Los Angeles Department of Parks and Recreation, September 28, 2004. (PRINTED)
- o. California Department of Fish and Game, Acknowledgement letter that County's 2081 application is complete and being processed, October 25, 2004. (PRINTED)

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- p. San Buenaventura Research Associates, Section 106 Evaluation, Sorensen Park Improvements, October 4, 2004. (PRINTED)
- q. Applied EarthWorks, Inc., Final Eligibility and Effects Assessment at CA-LAN-192, Stephen Sorensen Park, Los Angeles County, California, March 2005. (PRINTED)
- r. Geo-Etka, Inc., Preliminary Foundation Soils Exploration and Pavement Design Recommendations at Lake Los Angeles Park, April 4, 2000, Updated January 19, 2005. (PRINTED)
- s. Metropolitan Water District of Southern California, 2005. (PRINTED)
- t. Purkiss-Rose/RSI Architects, March 2005. (CONTACT)

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1. Is the project in compliance with applicable laws and regulations? ☒ Yes ☐ No
2. Is an EIS required? ☐ Yes ☒ No
3. A Finding of No Significant Impact (FONSI) can be made. The project will not significantly affect the quality of the human environment. ☒ Yes ☐ No

Basic Reasons Supporting Decision:

The proposed project involves the expansion of the existing Stephen D. Sorenson Park facilities from 3 acres to 15 acres to provide recreational facilities for area residents. The project is consistent with the guidelines of the Community Development Block Grant (CDBG) program.

Project construction would result in potential impacts to biological and archaeological resources on-site. Project operation would also increase on-site water demand and solid waste generation, which may contribute to cumulative impacts to regional water supplies and solid waste disposal facilities. However, impacts can be mitigated through implementation of the measures listed on pages 27-29.

Prepared by: Joe Power, AICP

Date: April 27, 2005

Title: Principal

Concurred in: Donald Dean

Date: April 27, 2005

Title: Environmental Officer, Community Development
Commission of the County of Los Angeles

SECTION 3

Responses to Comments on the MND/EA

Letter 1

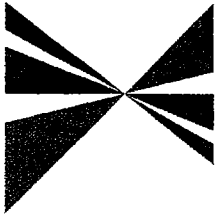
COMMENTOR: Mark Butala, Senior Regional Planner, Southern California Association of Governments

DATE: May 25, 2005

RESPONSE:

The commenter states that the project is not regionally significant per Southern California Association of Governments (SCAG) or CEQA criteria and that SCAG has no comments on the project or MND/EA. No response is necessary.

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

Main Office

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12th Floor

Los Angeles, California

90017-3435

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www.scag.ca.gov

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Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

May 25, 2005

Mr. Donald Dean, Environmental Officer
Community Development Commission of the
County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755-7425

**RE: SCAG Clearinghouse No. I 20050311 Stephen D. Sorensen Park
General Improvements Project**

Dear Mr. Dean:

Thank you for submitting the **Stephen D. Sorensen Park General Improvements Project** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

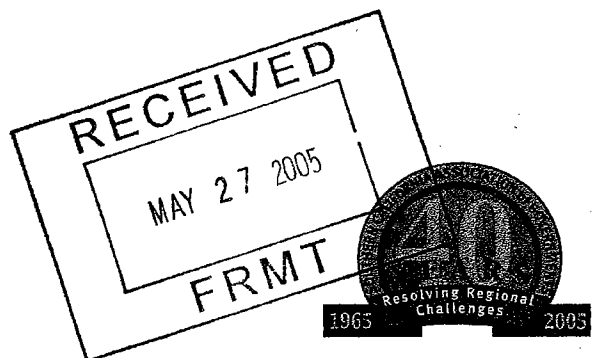
We have reviewed the **Stephen D. Sorensen Park General Improvements Project**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **May 1-15, 2005** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1945. Thank you.

Sincerely,

MARK BUTALA
Senior Regional Planner
Intergovernmental Review



Letter 2

COMMENTOR: Gary T.K. Tse, Director, Facilities Planning Bureau, County of Los Angeles Sheriff's Department

DATE: May 23, 2005

RESPONSE:

The commenter states the proposed project would not significantly affect the Sheriff's Department with the exception of "as needed" assistance for major events. It is not anticipated that the proposed park expansion would involve major events needing on-site security or that would necessitate the expansion of Sheriff's or Police Department facilities. As such, impacts to the County Sheriff's Department and County Police Department would not be significant under CEQA or NEPA.

The Sheriff's Department also provides comments with respect to several specific topics, as described below.

Increase in Crime Rate

The commenter notes that the increase in crime due to the project would be minimal, but again states that additional personnel may be needed for major events. As discussed above, it is not anticipated that the proposed park expansion would involve major events requiring on-site security personnel or expansion of Sheriff's Department facilities.

Additional Staffing

The commenter notes that the proposed park expansion would not create the need for additional full-time Sheriff's Department personnel. This comment is noted. No response is necessary.

Additional Space

The commenter notes that the proposed park expansion would not create the need for additional Sheriff's Department space. This comment is noted. No response is necessary.

Traffic and Access

The commenter notes that Sheriff's Department personnel may have to respond to incidents at the park, but states that existing personnel are sufficient. The commenter reiterates that major events may require additional personnel on a case-by-case basis. As noted above, it is not anticipated that the park expansion would involve major events requiring on-site security or response.

Project Generated Noise

The commenter states that noise impacts would be minimal, but that future residential development may be affected by park-generated noise. This opinion is consistent with the conclusions of the EA/MND. Any future residential development proposed in the vicinity of the park would need to address potential noise issues as part of a separate environmental review.



Leroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

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



May 23, 2005

Donald Dean, Environmental Officer
Community Development Commission of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755-7425

Dear Mr. Dean:

**REVIEW OF ENVIRONMENTAL DOCUMENT
DRAFT MITIGATED NEGATIVE DECLARATION
STEPHEN D. SORENSEN PARK GENERAL IMPROVEMENTS PROJECT**

This is in response to your letter dated May 6, 2005, for the above identified project. We have completed our review and assessment of the project description and plans. For our comments please see the attached letter from Gordon E. Carn, A/Captain of the Lancaster Sheriff's Station.

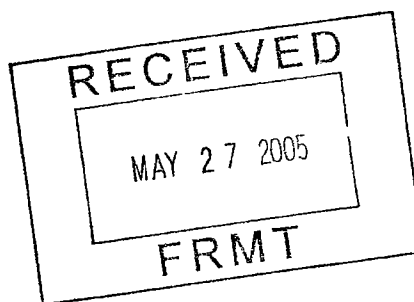
We would like to emphasize that the proposed project site is located in the jurisdiction of the Los Angeles County Police, with the California Highway Patrol handling traffic issues. Therefore, no significant impacts are anticipated to the service level of the Sheriff's Department with exception of "as-needed" assistance from Sheriff's Department in support of major events scheduled at the park.

Should you have any questions regarding this matter, please contact Mr. Mike Kameya, of my staff at (626) 300-3013.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T. K. Tse, Director
Facilities Planning Bureau



A Tradition of Service Since 1850

Mr. Donald Dean

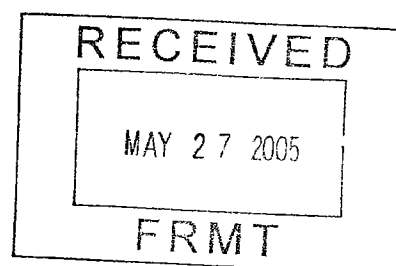
-2-

May 23, 2005

GTKT:MKmk/jh

Attachments

cc: Gordon E. Carn, A/Captain, Lancaster Sheriff's Station
Wallace Fullerton, Lieutenant, Lancaster Sheriff's Station
Victor Rampulla
Adrianne Ferree
Matt Rodriguez
Mike Kameya
Chrono
File
(EIR-DMND-StephenD.SorensenPark)





LEROY D. BACA, SHERIFF

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169



(661) 948-8466

May 16, 2005

Gary T. K. Tse, Director
Sheriff's Facilities Planning Bureau
1000 South Fremont Avenue
Building A-9, East 5th Floor North
Alhambra, California 91803

Dear Mr. Tse:

We are in receipt of your request for comment regarding the Draft Mitigated Negative Declaration for the improvement project at Stephen D. Sorenson Park. Members of my staff and I have reviewed the draft declaration and are making the following recommendations regarding the necessity of service level enhancements to accommodate the expansion of the park.

- **Increase In Crime Rate:** The anticipated increase in crime will be minimal. However, site security and routine patrol functions are the responsibility of the Los Angeles County Police. It is recommended that you inquire with the County Police, Office of Public Safety, to solicit comments regarding potential impact on their operations. As it relates to Sheriff's operations, no significant impact is anticipated during normal park operations. However, in the event of a major event that could be scheduled at the park, additional personnel would be required on an as-needed basis.
- **Configuration / Design:** We have no specific concerns regarding this subject.
- **Additional Staffing:** The operational hours of the park appear to be primarily during normal day hours. Consequently, the need for additional personnel would be confined to these hours. As is indicated above, we recommend that you solicit comments from the County Police regarding additional staffing. As it relates to Sheriff's operations, no additional personnel should be required on a full-time basis.

A Tradition of Service

- **Additional Space:** No additional office space or space dedicated at the current Sheriff's Station (Lancaster) will be required.
- **Traffic And Access:** The area in question is presently in the unincorporated area of Los Angeles County. Consequently, issues regarding traffic matters, vehicular access and motor vehicle collisions would be the purview of the California Highway Patrol (CHP). However, knowing the staffing limitations of the CHP and the current operational issues presently encountered by our personnel, as well as other Sheriff's patrol operations, it is quite possible that our personnel will be required to step in and provide law enforcement functions that would normally be provided by the CHP. Existing personnel should be sufficient to address issues at the park pending the arrival of the CHP. However, in the event of a major event that could be scheduled at the park, additional personnel would be required on an as-needed basis.
- **Project Generated Noise:** The general area of the proposed park is in an area of sparse population. There are few homes in the area and the impact should be minimal. Future residential development may be impacted by the noise generated by the park.

I trust that this information will be helpful in the development of the draft declaration. If you or members of your staff require additional information, please feel free to contact Lieutenant Wallace Fullerton, of my staff, at 661-940-3835.

Sincerely,

LEROY D. BACA, SHERIFF



Gordon E. Carn, A/Captain
Lancaster Station

Letter 3

COMMENTOR: Cheryl J. Powell, IGR/CEQA Program Manager, District 7, California
Department of Transportation

DATE: June 2, 2005

RESPONSE:

The commenter suggests that the County consider and implement truck-management plans for hauling of dirt to the site and suggests that trips involving large trucks on state highways be limited to off-peak hours. The commenter also notes that any oversized vehicles on state highways would need a transportation permit from Caltrans. The County will implement standard construction management approaches for all on-site construction activity. It is anticipated that haul trips will occur primarily during off-peak hours as drivers typically wish to avoid delays associated with peak hour traffic. Construction contractors will obtain any permits needed from Caltrans prior to initiation of work.

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, REGIONAL PLANNING

IGR/CEQA BRANCH

100 SOUTH MAIN STREET

LOS ANGELES, CA 90012-3606

PHONE (213) 897-3747

FAX (213) 897-1337

*Flex your power!
Be energy efficient!*

June 2, 2005

Mr. Donald Dean
Los Angeles County Community Development Commission
2 Coral Circle, Monterey Park, CA 91755

Re: Sorensen Park General Improvements Project
Mitigated Notice Declaration -- SCH No. 2002041009
IGR/CEQA No. 050541/EK

Dear Mr. Dean:

We have received the NEPA Environmental Assessment (EA) and supporting Appendices A through D for the Sorensen Park General Improvements Project, referenced at above right. The park is to be expanded from 3 to 15 acres, with addition of a community building and various new recreational facilities and parking spaces. On page 2 of the EA, it is stated that an estimated 9,450 cubic yards of fill material would be imported. For the California State Department of Transportation (Caltrans), we have the following comments on it.

Noting the large amount of haul material, we recommend that the applicant consider truck-management plans and develop such plans if and when needed. We ask for avoidance of excessive or poorly timed caravans of trucks (truck platooning), even on days when many truck trips per day to or from a location might seem desirable. We also ask that large size truck trips on State highways typically be limited to periods other than peak commute times.

We further note that construction of specialized facilities might be associated with this Project, possibly requiring special equipment. Therefore we remind you that transportation of heavy construction equipment and/or materials, or other special equipment, which requires the use of oversized-transport vehicles on State highways would require a transportation permit from Caltrans.

If you have any questions regarding our comments, refer to our internal IGR/CEQA Record Number 050541/EK, and please do not hesitate to contact our review coordinator Edwin Kampmann at (213) 897-1346 or to contact me at (213) 897-3747.

Sincerely,

A handwritten signature in black ink that reads 'Cheryl Powell'.

CHERYL J. POWELL

IGR/CEQA Program Manager, Caltrans District 7

cc: Scott Morgan, State Clearinghouse

Letter 4

COMMENTOR: Terry Roberts, Director, State Clearinghouse, State of California Governor's Office of Planning and Research

DATE: June 7, 2005

RESPONSE:

The commenter notes that the LACDC has complied with the State Clearinghouse review requirements for draft environmental documents and attaches a letter from the California Regional Water Quality Control Board (RWQCB), Lahontan Region. The comments from the RWQCB are addressed in the response to Letter 5.



Arnold
Schwarzenegger
Governor

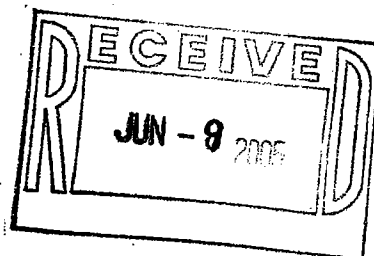
STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

June 7, 2005

Donald Dean
City of Los Angeles Community Development Commission
2 Coral Circle
Monterey Park, CA 91755



Subject: Sorensen Park General Improvements Project
SCH#: 2005051033

Dear Donald Dean:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on June 6, 2005, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Letter 5

COMMENTOR: Hisam A. Baqai, Supervising Engineer, California Regional Water Quality Control Board, Lahontan Region

DATE: May 24, 2005

RESPONSE:

The commenter notes that septic tank use will acquire approval from the Los Angeles County Health Department and suggests that obtaining a permit does not constitute adequate mitigation. As discussed in the MND/EA, percolation testing conducted on-site indicates that site can handle the design flows for the proposed septic system. Significant impacts relating to the operation of the on-site septic system have not been identified; therefore, mitigation is not required. The County will obtain necessary permits for the operation of an on-site septic tank and comply with any permit conditions.



California Regional Water Quality Control Board Lahontan Region



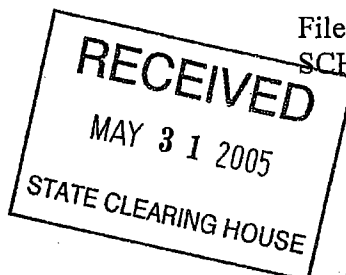
Alan C. Lloyd Ph.D.
Agency Secretary

Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
<http://www.waterboards.ca.gov/lahontan>

Arnold Schwarzenegger
Governor

To: State Clearinghouse
Address: PO Box 3044
Sacramento, CA 95812-3044

Date: May 24, 2005



File: Env. Docs, SB County
SCH # 2005051033

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6.6.05
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COMMENTS ON: DRAFT MITIGATED NEGATIVE DECLARATION FOR THE SORENSEN PARK GENERAL IMPROVEMENT PROJECT, SAN BERNARDINO COUNTY

Please refer to the items checked for staff comments on the above-referenced project:

- [] The proposal does not provide enough information to determine the type of wastewater disposal system that will be used (i.e. septic system, sewer, etc.).
- [] Discharge of any material other than domestic wastewater to an onsite septic tank wastewater disposal system is prohibited unless a Report of Waste Discharge is filed with the Regional Board.
- [] The proposed project deals with a non-sewage discharge to land and may need to be regulated by the Lahontan Regional Water Quality Control Board. Therefore, the County must require the proponents to contact the Regional Board for filing of a complete report of waste discharge.
- [] The proposed project appears to exceed the Regional Board's 500 gallon per acre per day limitation on the discharge to septic tank disposal systems. Please address how this requirement will be met in the document and proposed project design.
- [] The proposal does not provide enough information to determine if the Regional Board's 500 gallon per acre per day limitation of the discharge to septic tank disposal systems is exceeded. Please address in the document how this requirement will be met.
- [] The proposed project is located in an area where septic tank disposal systems are prohibited unless an exemption is requested and granted by the Regional Board. If the project proponent intends to request an exemption, the environmental document must contain the information necessary to make the findings for an exemption (Please review the exemption criteria contained in the Water Quality Control Plan for the Lahontan

California Environmental Protection Agency

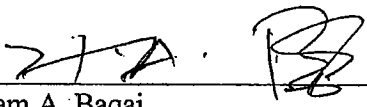


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- Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).
- [] The project may require development of a Stormwater Pollution Prevention Plan and a NPDES General Industrial Stormwater Permit. This permit is accessible on the State Board's Homepage (www.swrcb.ca.gov). Best Management Practices must be used to mitigate project impacts. The environmental document must describe the mitigation measures or Best Management Practices.
- [] The project appears to propose a discharge of waste to surface water. Therefore an NPDES permit for the project may be necessary. Describe potential impacts to surface water quality and beneficial uses of water. Also describe measures to be taken to reduce pollutant loading to surface waters to meet numerical and narrative water quality objectives contained in the Water Quality Control Plan for the Lahontan Region (www.swrcb.ca.gov/rwqcb6).
- [] The proposed project may result in discharges of waste that may need to be regulated by the Regional Board. Please review the general permits and the Water Quality Control Plan for the Lahontan Region (Basin Plan) accessible on the Regional Board's homepage (www.swrcb.ca.gov/rwqcb6).
(provide more specific information here on the type of waste or form of regulation)
-
- [] Please require written confirmation from the project proponent that they obtain Regional Board concurrence before approving this project.
- [] The project may require a Federal Clean Water Act Section 401 Water Quality Certification from the Regional Board. Application forms can be found at our web site (www.swrcb.ca.gov/rwqcb6).
- [] The proposal does not provide specific information on impacts to wetlands (or in the Lake Tahoe Basin, Stream Environment Zones). The Environmental Document needs to quantify these impacts. Discuss purpose of project, need for wetland disturbance, and alternatives (avoidance, minimize disturbances and mitigation). Mitigation must be identified in environmental document including timing of construction. Mitigation must replace functions and values of wetlands lost (at a minimum, 1.5 times the area disturbed should be restored).
- [] Regional Board staff has determined that this project will not have a significant effect on water quality as proposed.
- [] Regional Board staff will make additional comments after a more detailed review is complete.

- [] Project may result in spills that will adversely impact ground and surface waters. Include spill contingency measures in the environmental document.
- [X] **Other:** Septic tank use approval from the Los Angeles County Health Department is required.
-
-

Please note that obtaining a permit and conducting monitoring does not constitute adequate mitigation. Development and implementation of acceptable mitigation is required.

Sincerely 
Print Name Hisam A. Baqai
Title Supervising Engineer
Phone No. (760) 241-7325
E-Mail hbaqai@waterboards.ca.gov

x:\CEQA /Sorenesen Park

SECTION 4

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Assessment, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

In order to implement this MMRP, the Community Development Commission will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	
					Initial	Date
HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES						
Data Recovery Program. CA-LAN-192 has already produced substantial collections of artifacts, but these collections have never been processed, analyzed, or reported according to modern professional standards. The remains are distributed among several public repositories and private collections. Many of the materials are still in their original excavation level bags, little or no technical study has been performed, and scattered references to the site in the professional literature reflect anecdotal information rather than thoughtful analysis of published data. In lieu of additional site excavation that would generate additional collections, the significant impacts of the proposed project shall be mitigated by recovering data from the existing collections from the site, which constitute several thousand artifacts records and other materials. The Santa Barbara Museum of Natural History, Antelope Valley Indian Museum, Fowler Museum of Anthropology (UCLA), Antelope Valley College, and Dr. Bruce Love have agreed to allow access to the materials currently in their collections. All materials will be cleaned, sorted, classified, stabilized, and otherwise processed in the laboratory according to modern professional standards. Various specialized technical analyses shall be performed (see below), and a professional report that integrates and synthesizes all the available data from the site shall be prepared. The data recovery program shall be initiated upon award of a construction contract for the project and completed within an approximately 12-18 month time period. Several data classes appear to be available and may be analyzed as part of the data recovery plan. Prior to conducting the technical analyses, additional Native American consultation shall be conducted regarding the proposed technical studies and disposition of human	Review and approval of data recovery program scope and review and approval of completed data recovery plan.	Prior to plan implementation.	Twice.	Community Development Commission		

Sorensen Park Improvements Environmental Assessment
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification	
					Initial	Date
remains. Destructive analyses of human remains or funerary objects shall not be performed without prior approval of the appropriate Native American representatives. The following technical analyses shall be conducted: • Stylistic and technological analysis of ground stone collections, Native American ceramics, flaked stone tools and debitage, bone tools, stone and shell beads, and burial lots; • Source analysis and hydration dating of obsidian tools and debitage; • Taxonomic identification and analysis of faunal remains; • Flotation of column samples and analysis of paleobotanical remains; • Mitochondrial DNA analysis of human remains (if appropriate samples are available and approved by Native American representatives); • Radiocarbon dating of appropriate organic remains; • Comparative analyses with other local and regional collections; and • Site mapping and documentation on the current Department of Parks and Recreation forms. This proposed approach to data recovery is superior to performing additional excavations at CA-LAN-192 because it will compensate more completely for the impacts of the current project as well as the cumulative effects of past projects and likely future projects. The extant collections offer a diverse set of artifacts and dietary remains from deeply stratified midden deposits and wide variety of contexts within this expansive site. They will provide a broader analytic sample of artifact classes and types from the site than is likely to be recovered through additional excavation; will provide significant information from a larger area of the site than						

Sorensen Park Improvements Environmental Assessment
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
could be examined currently (including portions of the site already destroyed); and will permit more meaningful public interpretation of the remains. Thus, they are likely to provide a greater yield of scientifically consequential information than would additional excavation and will contribute more substantially to our knowledge of local and regional prehistory.							
Construction Phase Monitoring. In addition to the data recovery plan described above, an archaeologist and a Native American monitor shall also be on-site during any grading, trenching, or other construction that has the potential to impact cultural deposits. The monitor's objective would be to collect unique or diagnostic materials and watch for human remains or other archaeological features. In the event that intact features are uncovered during construction, the monitor will temporarily redirect construction to another part of the project area and will record, remove, and/or relocate such features or remains in accordance with state law and standard archaeological practice prior to the resumption of construction. During construction, the monitors also will direct additional trenching in the portions of the APE containing intact cultural deposits not tested previously. The monitors will record representative profiles of these areas, and will screen samples from cultural strata to confirm that the deposits in these areas are consistent with observations made during prior testing. The monitor will also ensure that intact archaeological remains capped by fill beneath the existing park are not inadvertently damaged during construction of the community building, new bathroom, walkways, parking lot, and other proposed improvements adjacent to the existing park.	Field verification that a monitor is present during grading, trenching and construction.	Throughout grading, trenching and construction.	Periodically during grading and construction.	Community Development Commission			
Curation. All extant collections from the site shall be curated at a single repository where they can be preserved, protected, and made available for future research and interpretation. The Antelope Valley Indian Museum, one of the regional Indian museums	Verify resources have been handed over to Antelope Valley Indian Museum.	After completion of Data Recovery Plan.	Once.	Community Development Commission			

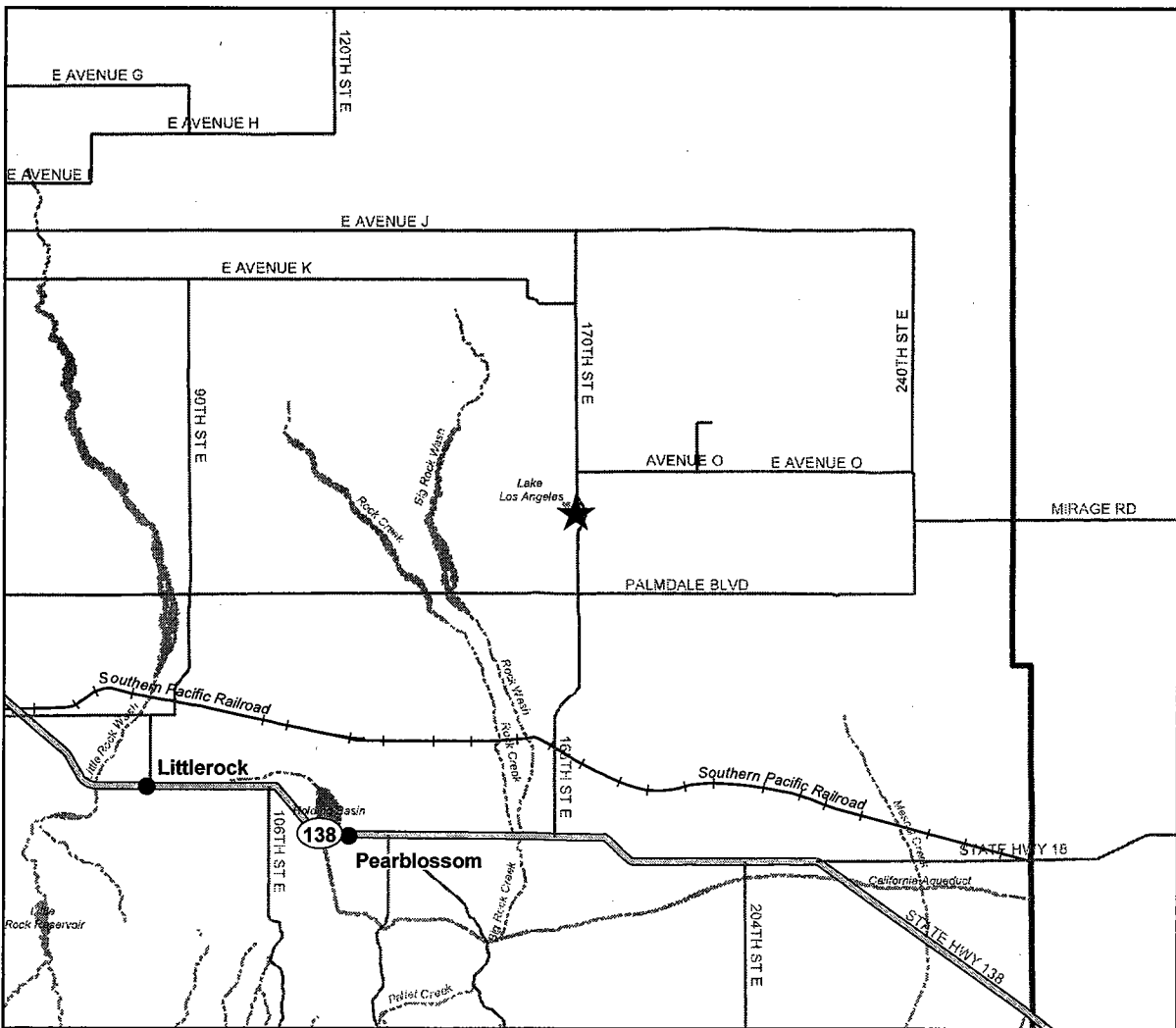
Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
of the California State Parks system, currently holds substantial collections from the site and has indicated their willingness to curate the other collections.							
SOLID WASTE							
The following shall be implemented to minimize the impact to solid waste disposal facilities: - During construction, inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials, shall be recycled to the greatest extent feasible. - The County shall implement a recycling program at the new facility to minimize the amount of solid waste generated by the project site to be disposed of in County landfills. Space shall be allocated either within the building or in outdoor areas for collection and storage of recyclable materials.	Approval of recycling program prior to construction.	Prior to construction.	Once.	Community Development Commission			
WATER SUPPLY							
Because of ongoing concerns about regional water supplies, landscaped areas shall be designed with drought-tolerant species, and the grass used for lawns in picnicking areas and playing fields shall be a hardy, low water use grass. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice.	Approval of final landscape plan.	Prior to construction.	Once.	Community Development Commission			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
MOHAVE GROUND SQUIRREL							
To mitigate for disturbance of potential Mohave ground squirrel habitat, the County shall comply with all requirements of the 2081 California Endangered Species Act (CESA) incidental take permit issued by CDFG, including funding the Desert Tortoise Preserve Committee's (DTPC's) acquisition, enhancement and management of 3 acres of known, occupied MGS habitat. Mitigation acquisition shall take place at the Desert Tortoise Preserve in Kern County and shall be coordinated through the DTPC. The County shall enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement, and management of habitat lands no later than 30 days following execution of the CESA 2081 take permit.	Verification that acquisition has occurred and that management program is in place.	Prior to occupancy of park.	Once.	Community Development Commission			

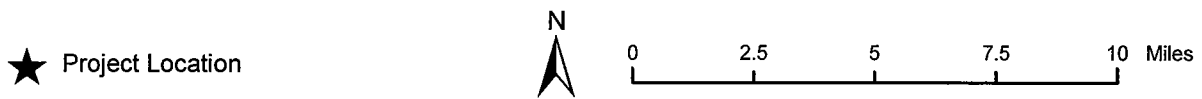
FIGURE 1

Regional Location

Steven D. Sorensen Park Project
Environmental Assessment



Source: US Bureau of the Census TIGER 2000 data.

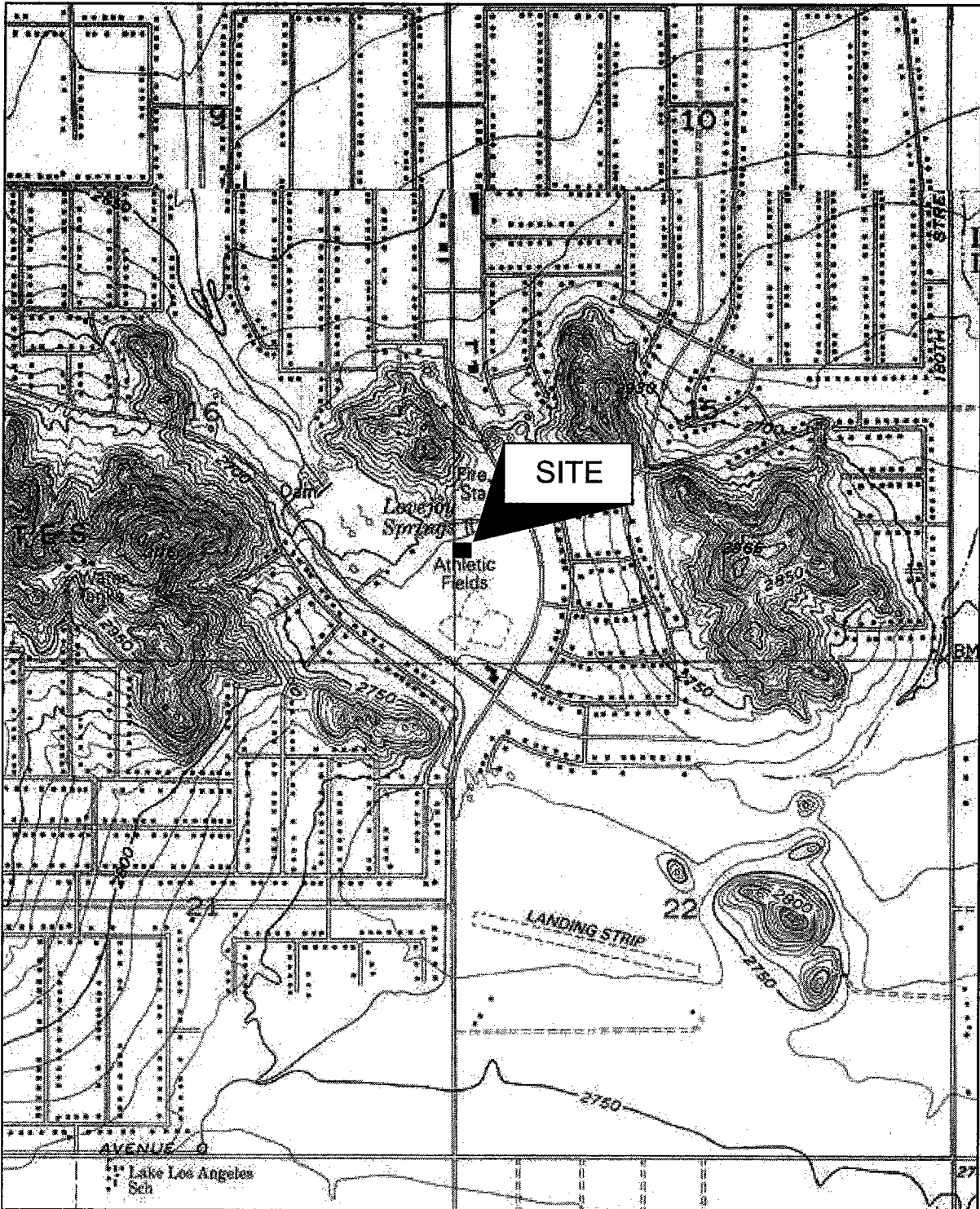


Regional Location

Figure 1

LACDC

FIGURE 2
Project Vicinity



Source: National Geographic TOPOI, Lovejoy Buttes, CA, 1991



Project Vicinity

Figure 2
LACDC

FIGURE 3

Views of the Project Site



Photo 1 - North-facing view of the proposed project site, with rocky buttes in background.



Photo 2 - West-facing view of the proposed project site, with existing park fence on left-hand side.



Photo 3 - South-facing view of the proposed project site, with existing park and trees in background.



Photo 4 - Southwest-facing view of proposed project site, with existing park and trees in background.

Views of the Project Site

FIGURE 4

Views of the Project Site



Photo 1 - East-facing view of the proposed project site, with existing park and playground in background, September 15, 2004.



Photo 2 - West-facing view of the proposed project site, taken from within existing park, September 15, 2004.

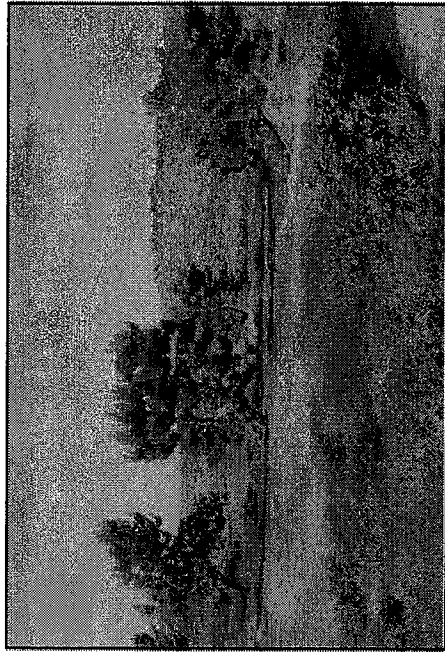


Photo 3 - North-facing view of the proposed project site, taken from within existing park, September 15, 2004.

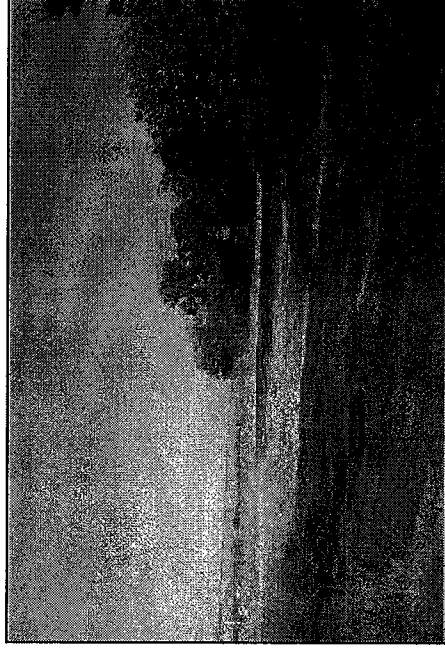


Photo 4 - East-facing view of proposed project site, taken from within existing park, September 15, 2004.

Views of the Project Site

FIGURE 5

Views of the Project Site

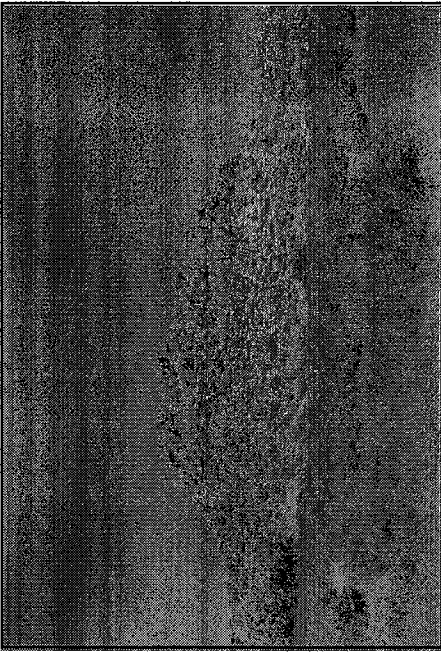


Photo 1 - North-facing view of rocky buttes located to the north of the proposed project site, September 15, 2004.

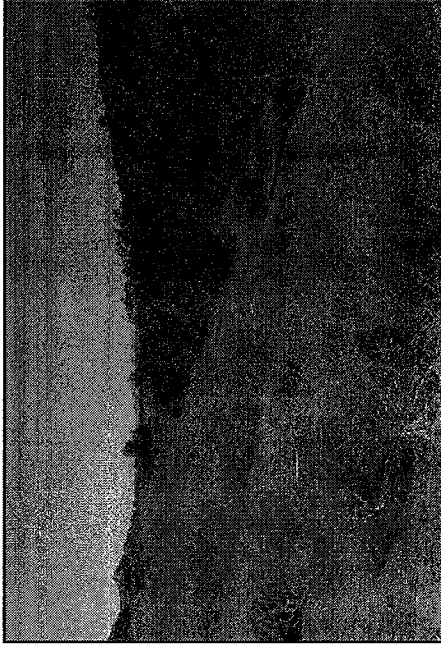


Photo 2 - West-facing view of the drainage located to the north of the proposed project site, September 15, 2004.

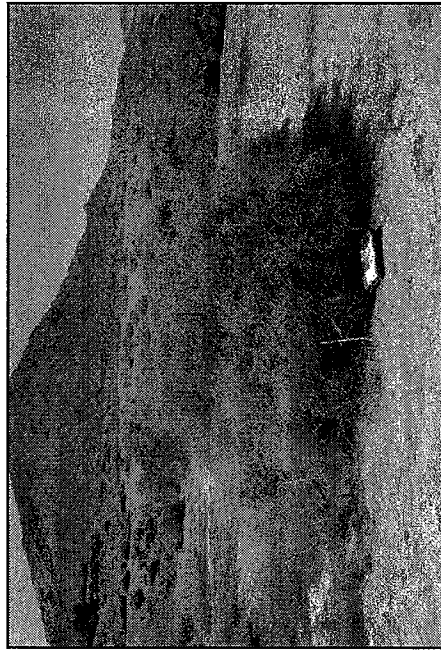


Photo 3 - South-facing view of saltbush on the western portion of the proposed project site under which a small mammal was observed, September 15, 2004.



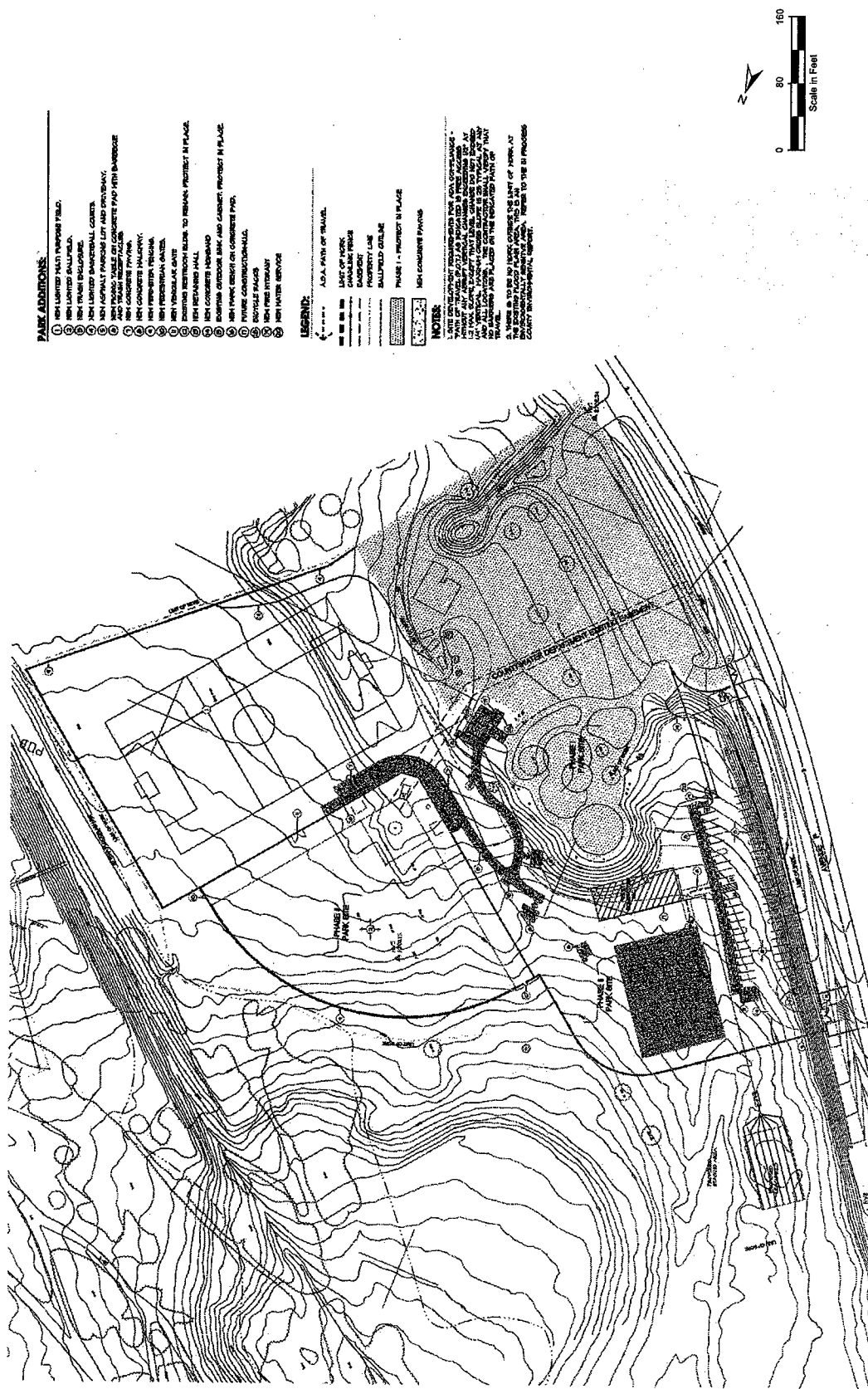
Photo 4 - View of hole under saltbush under which a small mammal was observed, September 15, 2004.

Views of the Project Site

Figure 5

LACDC

FIGURE 6
Site Plan



Site Plan

Source: Purkiss-Rose-RSI, December 2004

FIGURE 7

San Buenaventura Research Associates

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

1328 Woodland Drive • Santa Paula CA • 93060

805/525-1909
Fax 805/525-1597
sbra@historicsource.com
www.historicsources.com

To: Joe Power, Rincon Consultants
From: Judy Triem, San Buenaventura Research Associates
Date: 4 October 2004
Re: **Section 106 Evaluation, Sorensen Park Improvements**

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to expand Sorensen Park, located at 16801 Avenue "P" in Lake Los Angeles, from three to fifteen acres. The existing park will remain intact. Improvements to the new fifteen acre section will include two lighted basketball courts, one lighted general purpose soccer field, and a lighted baseball field with concrete bleachers and dugout. A community building of approximately 3,500 to 4,000 square feet will also be constructed.

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site itself (APN 3073-008) and the adjacent park.

3. Description of Location of Undertaking

The project site is a fifteen acre vacant site adjacent to the existing Sorensen Park on the north and west. Sorensen Park contains three acres that include restrooms, picnic tables, play equipment, a parking lot and landscaping, surrounded by a chainlink fence.

4. Historic Resources/National Register Determination

Historical Background

The Lake Los Angeles area apparently was originally called Wilsons. A Wilsons School District was established by 1916 and the Wilsons Post Office was established in 1917. Today there is an area north of Lake Los Angeles called Wilsons Gardens. In the area of Lovejoy Springs, northwest of the project site, there was once a dam as early as 1911 and small scale irrigation accompanied by cattle ranching. The Lovejoy Springs and Buttes area was used for filming between 1959 and 1967. Several movies as well as TV series were shot here including complete episodes of Bonanza.

The unincorporated community of Lake Los Angeles, in Los Angeles County, was established in 1968 with the creation of an artificial lake south of the dam. and has been extensively developed with single family residences. The USGS Map for the area, Lovejoy Buttes, indicates no buildings on the project site or in the immediate area prior to 1990. This map was surveyed in 1957 and updated in 1992. Originally called Lake Los Angeles Park when it was completed in 1996, it was renamed in honor of Stephen Sorensen, a twelve year veteran with the Los Angeles Sheriff's Department who served in Lake Los Angeles. Sorensen died in August 2003.

National Register Eligibility

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that

- represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance."

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The minimum age criteria for the National Register of Historic Places (NRHP) is 50 years. Properties less than fifty years old may be eligible for listing on the NRHP if then can be regarded as "exceptional."

Because the site is vacant and there are no buildings to evaluate, the National Register criteria does not apply under Criteria A, B and C. The adjacent park within the APE was recently established and does not meet the fifty year minimum age criteria. However, under Criterion D, a recent archaeological investigation determined that the Lovejoy Springs Site, CA-LAN-192, is considered eligible under Criterion D, at the local level, as it "has the potential to yield important information concerning the prehistory of the Antelope Valley region within the Mohave Desert. The site consists of an intact, buried deposit associated with bedrock mortars and human burials. The site contains valuable prehistoric research potential at the local and regional levels." (Padon & Love:2004)

In conclusion, there are presently no known buildings within the APE that are listed or eligible for listing on the National Register of Historic Places. However, there is the potential for significant archaeological resources.

5. Information from Local Organizations

No information was collected from local organizations.

6. Selected Sources

California Historical Landmarks, 1990

Ethnic Survey, Los Angeles County entries.

Federal Register Listings through January, 2003

Los Angeles County Assessor Information

Los Angeles Public Library, California Index for Wilsona and Lake California has citations from L.A. Times Valley News, 3/5/1990.

Padon, Beth, and Love, Bruce. *Phase I Archaeological Review of Site CA-LAN-192 at Stephen Sorensen Community Park, Los Angeles County, California*. September 27, 2004.

USGS Map, Lovejoy Buttes, 1957, updated to 1992.



PHOTO 1. 16801 Avenue P, Lake Los Angeles, view facing northwest of proposed project area (1 October 2004).

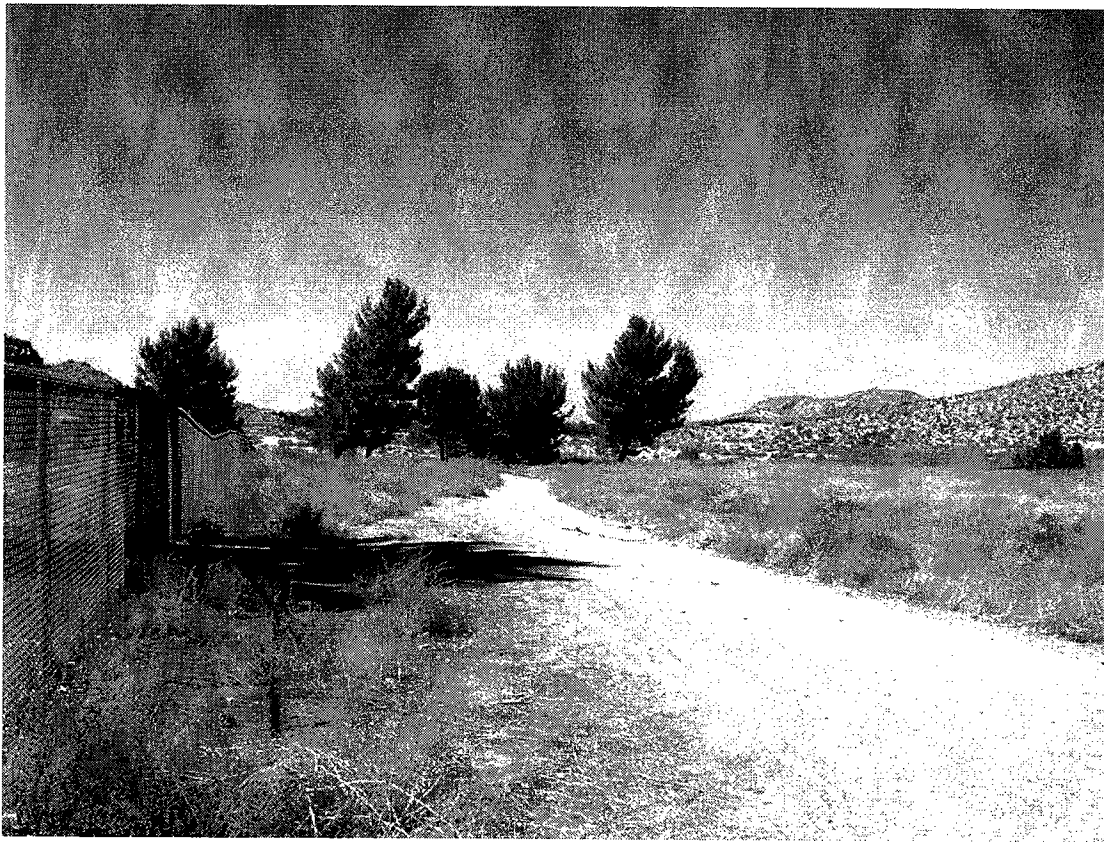


PHOTO 2. View facing west of proposed project area adjacent to park (1 October 2004).

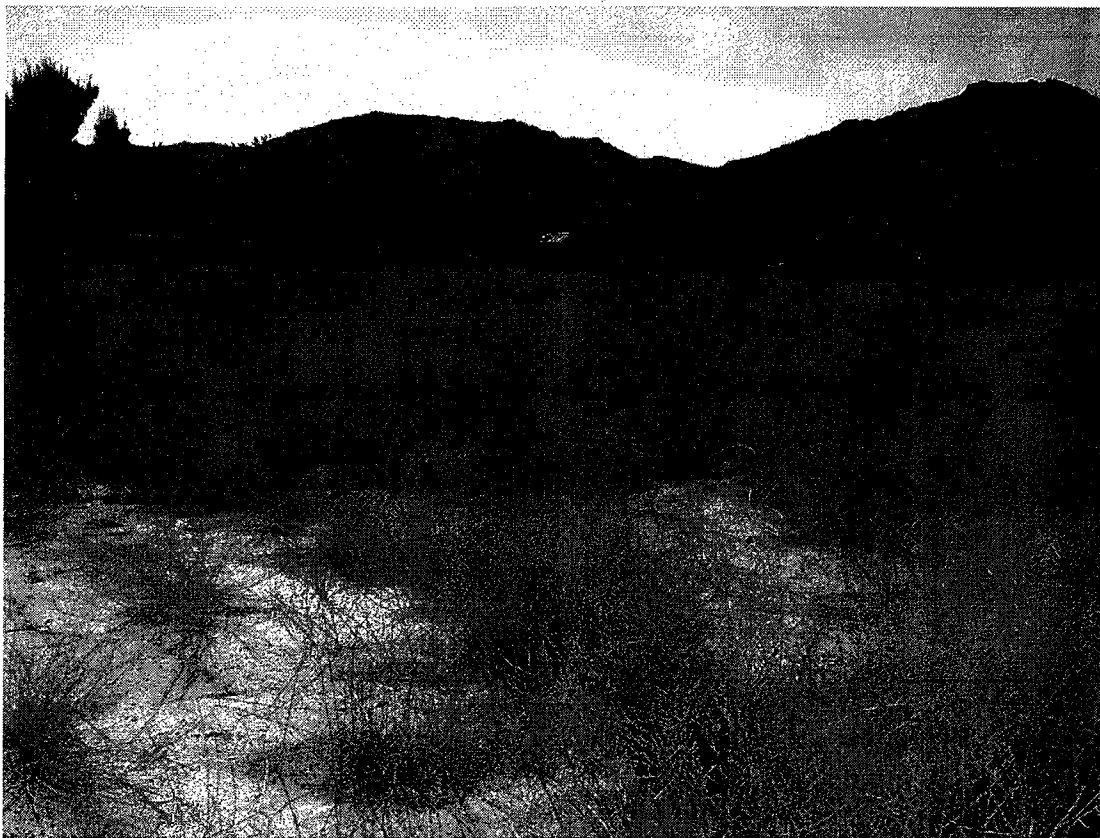


PHOTO 3. View facing southwest from project site showing existing park in background (1 October 2004).



PHOTO 4. View of project site facing southeast (1 October 2004).

Appendix A

Soils Reports

GEO-ETKA, INC.

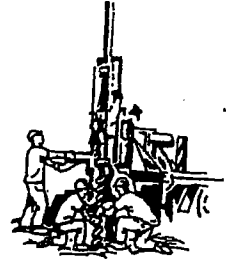
Established 1965

Soil Engineering, Geology And Environmental Engineering
Material Testing And Inspections

739 N. MAIN STREET, ORANGE, CALIFORNIA 92668

PHONE: (714) 771-6911

FAX: (714) 771-1278



February 28, 2005

Job No: ENGR-9145A-00-05

Owner and Client:

Prukiss . Rose - rsi
801 North Harbor Boulevard
Fullerton, California 92832

Civil Engineer:

Walden and Associates
2252 White Road, Suite B
Irvine, California 92614

Approving Agency:

County of Los Angeles,
Department of Public Works
900 South Freemont Avenue
Los Angeles, California 91803

Job Location:

10681 Avenue "P", Lake Los Angeles"
Los Angeles, California 92835

Project:

Stephen Sorensen Park, LA County

Subject:

Section III Statement

Plan Check Number:

?

References:

1. Preliminary Foundation Soils Investigation Report No. ENGR-9145-00-05, dated 4-4-00, by **Geo-Etk, Inc.**
2. Percolation Test – Sewage System Design Report No P9145-00, dated 4-5-00, by **Geo-Etk, Inc.**
3. Geotechnical Review and Report Update No: ENGR-9145-00-05 dated 1-19-05, by **Geo-Etk, Inc.**
4. Grading Plan set dated 12-6-04, by the project civil engineer.

Based on our telephone conversations with Mr. Brian Smith of the County of Los Angeles, California, *"Following is Section III Statement"*.

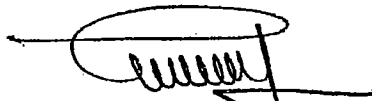
Section III Statement

Based upon tests conducted as outlined in this and applicable referenced reports, and if grade in accordance with our recommendations and properly maintained, it is the opinion of the undersigned, a **duly registered engineer**, that (1) the proposed grading will be safe against hazard from landslides, settlement or slippage and that, (2) the proposed grading will have no adverse effect on the geologic stability of the property outside the graded site. The nature, and extent of tests conducted for the purposes of this declaration generally accepted practices in this area. Test findings and statements of professional opinion do not constitute a guarantee.

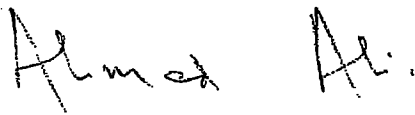
Note that no buildings are planned to be constructed in this phase.

Questions, if any, should be directed to our office.

Respectfully Submitted,
GEO-ETKA, INC.



Ghayas A. Khan, P.E.
Civil Engineer
C-038344, Expires 3-31-07



Ahmed Ali, President
REA No. 04808
Expires 6-30-05

GAK/AA/bg

WET SIGN

GEO-ETKA, INC.

Established 1965

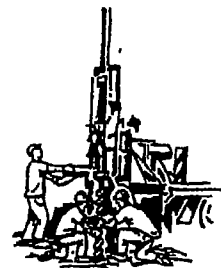
**Soil Engineering, Geology And Environmental Engineering
Material Testing And Inspections**

(714) 771-6911

ORANGE-MAIN BUSINESS PARK

739 N. MAIN STREET, ORANGE, CA 92868-1105

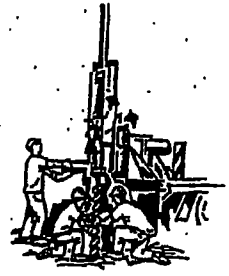
FAX (714) 771-1278



GEO-ETKA, INC.

Established 1965

**Soil Engineering, Geology And Environmental Engineering
Material Testing And Inspections**



739 N. MAIN STREET, ORANGE, CALIFORNIA 92668

PHONE: (714) 771-6911

FAX: (714) 771-1278

**PRELIMINARY FOUNDATION SOILS EXPLORATION
AND
PAVEMENT DESIGN RECOMMENDATIONS**

AT

"Lake Los Angeles Park"
Avenue "P"
Lake Los Angeles
Los Angeles, California

FOR

Purkiss.Rose-rsi
801 North Harbor Boulevard
Fullerton, California 92832

RECEIVED

APR 06 2000

PURKISS ROSE-RSI

Date: April 4, 2000
Job No: FR-9145-00

TABLE OF CONTENTS

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GEO-ETKA, INC.
JOB NO: FR-9145-00

DESCRIPTION

PLATES

Plot Plan "A"

Boring Logs "B-1" through "B-8"

Shear Curves "C-1" and "C-2"

Consolidation Curves "D-1" through "D-4"

Resistance "R" Value "E"

APPENDICES

I Soil Classification and Sampler

II Limitations

Scope

This report presents the results of our Foundation Soils Exploration and Pavement Design Recommendations of the site of the proposed construction to be located at "Lake Los Angeles Park", Avenue "P", Los Angeles California.

The physical location and approximate dimensions of the site are shown on the attached Plot Plan, Plate "A". This plans accuracy is as good as was submitted to our office, for dimension of the property use plans by surveyors or civil engineers.

An investigation was authorized to determine the existing soil conditions at the site and to provide data and specific recommendations relative to the foundation design for the proposed structure(s) in accordance with our proposal dated 3-21-00.

Refer to Appendix II for an explanation of the limitations inherent in this field.

Proposed Construction

It is planned to construct a rest-room, a shelter, back stops, a multipurpose field, lighted baseball courts and a lighted ball field with a 60 to 70 feet tall sports field lighting poles. Driveways, planters and landscaping completes the Lake Los Angeles Park project.

This preliminary report is issued for the above design values. If the final project parameters, i.e. building size, building location, foundation loads etc. vary significantly from those noted above this office should be notified. At that time, this report will be revised to comply with the new design values.

This report is prepared for the client/owner, the project engineers and the governing agencies. Use of its contents by third parties will be at their own risk.

Chemical testing for detection of hydrocarbons or other potential contaminants is beyond the scope of this report. Environmental assessment is not a part of the work undertaken.

Site Condition

The site of the proposed construction addition is an existing park facility fully developed. It is fairly level, with rolling surfaces down towards the dry base bed.

With reference to the site investigated, it is bounded on the West by Avenue "P", on the other 3 sides by vacant land. All of the adjoining properties have matching contours.

Weeds and trees and other structures forms the ground cover and is landscaped and maintained by the park department.

Soil Condition

The on site soil is composed of a layer of silty clay, clayey sand, sandy silt and silty sand with gravel extending to the depth of the borings, 20 feet. Note that soil variations in soil type may occur between the borings. Some of the 5 borings were terminated due to the presence of gravel.

For a detail soil classification, refer to the logs of the borings, Plates "B-1" through "B-8".

Ground water was noted in borings along the dry lake bed only.

Man-placed fill was encountered during the course of the field investigation. All fill in the area of planned construction must be removed to firm native soil and replaced as compacted soil tested to at least 90% of its relative dry density:

Exploration

The subsurface was explored by drilling 5 borings, 6 inches in diameter, to a maximum depth of 20 feet below the existing ground surface. The borings were placed in strategic locations where the major structure is to be constructed in a manner to determine the subsurface conditions. Approximate locations of the borings are shown on the attached Plot Plan, Plate "A".

All of the borings were logged by our soils technician. Samples of both undisturbed and disturbed soils encountered were obtained for laboratory testing and observation. Logs of the borings are shown on Plates "B-1" through "B-8".

Exploration (cont'd)

The soils are classified in accordance with the Unified Soil Classification System described on an attached Plate. This Plate also shows the type of sampler used in obtaining undisturbed samples.

Laboratory Testing

The field moisture content and dry densities of the soils encountered were determined by performing tests on the undisturbed samples. The results of these tests are shown on the Logs of Borings, Plates "B-1" through "B-8". Density and field moisture information is useful as indicators of the nature and quality of the material.

Direct shear tests were performed on selected, remolded and undisturbed samples of the soils in order to determine the strengths and supporting capacities of the soils. The method of performing these tests is to saturate the sample, to extrude the sample into the test apparatus, to apply the normal load, and then to allow sufficient time to elapse to dissipate any excess hydrostatic pressure. The sample is then subjected to a strain-controlled single plane shear test. The method of applying the normal and shearing load is such as to allow the sample to change in volume without producing an associated change in the normal stress. The shearing stress is measured at a constant rate of strain of approximately 0.05 inches per minute.

Selected samples of soil were tested at confining pressures similar to those of the materials in-situ. Additional specimens from the same samples were also tested at increased normal pressures in order to determine the increase in shear strengths associated with increased intergranular pressure. The test results are plotted graphically on Plates "C-1" and "C-2". The resulting values are as follows:

<u>Soil Type</u>	<u>Angle of Internal Friction (degrees)</u>	<u>Cohesion (p.s.f.)</u>
Silty sand	27	125
Silty sand	24 1/2	20
Silty sand	25	200
Silty sand	32	90
Sandy silty clay *		
Sandy clay *		

* Denotes remolded samples.

Laboratory Testing (cont'd)

Consolidation tests were performed on saturated specimens of the typical foundations soils. Consolidometers are designed to receive the undisturbed soil samples and brass rings in the field condition.

Porous stones placed at the top and bottom of each specimen permit free flow of water into or from the specimen during the test. Successive load increments were applied to the top of the specimen and progressive and final settlements under each increment were recorded to an accuracy of 0.0001 inch. The final settlements so obtained are plotted to determine curves shown on Plates "D-1" through "D-4".

CONCLUSIONS

Suitability of the Project

The site is suitable for its intended use, namely a concession stand, a handball court and light stands. In designing the proposed structures, the criteria given in the design section should be adhered to.

- A) The construction of this project will not affect the stability of the surrounding structures, such as walls, electric poles, etc., provided all precautions needed are followed.
- B) The latest applicable unified building code is to be followed as required.
- C) This report is subject to approval by the governing agencies.

Strength Characteristics

The load bearing soils possess strength parameters adequate to support the proposed construction.

Expansion Potential

The on site surficial soil is classified as slightly expansive with an expansion index of 34 as per U.B.C. Standard 18-2.

GEO-ETKA, INC.
JOB NO: FR-9145-00

Resistance "R" Value

The top soil in the proposed parking area was brought to our laboratory and tested for the Resistance "R" Value, the test data is presented on Plate "E"

Subsidence and Shrinkage

The soil types vary significantly through out the site, See logs of borings for details. For estimation purposes use 15% as shrinkage and 0.1 as subsidence.

Seismic Parameters

The seismic zone factors are as follows per the 1997 UBC.

Soil Profile Type	=	S _D
Seismic Zone	=	4
Zone Factors, Z	=	0.40
Seismic Coefficient (C _a)	=	0.44N _a
Seismic Coefficient (C _v)	=	0.64N _v
N _a	=	1.0
N _v	=	1.2

RECOMMENDATIONS

Foundation Design

The proposed building should be designed for a soil bearing capacity of 1,400 p.s.f., for 15 inches wide and 18 inches deep footings resting on a pad of 18 inch thick compacted soil.

End bearing capacity of 3,000 p.s.f., may be used for a 12 inch diameter caisson embedded a minimum of 15 feet into native soil. All excavations to be observed by a representative of this office.

Friction poured-in-place caissons may be designed using the following value for the skin friction in pounds per square foot.

Skin Friction (p.s.f.)

<u>Depth in Feet</u>	<u>Driven</u>	<u>Poured-in-Place</u>
0	0	0
5	160	200
10	210	300
15	260	400
20	320	500
25	400	600

Foundation Design (cont'd)

Differential settlement of piles tied together with a grade beam will not exceed 1/4 inch.

Settlement of the poured-in-place caissons or pile will decrease with their depth of embedment and should not be significant. No part of the foundation should be supported on fill. This includes piles, pile shafts, grade beams and slab.

The point of fixity of the caissons should be taken at the fill native soil contact or 1/3 the depth of the embedment of the caissons. The greater of the 2 depths will govern.

A minimum clear spacing of three times the diameter of pile is recommended, i.e. on a thirty (30) inch diameter pile the center to center distance should be at least 10 feet (10'-0").

The uplift force can be take as 1/3rd the friction value given.

Maximum deflection at the top of the pile will be 1/2 inch for maximum allowable lateral load of 10 kips per pile.

The design values given may be increased 1/3 when resisting loads caused by wind or seismic forces, providing the resultant size is not less than that obtained with dead load and live load only.

The lateral force may be resisted by the passive resistance of the soil. The passive pressure is 260 p.c.f., of E.F.D.

The passive pressure will be resisted to the beams; the caissons, and friction between slabs on grade and the soil.

When the spacing and the efficiency of a varied condition of construction is required, we suggest that the formulas in standard text books and in accordance with code values be utilized, for example Converse-Laberren Equation may be used:

$$\text{Efficiency} = \frac{1 - 0}{90} \frac{(n-1)m + (m-1)n}{mn}$$

All caissons or piles installed must be observed by GEO-ETKA, INC.

Earth Pressures

Lateral loads will be resisted by the friction between the floor slab and subgrade as well as the passive resistance of the soils against footings. A coefficient of friction of 0.4 may be used between slabs, footings and subgrade. The passive resistance of the soil may be taken to be 260 p.c.f. of E.F.P.

The active lateral soil pressure may be taken as 40 p.c.f., of E.F.P.

Active pressure must be adjusted for all surcharge loads.

Slab on Grade

Due to the expansive nature of the foundation soils, it is recommended that continuous footings should be reinforced with at least one number 4 bar, at the top and at the bottom. Isolated pad footings need not be reinforced for soils reasons; however, they may be reinforced from a structural point of view.

The slabs on grade be at least 4 inches thick and be reinforced with Number 3 bars at 18 inches on center. This should be underlain by a moisture barrier.

The moisture barrier should consist of 4 inches of clean, uniform sized, crushed rock or clean medium to coarse sand.

The sand should be placed such that it should be a minimum of 2 inches above and 2 inches below a 6 mil poly vinyl chloride sheet or comparable impervious material. All joints shall be made so as to preserve the impervious material.

The above criteria are based on the assumption that the moisture barrier is installed and the concrete placed before the soil has begun to show significant surface cracks. Should such cracks occur, the soil should be thoroughly wetted to a depth of 18 inches so that all cracks have disappeared. This should occur 24 to 48 hours prior to placement of the concrete itself.

GEO-ETKA, INC.
Job No: FR-9145-00

Pavement Design

Based on the test results, the design sections given below should be approved or amended as necessary by the city prior to construction.

Traffic Index <u>TI</u>	<u>Use</u>	Asphalt Paving <u>in inches</u>	Baserock Thickness <u>in inches</u>	Concrete <u>in inches</u>
4.5	Auto traffic and parking	3	4.0	5.0
5.5	Truck area and driveways	3	6.0	6.0

We recommend use of #3 bar at 18 inches on center in order to reduce concrete cracks.

Demolition (if needed)

Special note should be taken during the grading and the demolition of the existing structures and trees so as to locate all underground items, e.g. pipe, conduit, storage tanks, septic tanks, cesspools or leaching lines, water wells, irrigation pipe, etc.

Any septic tank found should be removed from the site.

Any seepage pit or cesspool found shall be pumped dry and filled with clean sand. The top and sides should be broken and removed if they are within 5 feet of finished grade. If a water well is found it shall be cut off and capped, 5 feet below finished grade.

Any metal pipe found shall be excavated and cleared from the site. Any vitrified clay leaching lines may be broken in place.

Any tree that has to be removed due to the construction, should be completely removed and the cavity backfilled as described in grading section.

Any root found shall be excavated and cleared from the site or mulched for future landscaping use.

Demolition (cont'd)

All cavities should be cut in a "v" shape so that compaction equipment will not bridge during grading which should be conducted in the manner noted below.

It is recommended that the demolition be observed so as to prevent debris from remaining on or being buried on site. The demolition of the below grade items such as pipes and tree root systems must be checked by the soil engineer or his representative.

Grading

Prior to the controlled grading operations, the construction area should be stripped of all vegetation that is present and the debris removed from the site or stockpiled and mulched for later use in the planter areas.

The top soil should be overexcavated such that a 3.0 feet thick blanket of recompacted soil is provided in the building area. All overexcavation must extend at least 5 feet beyond the footprint of the structure except when restricted by an adjoining structure or limited by a property line condition.

Grading is anticipated in the development of this site. For rest-room structures provide a minimum of 3 feet of compacted soil. It is recommended that all surface which is loose that will support patio slabs, sidewalk or asphalt concrete paving, and all surface which will receive fill or backfill, be scarified to a depth of 8 inches, watered or dried to near Optimum Moisture Content and recompacted to a minimum of 90%.

Where fill or backfill is required, it should be placed in a maximum of 6 inch loose layers and each layer compacted at near Optimum Moisture Content to at least 90% compaction. Clean on site soils may be utilized as fill material. Imported fill soil should be predominantly granular, non-expansive and capable of developing the bearing strength required for the project. All import soil must be approved by this office prior to bringing to the site.

GEO-ETKA, INC.
JOB NO: FR-9145-00

Grading (cont'd)

When recompacted soil is required for footing support, the over excavation must extend 2/3rd's the width of the footing on either side.

All retaining walls and utility trenches backfilled should be tested at a maximum of 2 feet in vertical height.

In the parking area, using full thickness asphalt the soil should be placed and compacted to at least 95% of the compaction standard, if AC/AB, PCC/AB or PCC are utilized, the soil may be compacted to 90% of its relative dry density.

The asphalt should be compacted to at least 96% of its maximum density.

The asphalt used should be AR 4000 or AR 8000 or equivalent.

The baserock should be per Green Book, Cal Trans Class II California Specifications or equivalent.

Compaction Standard: A.S.T.M. D-1557

Water soluble sulphate content will be determined at the conclusion of the grading if requested by the client or required by the approving agencies.

Expansion Index Test (U.B.C. 18-2) will be run at the time of rough grading.

A grading and a foundation plan should be submitted to this office prior to starting the grading. A pre-grade meeting is required.

In order for us to provide better service, a minimum of 48 hours notice should be provided to schedule or cancel any geotechnical work.

GEO-ETKA, INC. should be retained to observe all grading operations and the required testing for implementing the recommendations of this report. If a change in the consultants occur Geo-Etka, Inc., must be notified in writing and all liability will shift to the client and his consultants of record.

GEO-ETKA, INC.
JOB NO: FR-9145-00

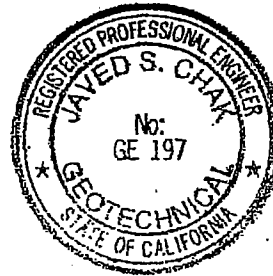
Grading (cont'd)

If conditions are encountered during the design, approval by the governing agencies, and/or the construction period that appear to be contrary to the findings of this report, this office must be notified so that proper modifications may be made.

Respectfully submitted,
GEO-ETKA, INC.

Javed S. Chak

Javed S. Chak, P.E.
Geotechnical Engineer,
GE 197 (Expires 12-31-01)



Ahmed Ali

Ahmed Ali, President
REA No. 04808
(Expires 6-30-00)

JSC/AA/bg

GEO-ETKA, INC.
SOIL ENGINEERS AND GEOLOGISTS

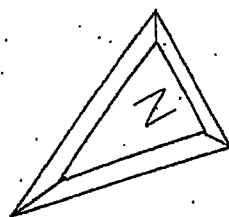
Orange-Main Business Park
739 N. Main Street
Orange, CA 92868
(714) 771-6911



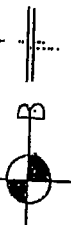
JOB NO. **PR9145-00**

PLATE "A"

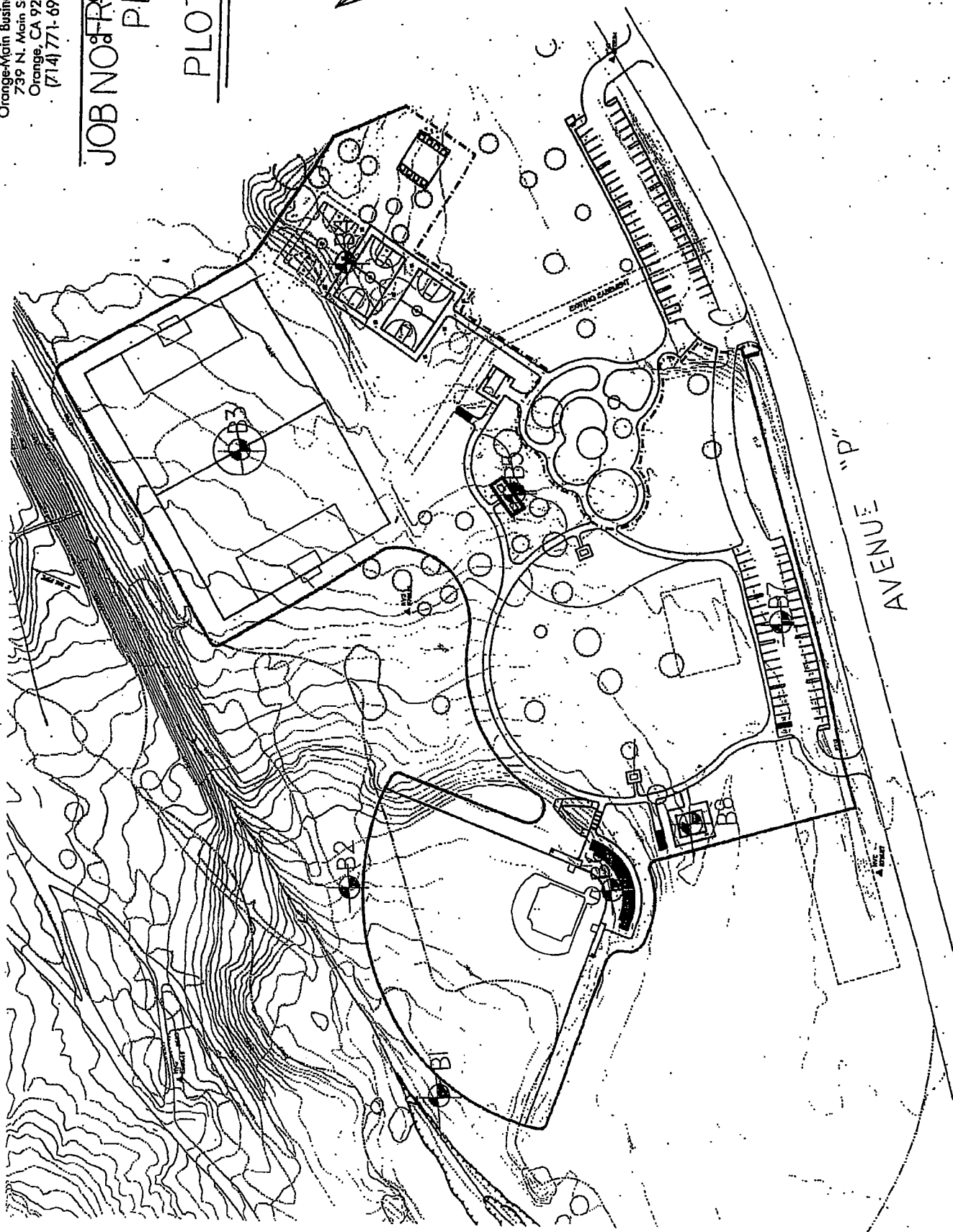
Plot Plan

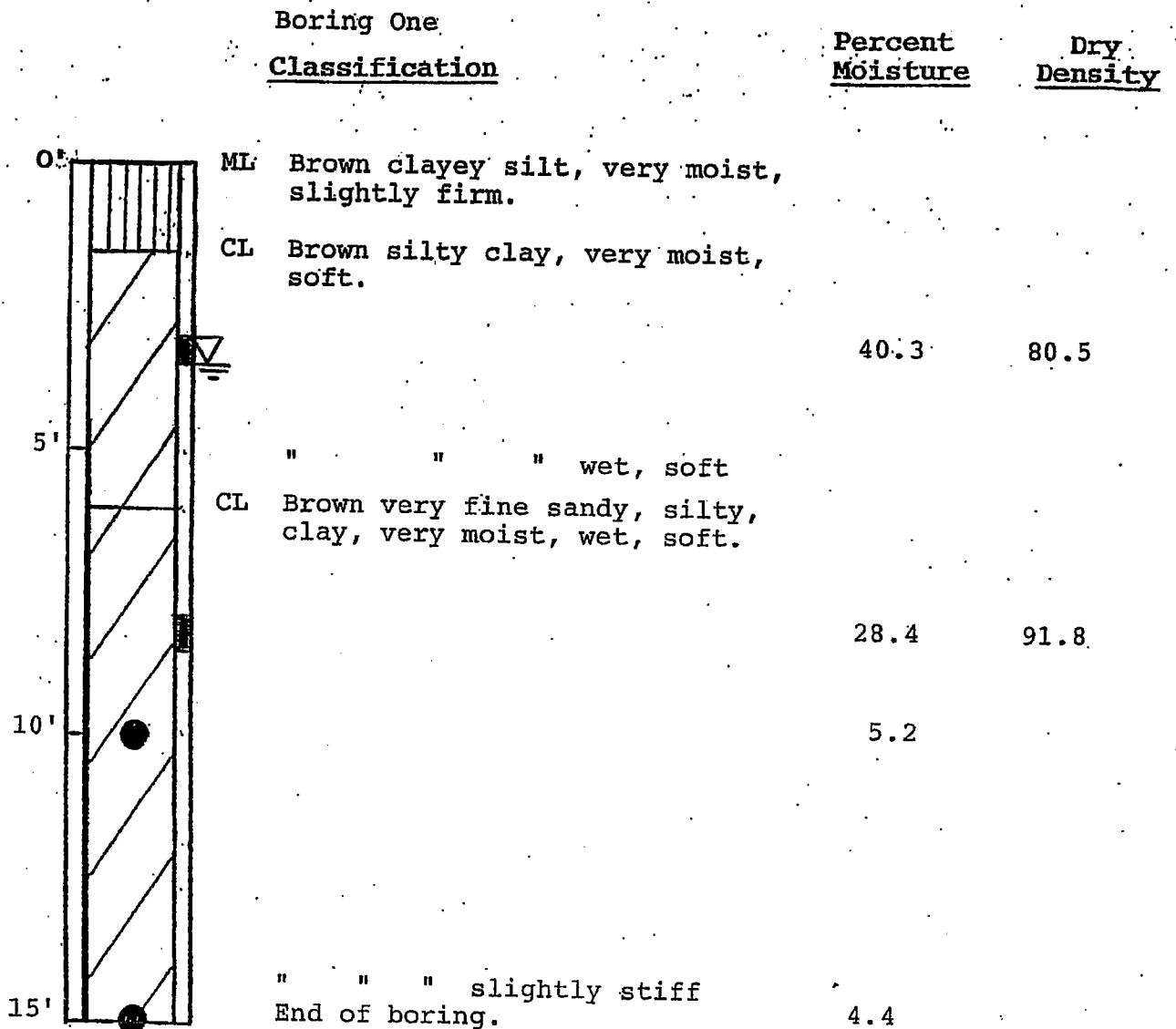


REDUCED
COPY



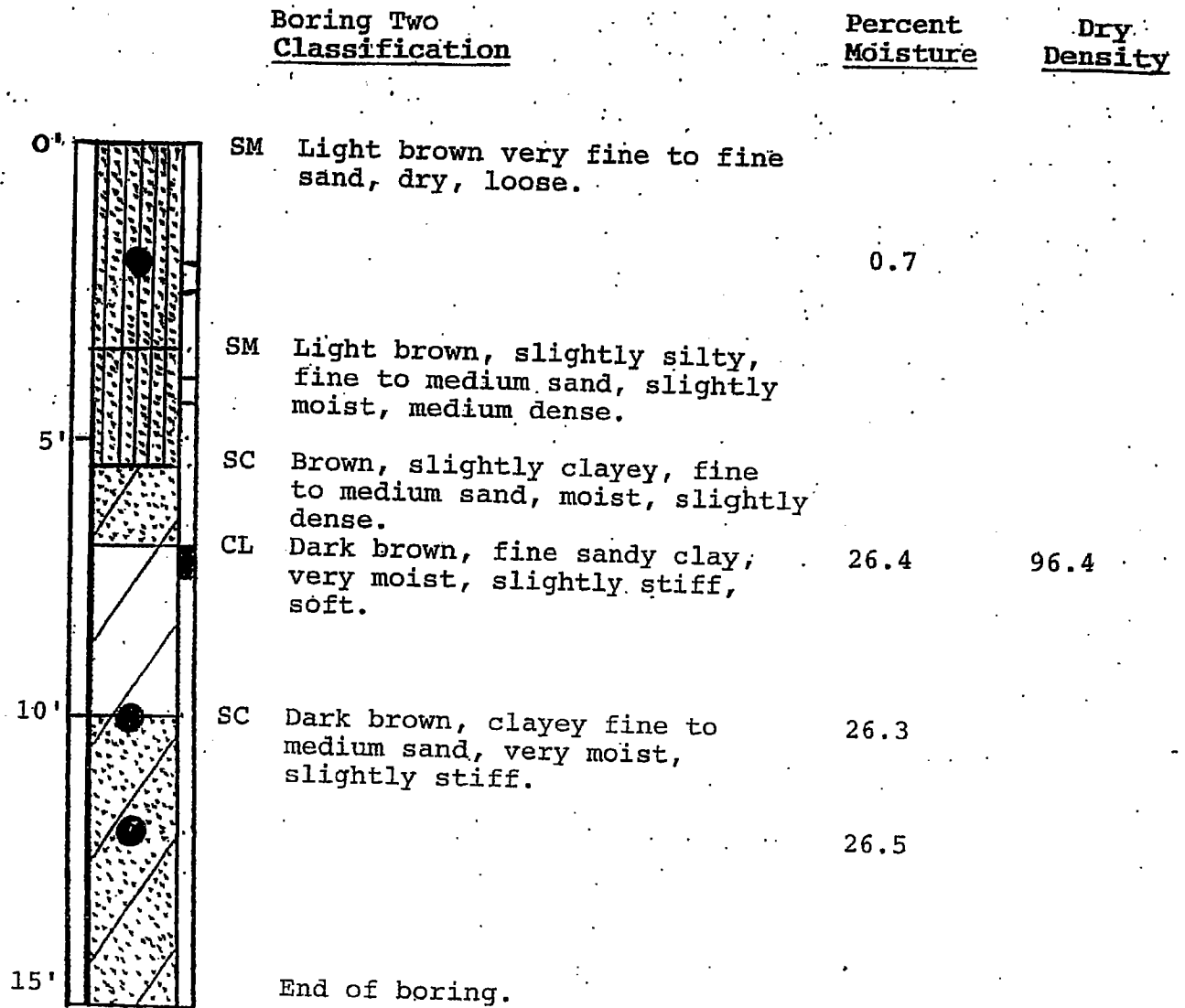
DETECTED
APPROX.
BORING
LOCATION





- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 3'

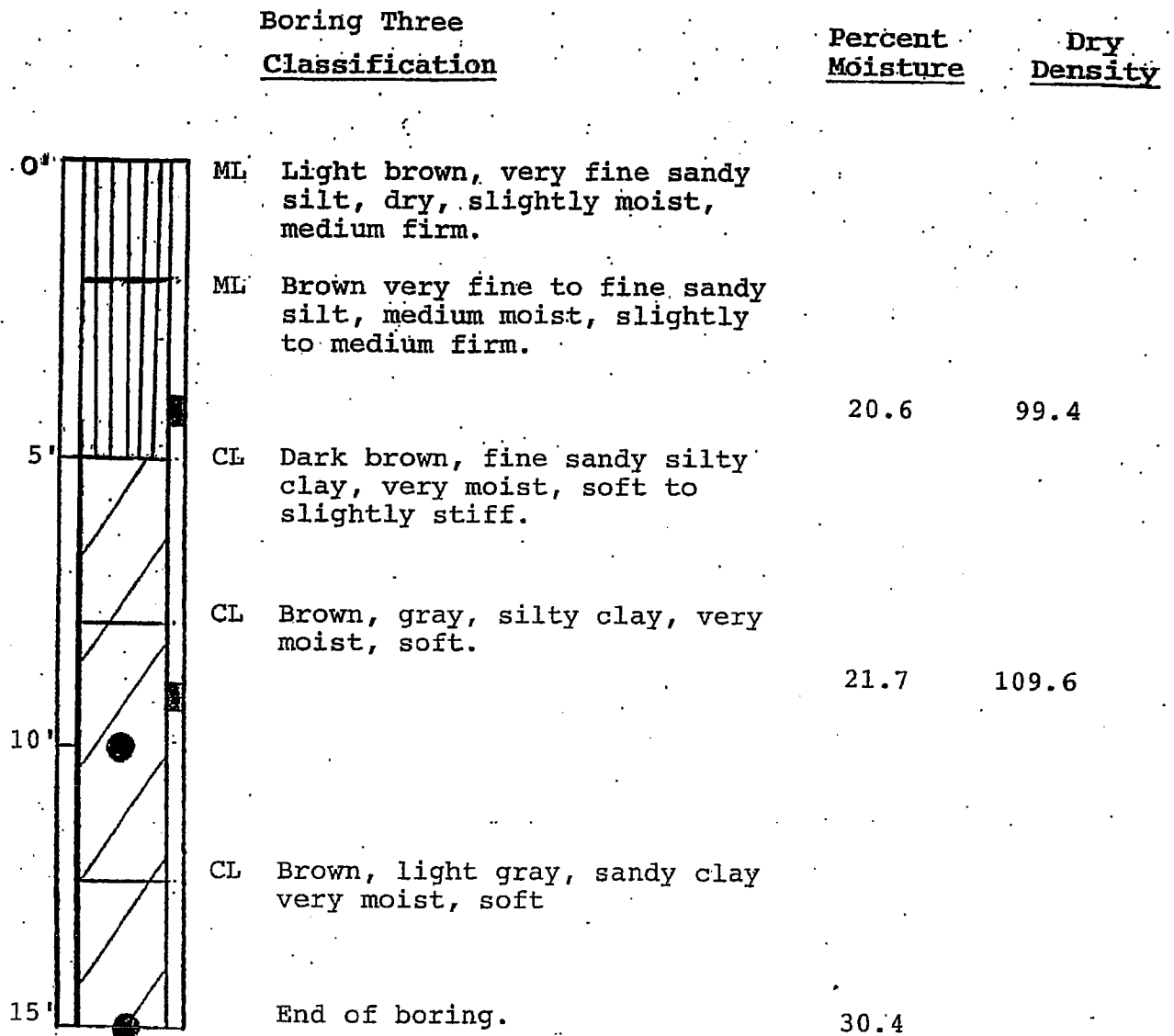


- Depth of bag sample
- ▣ Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 3'

GEO-ETKA, INC
JOB NO: FR-9145-00

PLATE "B-3"

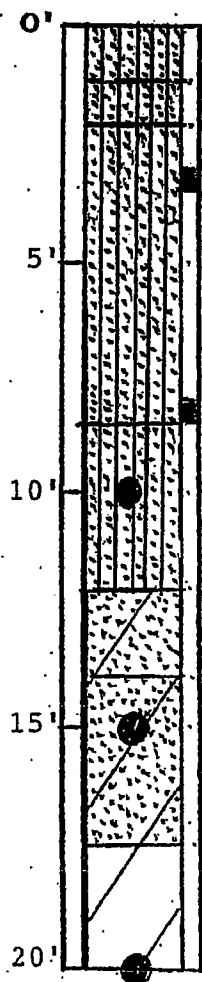


- Depth of bag sample
- ▣ Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 3'

Boring Four
Classification

Percent
Moisture Dry
 Density



SM Reddish brown silty fine to medium sand, medium moist, slightly loose, "fill".

SM Light brown silty very fine to fine sand, dry, loose, "native".

SM Brown very silty very fine sand, moderately moist, slightly dense.

SM Light brown, silty fine to medium sand, moderately moist, medium dense to dense.

SC Brown clayey fine to medium sand, moist, medium dense.

SC Light brown, gray, clayey fine to medium sand, very moist, slightly dense.

CL Light gray, fine to medium sandy clay, very moist, soft.

End of boring.

0.2

96.9

4.8

101.1

7.5

13.4

15.2

- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

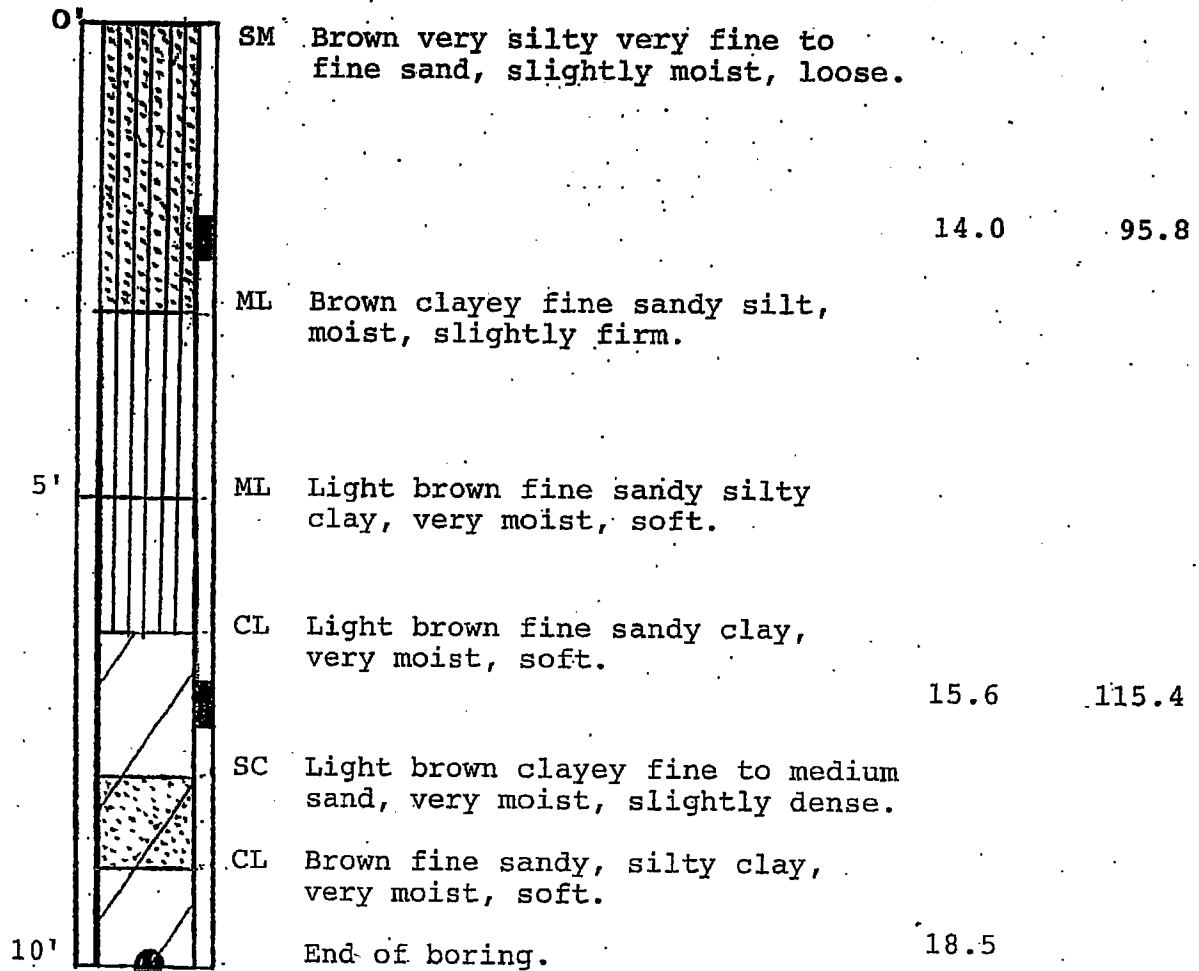
Vertical Scale 1" = 4'

Boring Five

Classification

Percent
Moisture

Dry
Density



- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 2'

GEO-ETKA, INC

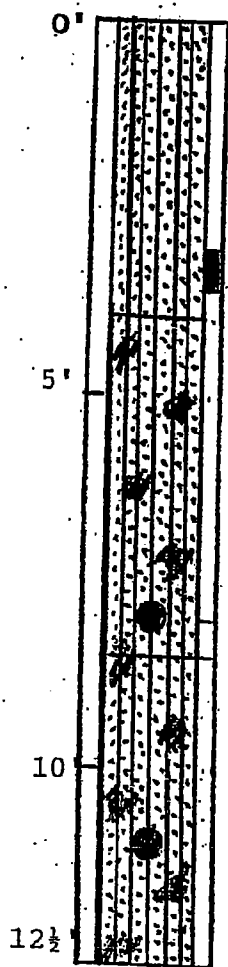
JOB NO: FR-9145-00

PLATE "B-6"

Boring Six
Classification

Percent
Moisture

Dry
Density



SM Brown, light brown, very silty,
very fine to fine sand, dry,
loose.

9.1

86.7

SM Brown, silty gravelly fine to
coarse sand with rocks, slightly
moist, dense.

" " very dense

3.9

Gray " " very dense, hard

3.8

End of boring, no penetration.

- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 2 1/2'

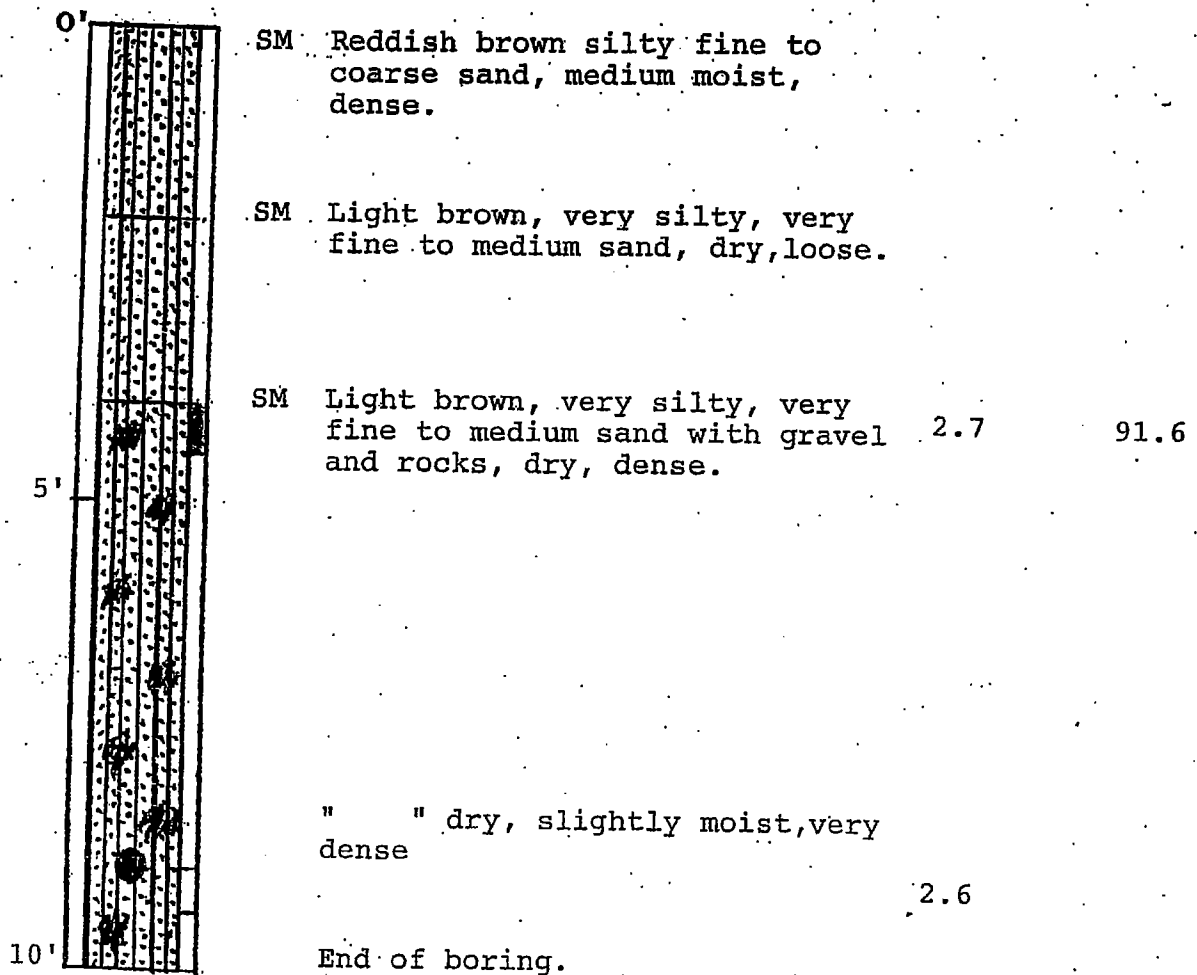
GEO-ETKA, INC
JOB NO: FR-9145-00

PLATE "B-7"

Boring Seven
Classification

Percent
Moisture

Dry
Density



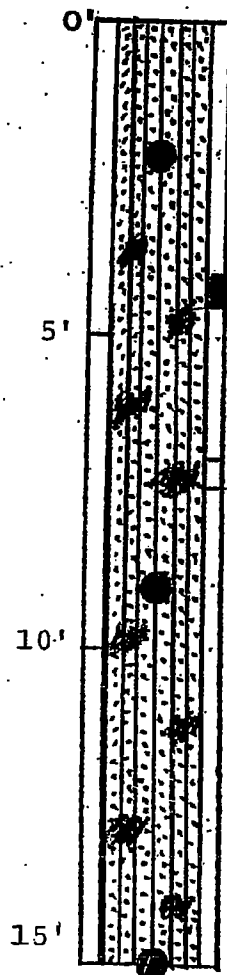
- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

Vertical Scale 1" = 2'

Boring Eight
Classification

Percent
Moisture

Dry
Density



SM Light reddish brown, slightly silty, gravelly, fine to coarse sand, slightly moist, medium dense.

" " very dense with rocks.

3.2

97.5

2.4

End of boring.

- Depth of bag sample
- Depth of undisturbed sample
- No recovery
- ▽ Groundwater

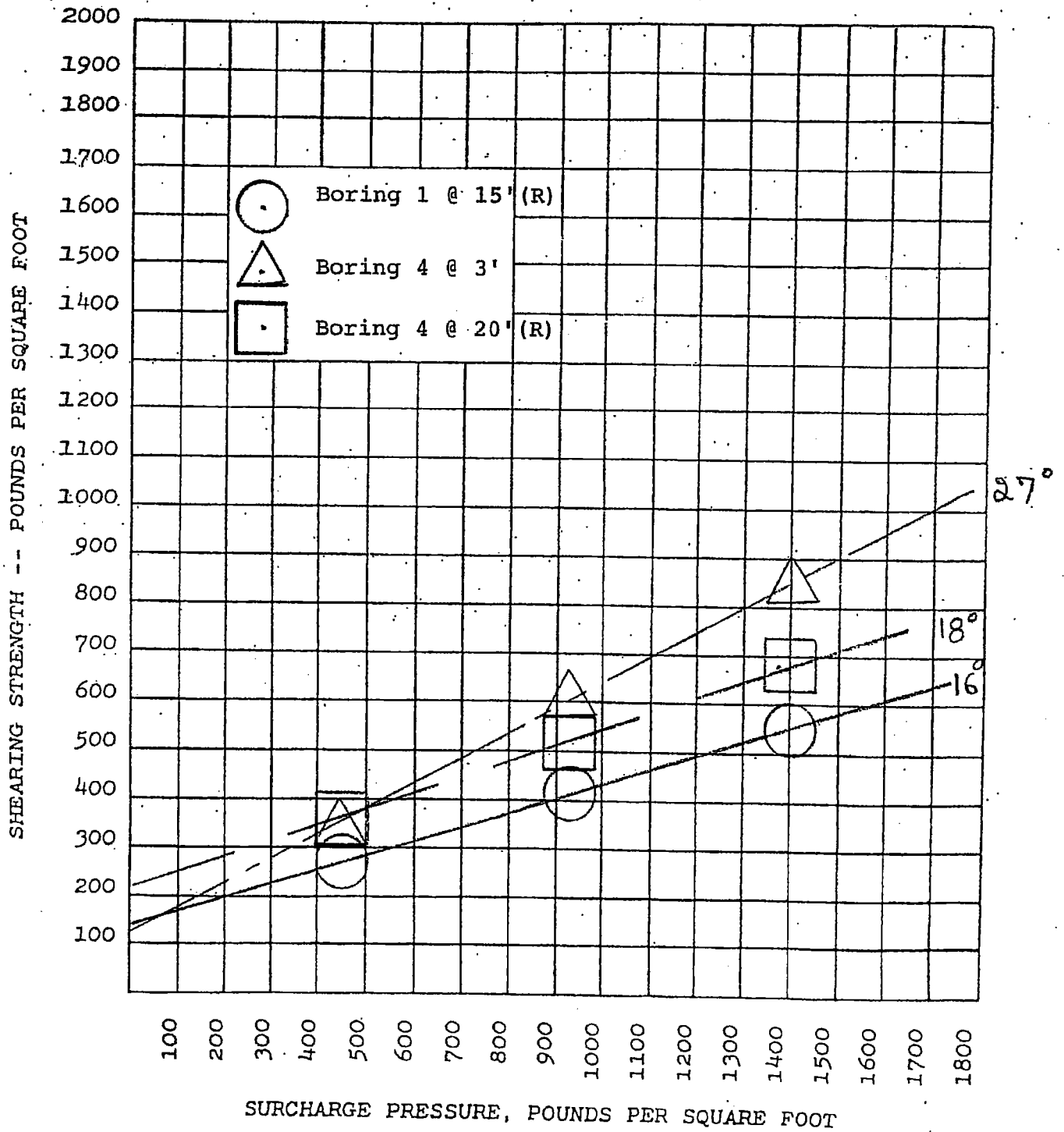
Vertical Scale 1" = 3'

GEO-ETKA, Inc.

Job Number: FR-9145-00

PLATE "C-1"

DIRECT SHEAR TEST

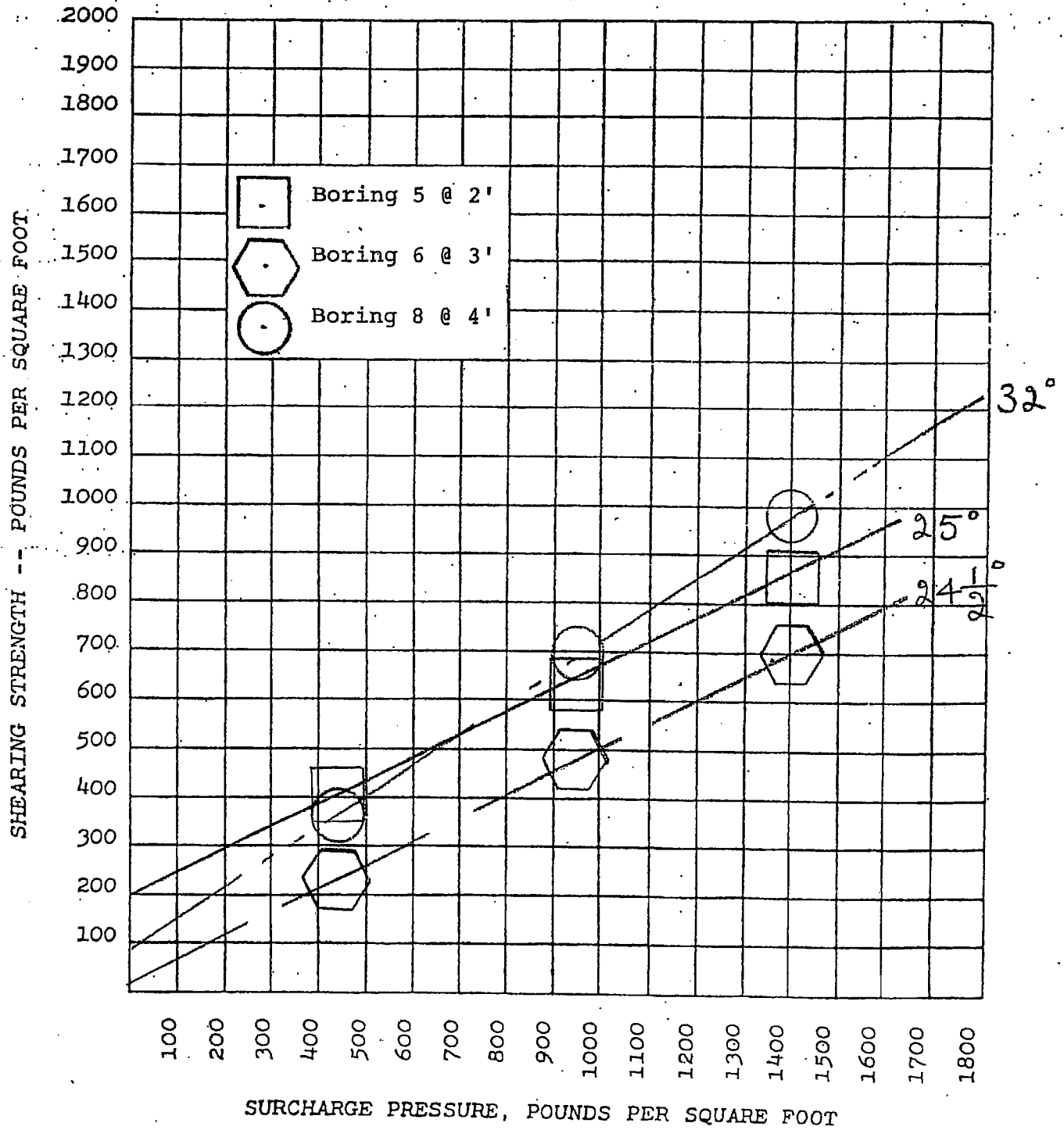


GEO-ETKA, Inc.

Job Number: FR-9145-00

PLATE "C-2"

DIRECT SHEAR TEST



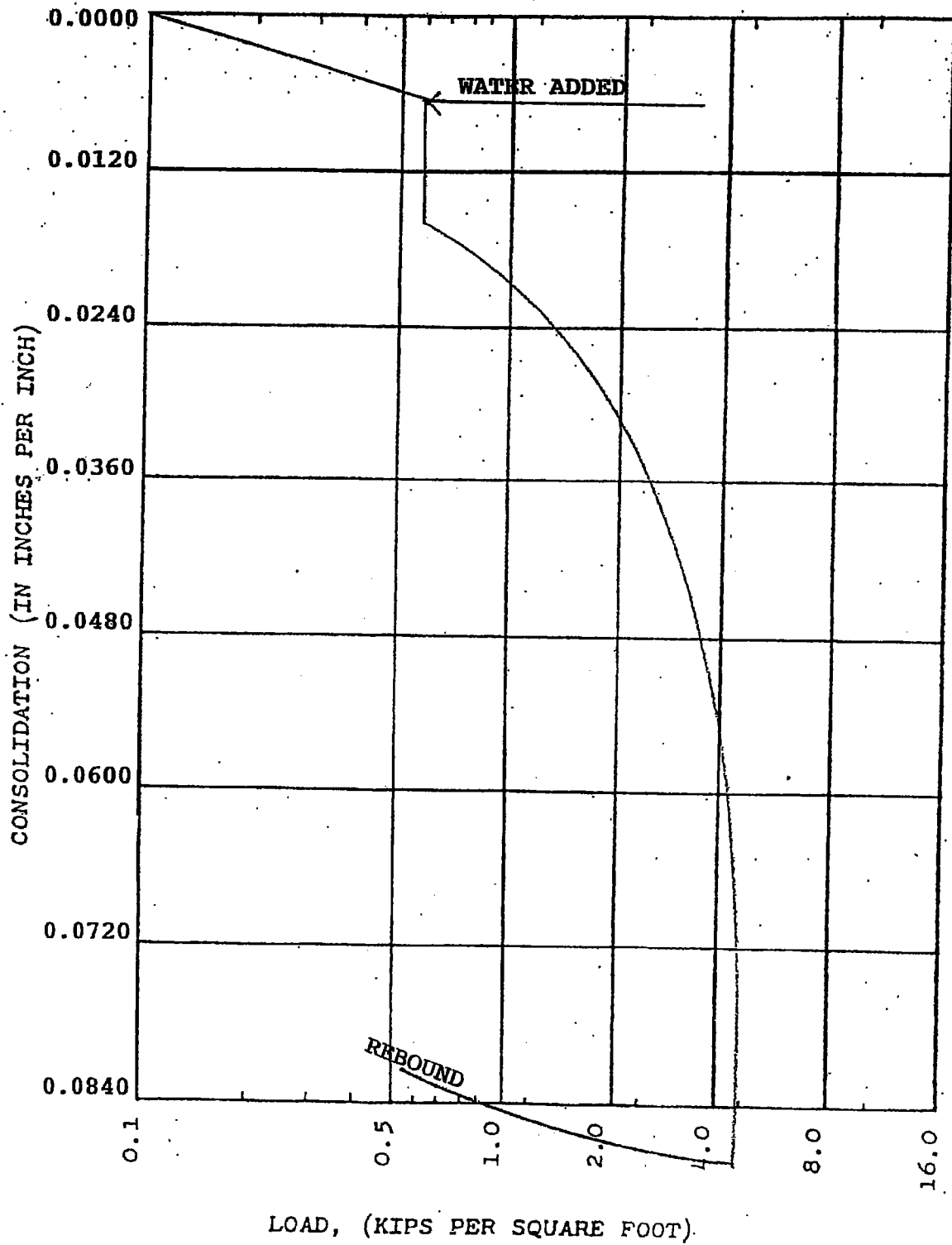
GEO-ETKA, Inc.

Job Number: FR-9145-00

PLATE "D-1"

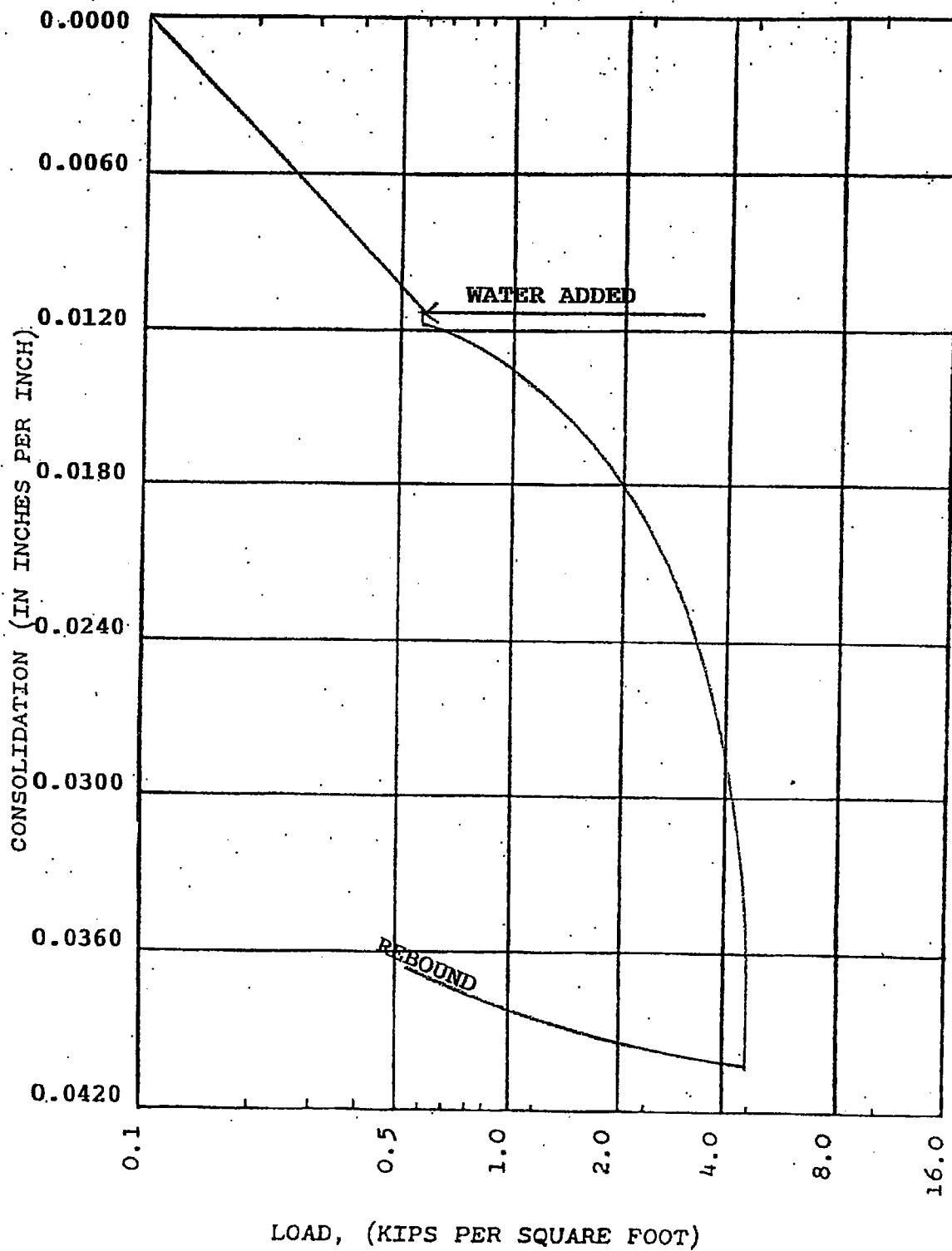
Boring 4 @ 3'

CONSOLIDATION TEST DATA



GEO-ETKA, Inc.
Job Number: FR-9145-00
PLATE "D-2"

Boring 5 @ 2
CONSOLIDATION TEST DATA



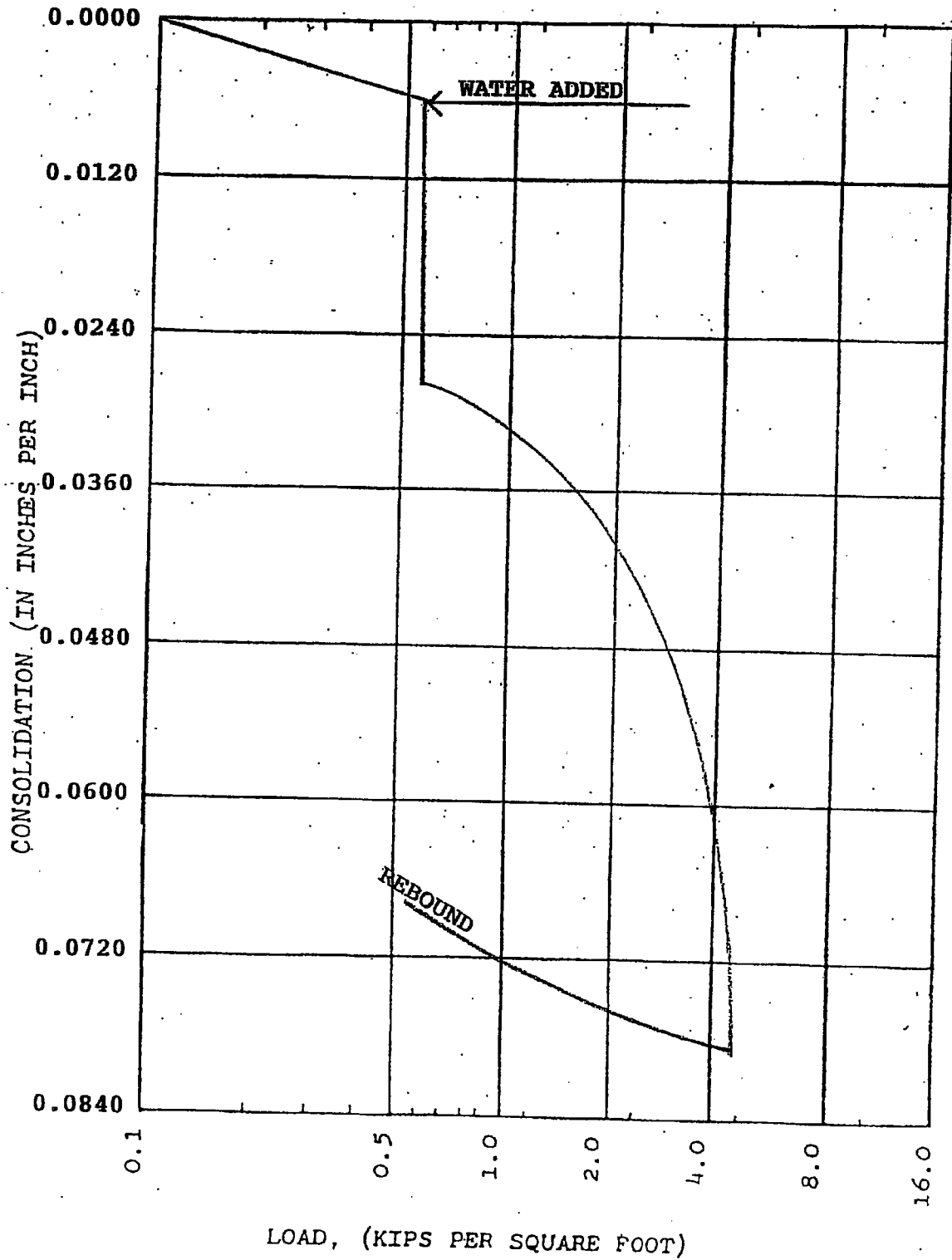
GEO-ETKA, Inc.

Job Number: FR-9145-00

PLATE "D-3"

Boring 6 @ 3'

CONSOLIDATION TEST DATA



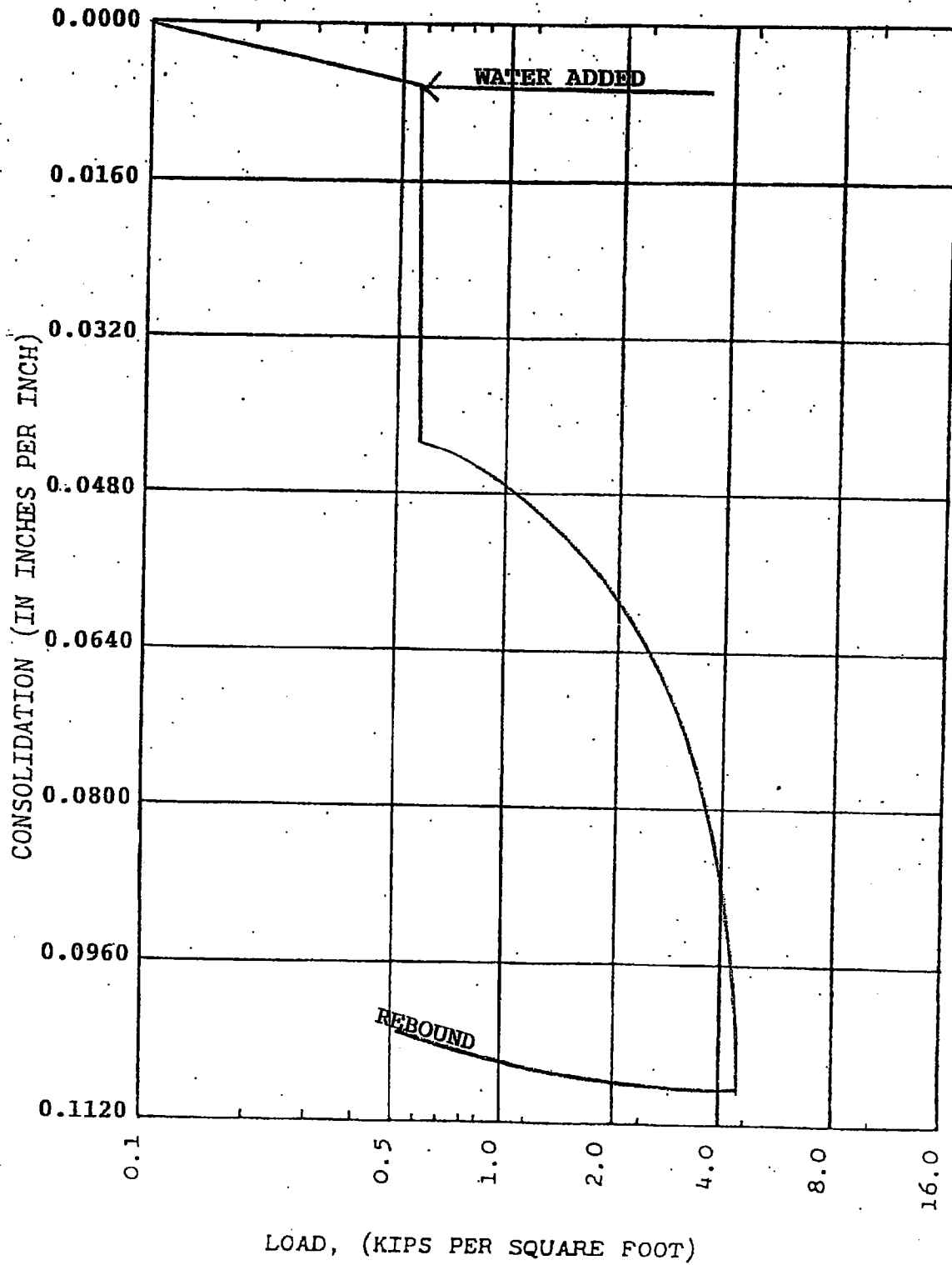
GEO-ETKA, Inc.

Job Number: FR-9145-00

PLATE "D-4"

Boring 8 @ 4'

CONSOLIDATION TEST DATA



Job No. **FR-9145-00**Soil Type **Light brown silty very fine to medium sand**

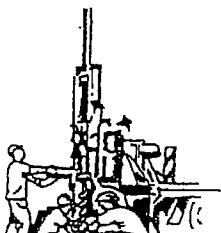
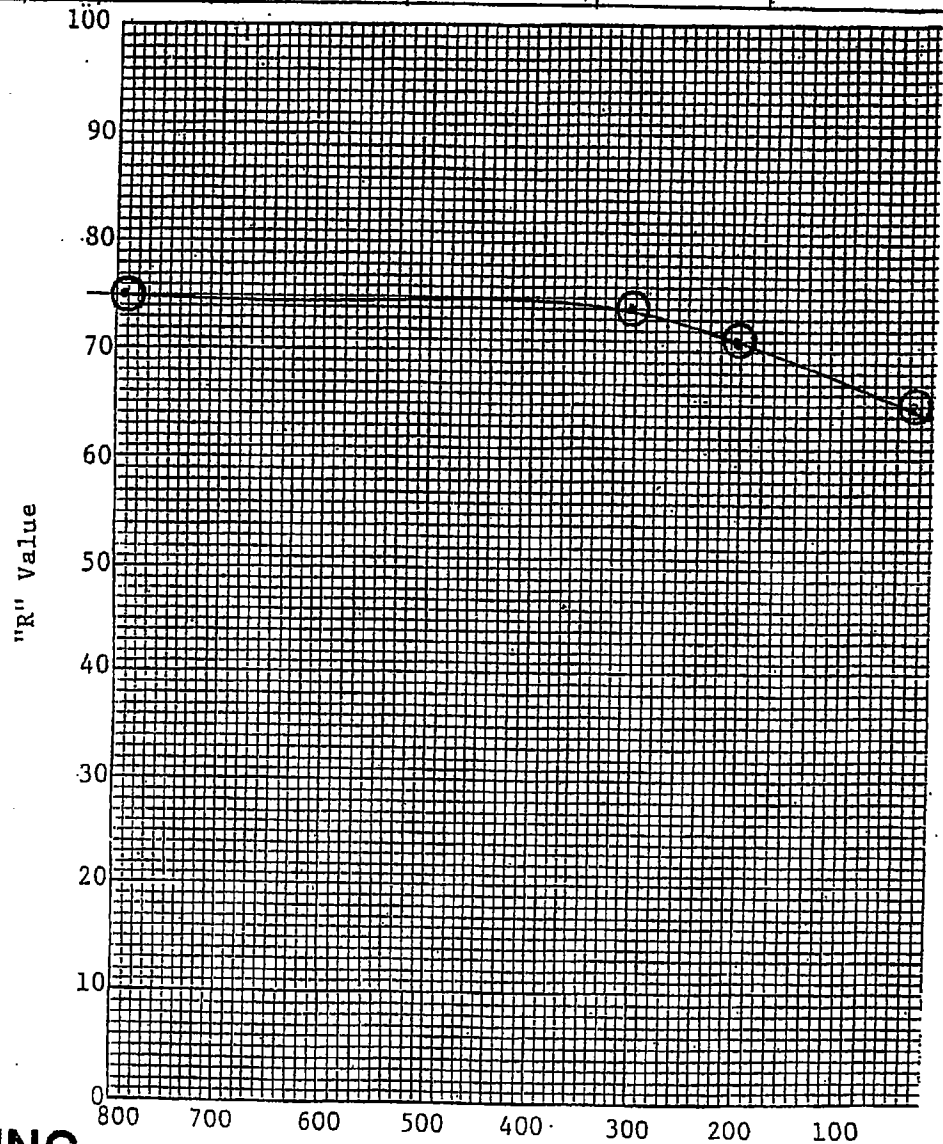
TEST SPECIMAN		A	B	C	D	E
DATE TESTED		3-30-00	3-30-00	3-30-00	3-30-00	
STABILOMETER	Compactor Air Pressure psi	350	350	350	350	
	Initial Moisture %	2.0	2.0	2.0	2.0	
	Moisture at Compaction %	9.5	10.5	11.0	12.6	
	Briquette Height In.	2.62	2.66	2.64	2.67	
	Density pcf	114.6	114.4	114.6	113.2	
EXUDATION PRESSURE psi		794	301	244	48	
EXPANSION dial (X.0001)		6	0	0	0	
SPECIMEN FABRICATION	Ph at 1000 pounds psi	14	14	14	20	
	Ph at 2000 pounds psi	27	28	29	38	
	Displacement turns	4.75	4.78	5.00	5.41	
	"R" Value	73	71	69	60	
CORRECTED "R" VALUE		75	74	71	65	

FINAL "R" VALUE

BY EXUDATION: 74

BY EXPANSION: 75
TI (5.0)

NOTES

**GEO-ETKA, INC.**

Established 1965

Exudation Pressure PSI

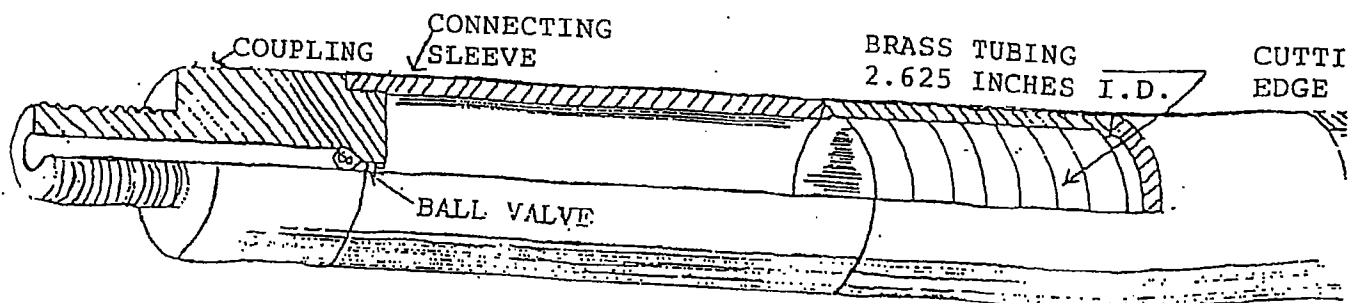
PLATE "E"

SOIL CLASSIFICATION CHART

APPENDIX I

MAJOR DIVISIONS			GRAPH SYM.	LETTER SYM.	TYPICAL DESCRIPTION	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS LESS THAN 50% PASS #4	CLEAN GRAVELS		GW	WELL GRADED GRAVEL AND SAND	
				GP	POORLY GRADED	
		GRAVELS WITH FINES		GM	SILTY GRAVELS	
				GC	CLAYEY GRAVELS	
	MORE THAN 50% LARGER THAN #200 SIEVE	SAND AND SANDY SOILS MORE THAN 50% PASS #4	CLEAN SAND		SW	WELL GRADED SAND NO FINES
					SP	POORLY GRADED SAND NO FINES
SAND WITH FINES				SM	SILTY SANDS	
				SC	CLAYEY SANDS	
FINE GRAINED SOILS	SILTS AND CLAYS	L.L. LESS THAN 50		ML	INORGANIC SILTS	
				CL	INORGANIC CLAYS	
				OL	ORGANIC SILTS	
	MORE THAN 50% PASSING #200 SIEVE	SILTS AND CLAYS	L.L. GREATER THAN 50		MH	INORGANIC SILTS
					CH	INORGANIC CLAYS
					OH	ORGANIC CLAYS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS	

SOIL SAMPLER
FOR UNDISTURBED SAMPLING



LIMITATIONS

1. This Geotechnical Report is based upon data obtained by surface reconnaissance, limited soil test borings, laboratory test results, and preliminary engineering analysis. No inference should be drawn from the language of the report that the scope of the investigation was any wider. It must be understood that although the observed and reported conditions are considered representative, local variations of geologic and/or soil conditions may exist for which this firm cannot assume responsibility. This report was prepared upon your request for our services, and in accordance with accepted standards of professional practice. The limitations of this report are also governed by the contract amount agreed to be paid by the client.
2. This report is issued with the understanding that it is the responsibility of the owner or of his representatives to ensure that the information and recommendations contained herein are called to the attention of the developer, his architect, and engineers for this property so that necessary steps are taken to implement the recommendations of this report. Failure to do so relieves GEO-ETKA, INC. of all responsibility.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge, or present applicable UBC Code requirements. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of our control. Therefore, this report is subject to review and should not be relied upon after a period of one (1) year. Note that some local jurisdiction have less time for the reports validity and reports are required to be updated at the expiration of such predetermined limits.
4. Unless the recommendations of this report are completely incorporated into the design, and all phases of geotechnical activity are checked, tested and reported by this office, GEO-ETKA, INC. will not be held liable by others.

GEO-ETKA, INC.

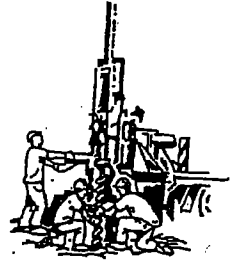
Established 1965

Soil Engineering, Geology And Environmental Engineering
Material Testing And Inspections

739 N. MAIN STREET, ORANGE, CALIFORNIA 92868

PHONE: (714) 771-6911

FAX: (714) 771-1278



January 19, 2005

Job No: ENGR-9145-00-05

Owner and Client:

Prukiss . Rose - rsi
801 North Harbor Boulevard
Fullerton, California 92832

Civil Engineer:

Walden and Associates
2252 White Road, Suite B
Irvine, California 92614

Approving Agency:

County of Los Angeles,
Department of Public Works
900 South Freemont Avenue
Los Angeles, California 91803

Job Location:

10681 Avenue "P", Lake Los Angeles"
Los Angeles, California 92835

Project:

Stephen Sorensen Park, LA County

Subject:

Geotechnical Review and Report Update

Date of Site Visit:

1-14-05

Plan Check Number:

?

References:

1. Preliminary Foundation Soils Investigation Report No. ENGR-9145-00-05, dated 4-4-00, by Geo-Etka, Inc.
2. Percolation Test – Sewage System Design Report No P9145-00, dated 4-5-00, by Geo-Etka, Inc.

Report Update and Plan Review

This letter report is to bring to the attention of all technical consultants and the approving authority, that as of this date, we are continuing to accept responsibility with respect to the future Geotechnical work to be performed at the subject site. This report is in response to Plan Correction Sheet, Item 6.

We have reviewed references 1 and 2 and concur with the findings. We will be implementing the pertinent recommendations along with the recommendations contained in this report. Furthermore we reserve the right to provide added recommendations as necessitated by the project.

Present Site Condition

At the present time, the property has not gone through any major physical change since our original report. Some work appears to be starting up in the playground area. A new office trailer has been brought to the parking area.

Soil Condition

The soils are composed of silty sand, sandy silt, clayey sand and sandy clay extending to the depth of the exploration's 20 feet.

Expansion Potential

The in-situ soil is considered to have a slightly expansive potential. The expansion characteristics should be verified in accordance with UBC standard 18-2 at the conclusion of the grading operations.

Proposed Construction

It is planned to construct Phase II of the planned park. The detailed plans are being processed at this time.

RECOMMENDATIONS

Foundation Design

The proposed building should be designed for a soil bearing capacity of 1,400 p.s.f. for 15 inches wide and 18 inches deep footings resting on a pad of 18 inches thick compacted soil.

Settlement – Total and Differential (Static)

Based on the design criteria, settlement should not exceed 0.2 inch for the continuous footings and 0.5 inch for the isolated pad footings. Overall differential settlement is expected to be 0.3 inch. Approximately $\frac{1}{2}$ of the settlement will occur during the construction period. Once constructed, the differential settlement will be $\frac{1}{4}$ inch or less.

Maximum differential should not exceed $\frac{1}{2}$ " over a 20 feet span.

Caisson Foundation Design

End Bearing capacity of 3,000 p.s.f., may be used for a 12 inches in diameter caisson embedded a minimum of 15 feet into native soil. All excavations to be observed by a representative of this office.

Friction poured-in-place caissons may be designed using the following value for the skin friction in pounds per square foot.

<u>Skin Friction – (p.s.f.)</u>		
<u>Depth in inches</u>	<u>Driven</u>	<u>Poured-in-Place</u>
0	0	0
5	160	200
10	210	300
15	260	400
20	320	500
25	400	600

Differential settlement of piles tied together with a grade beam will not exceed $\frac{1}{4}$ inch.

Settlement of the poured-in-place caissons or pile will decrease with their depth of embedment and should not be significant. No part of the foundation should be supported on fill. This includes piles, pile shafts, grade beams and slab.

The point of fixity of the caissons should be taken at the fill native soil contact or $\frac{1}{3}$ the depth of the embedment of the caissons. The greater of the 2 depths will govern.

A minimum clear spacing of three times the diameter of pile is recommended, i.e. on a thirty (30) inch diameter pile the center to center distance should be at least 10 feet (10'-0").

The uplift force can be taken as $\frac{1}{3}$ rd the friction value given.

Maximum deflection at the top of the pile will be $\frac{1}{2}$ inch for maximum allowable lateral load of 10 kips per pile.

Caisson Foundation Design (cont'd)

The design values given may be increased 1/3 when resisting loads caused by wind or seismic forces, providing the resultant size is not less than that obtained with dead load and live load only.

Lateral force may be resisted by the passive resistance of the soil. The passive pressure is 260 p.c.f. of E.F.D..

The passive pressure will be resisted to the beams, the caissons, and friction between slabs on grade and the soil.

When the spacing and the efficiency of a varied condition of construction is required, we suggest that the formulas in standard text books and in accordance with code values be utilized, for example Converse-Laberren Equation may be used:

$$\text{Efficiency} = \frac{1 - 0}{90} \frac{(n-1)m + (m-1)n}{mn}$$

Earth Pressures

Lateral loads will be resisted by the friction between the floor slab and sub-grade as well as the passive resistance of the soils against footings. A coefficient of friction of 0.4 may be used between slabs, footings and sub-grade.

The passive resistance of the soil may be taken to be (260 p.s.f. of E. F. D.) Equivalent Fluid Density.

The active lateral soil pressure may be taken as (40 and 57 p.c.f. of E .F. D.), for cantilever and restrained conditions. If during wall footing excavations adverse conditions are noted, added design parameters will be given.

Slab on Grade

The slabs-on-grade should be designed in accordance with section 1815 of the 1994 UBC.

It is recommended that the slabs on grade be a minimum of 4 inches thick. The slabs should be reinforced with Number 3 bars at a maximum spacing of 18 inches on center, this should be underlain by a moisture barrier.

The moisture barrier for sensitive floor should consist of 2 inches of clean, medium to coarse sand placed above, and below a 6-mil poly vinyl chloride sheet or comparable impervious material should be utilized as additional protection. All joints shall be made so as to preserve the impervious character.

The above criteria are based on the assumption that the moisture barrier is installed and the concrete placed before the soil has begun to show significant surface cracks. Should such cracks occur, the soil should be thoroughly wetted to a depth of 18 inches so that all cracks have disappeared. This should occur 24 to 48 hours prior to placement of the concrete itself.

Flat Work

To reduce the potential for excessive cracking and/or heaving, the concrete should be a minimum of 4 inches thick and be provided with construction or weakened plane joints at frequent intervals (e.g. every 6 feet or less). A 4 inch thick layer of crushed rock, gravel or clean sand along with moisture conditioning the sub-grade are also recommended for the concrete flatwork areas. Reinforcing the slabs may also be considered.

Pavement Design

Based on the test results, the design sections given below should be approved or amended as necessary by the city prior to construction.

		<u>ALTERNATE I</u>	<u>ALTERNATE II</u>	
<u>Traffic Index</u> <u>TI</u>	<u>Use</u>	<u>Asphalt Paving</u> <u>Alternate</u>	<u>Baserock Thickness</u> <u>In inches</u>	<u>PCC</u> <u>In inches</u>
4.5	Auto Parking	3	4	5
5.5	Driveway	4	6	6
6.5	Street	5	9	7

The sub-base soil shall be compacted to a minimum of 90%. The depth of scarification and processing shall be 12 inches minimum.

The base-rock compacted to 95% of its maximum density.

The asphalt shall be either AR4000 or AR8000 or equivalent.

The asphalt shall be placed and compacted to at least 96% of its maximum density. The thickness noted above must be attained.

Verification of the thickness may be required by coring the asphalt paving. The asphalt lay down should be observed by this office if required by the City of Fullerton, California.

The compaction Standard is A. S. T. M. D-1557-78.

The life of the asphalt is directly proportional to its upkeep and maintenance. Over-stressed pavement results in a shorter life.

Alligator or fissure cracks, if they appear, must be repaired immediately. Admittance of moisture rapidly decreases the strength required to perform well under variable climatic conditions.

Seismic Hazard

The seismic hazards are considered to be minimal. Per section 1627.3 of the 1997 UBC, the recommended site coefficients should be taken as:

Seismic Parameters

The seismic zone factors are as follows per the 1997 UBC.

Soil Profile Type	= S _D
Seismic Zone	= 4
Zone Factors, Z	= 0.40
Seismic Coefficient (C _a)	= 0.44N _a
Seismic Coefficient (C _v)	= 0.64N _v
N _a	= 1.0
N _v	= 1.2

Grading

Prior to the controlled grading operations, the construction area should be stripped of all vegetation that is present and the debris removed from the site or stockpiled and mulched for later use in the planter areas.

A moderate amount of grading is anticipated in the development of this site. It is recommended that all surfaces which are loose that will support floor slabs or asphalt concrete paving, and all surfaces which will receive fill or backfill, be scarified to a depth of 8 inches, watered or dried to near Optimum Moisture Content and re-compacted to a minimum of 90%.

Where fill or backfill is required, it should be placed in a maximum of 6-inch loose layers and each layer compacted at near Optimum Moisture Content to at least 90% compaction. Clean on-site soils may be utilized as fill material.

Grading (cont'd)

Imported fill soil should be predominantly granular, non-expansive and capable of developing the bearing strength required for the project. All import soil must be approved by this office prior to bringing to the site.

All retaining walls and utility trenches backfilled should be tested at a maximum of 2 feet in vertical height.

Compaction Standard: A.S.T.M. D-1557.

General Notes

All future grading will be observed, tested and reported by geotechnical firm to be selected by the County of Los Angeles Park and Recreation Department.

The general contractor as well as the grading contractor shall familiarize themselves with the geo-technical reports prepared for this project and the County of Los Angeles grading code.

All demolition debris must be removed prior to placement of any fill.

It is required that a pre-grade meeting be held to clarify any items, as per the County of Los Angeles Grading Code.

A 48 hour notice is required for all work requested, i.e., soil, concrete, welding or other special inspections.

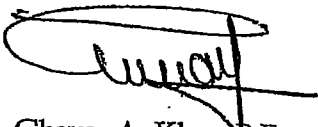
General Notes (cont'd)

This letter report is subject to review by the approving authority. Reference reports have been updated for a period of 12 months from this day onwards; references 1 and 2 are a part of this update report.

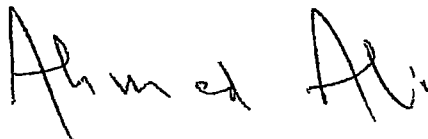
No work shall begin until such approval is granted; a grading permit obtained and a pre-grade meeting is conducted.

Questions, if any, should be addressed to our office.

Respectfully Submitted,
GEO-ETKA, INC.



Ghayas A. Khan, P.E.
Civil Engineer
C-038344, Expires 3-31-05



Ahmed Ali, President
REA No. 04808
Expires 6-30-05

GAK/AA/bg

Appendix B

Air Quality Significance Thresholds and URBEMIS2002 Calculations

SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

Mass Daily Thresholds		
Pollutant	Construction	Operation
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs) and Odor Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million Hazard Index ≥1.0 (project increment) Hazard Index ≥3.0 (facility-wide)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality for Criteria Pollutants ^a		
NO2 1-hour average annual average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.25 ppm (state) 0.053 ppm (federal)	
PM10 24-hour average annual geometric average annual arithmetic mean	10.4 µg/m ³ (recommended for construction) ^b 2.5 µg/m ³ (operation) 1.0 µg/m ³ 20 µg/m ³	
Sulfate 24-hour average	1 ug/m ³	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) 9.0 ppm (state/federal)	

^a Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

^b Ambient air quality threshold based on SCAQMD Rule 403.

KEY: lbs/day = pounds per day ppm = parts per million $\mu\text{g}/\text{m}^3$ = microgram per cubic meter $\geq$ greater than or equal to

URBEMIS 2002 For Windows 7.5.0

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\sorensenpk.urb
 Project Name: Sorensen Park
 Project Location: South Coast Air Basin (Los Angeles area)
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
 (Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2005 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	6.77	11.07	2.27	0.19	42.80	0.27	42.53
*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	0.03	0.04	0.78	0.00	0.00	0.00	0.00

URBEMIS 2002 For Windows 7.5.0

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\sorensenpk.urb
 Project Name: Sorensen Park
 Project Location: South Coast Air Basin (Los Angeles area)
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
 (Pounds/Day - Summer)

Construction Start Month and Year: June, 2005
 Construction Duration: 2
 Total Land Use Area to be Developed: 0 acres
 Maximum Acreage Disturbed Per Day: 0 acres
 Single Family Units: 0 Multi-Family Units: 0
 Retail/Office/Institutional/Industrial Square Footage: 4000

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	42.48	-	42.48
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.61	11.07	2.27	0.19	0.32	0.27	0.05
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.61	11.07	2.27	0.19	42.80	0.27	42.53
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Bldg Const Worker Trips	0.03	0.04	0.79	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	6.73	-	-	-	-	-	-
Arch Coatings Worker Trips	0.02	0.04	0.65	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.05	0.00	0.05
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	6.77	0.08	1.30	0.00	0.05	0.00	0.05
Max lbs/day all phases	6.77	11.07	2.27	0.19	42.80	0.27	42.53
*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Bldg Const Worker Trips	0.03	0.04	0.78	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.03	0.04	0.78	0.00	0.00	0.00	0.00
Max lbs/day all phases	0.03	0.04	0.78	0.00	0.00	0.00	0.00

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions

Start Month/Year for Phase 2: Jun '05

Phase 2 Duration: 1.2 months

On-Road Truck Travel (VMT): 448

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
-----	------	------------	-------------	-----------

Phase 3 - Building Construction Assumptions

Start Month/Year for Phase 3: Jul '05

Phase 3 Duration: 10.2 months

Start Month/Year for SubPhase Building: Apr '05

SubPhase Building Duration: 10.2 months

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
-----	------	------------	-------------	-----------

SubPhase Architectural Coatings Turned OFF

Start Month/Year for SubPhase Asphalt: Apr '05

SubPhase Asphalt Duration: 0.5 months

Acres to be Paved: 0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
-----	------	------------	-------------	-----------

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

The user has overridden the Default Phase Lengths

Site Grading Fugitive Dust Option changed from Level 1 to Level 2

Site Grading Truck Haul Capacity (yds3) changed from 20 to 16

URBEMIS 2002 For Windows 7.5.0

File Name: <Not Saved>
 Project Name: Sorensen Park
 Project Location: South Coast Air Basin (Los Angeles area)
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
 (Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.08	0.04	0.60	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	1.86	2.42	25.73	0.02	2.03

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	1.95	2.47	26.33	0.02	2.04

URBEMIS 2002 For Windows 7.5.0

File Name: <Not Saved>
Project Name: Sorensen Park
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)					
Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.00	0.04	0.02	-	0.00
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.08	0.01	0.58	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
TOTALS (lbs/day, unmitigated)	0.08	0.04	0.60	0.00	0.00

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Park Facilities	1.10	1.47	15.64	0.01	1.24
Community Center	0.76	0.95	10.08	0.01	0.80
TOTAL EMISSIONS (lbs/day)	1.86	2.42	25.73	0.02	2.03

Does not include correction for passby trips.

Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2005 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Park Facilities	71.00 trips / field	2.00	142.00
Community Center	22.88 trips / 1000 sq. ft.	4.00	91.52

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.30	97.10	0.60
Light Truck < 3,750 lbs	15.10	4.00	93.40	2.60
Light Truck 3,751- 5,750	15.50	1.90	96.80	1.30
Med Truck 5,751- 8,500	6.80	1.50	95.60	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.30	0.00	0.00	100.00
Motor Home	1.40	14.30	78.60	7.10

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			

% of Trips - Commercial (by land use)

Park Facilities	5.0	2.5	92.5
Community Center	5.0	2.5	92.5

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2004 to 2005.

Appendix C

Percolation Testing Results

GEO-ETKA, INC.

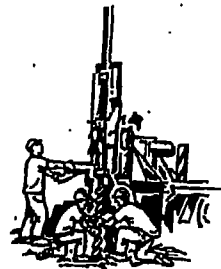
Established 1965

**Soil Engineering, Geology And Environmental Engineering
Material Testing And Inspections**

739 N. MAIN STREET, ORANGE, CALIFORNIA 92868

PHONE: (714) 771-6911

FAX: (714) 771-1278



Date: April 5, 2000

Job No: P-9145-00

Landscape Architect
and Client:

Purkiss.Rose-rsi
801 North Harbor Boulevard
Fullerton, California 92832

Civil Engineer:

Consolidated Engineering
14661 Myford Road
Suite "C"
Tustin, California 92780

Building Architect:

Crane Architectural Group
801 N. Harbor Boulevard
Suite 201
Fullerton, California 92832

Approving Agency:

County of Los Angeles
Department of Environmental Health
Los Angeles, California

Job Location:

Avenue "p"
Lake Los Angeles, California

Project:

Lake Los Angeles Park

Subject:

Percolation Testing - Sewage
System Design

Date of Drilling
and Testing:

3-22-00 and 3-23-00

The following report provides percolation test data and sewage system design for the subject site expansion. The existing park has restrooms for which a percolation test was performed and a system installed as shown on the attached reference sheet provided by the county.

RECEIVED

APR 06 2000

PURKISS ROSE-RSI

GEO-ETKA, INC.
Job No: P-9145-00

Proposed Construction

It is planned to develop a restroom for the park expansion.

Site Condition

The site of the proposed leach field is a reasonably level area. A leach system exists at the site for the existing restroom.

Field Exploration

A 15 feet deep exploratory boring was drilled and sampled, see Plate "B" for soil classification.

In the area of the planned leach field area six, 6 inches in diameter, borings were drilled to a depth from 4 feet below existing grade.

Percolation Testing

A 2 inch layer of gravel was placed at the bottom of the hole and a perforated PVC pipe placed in the holes.

All of the 6 perc holes were filled with water and left to saturate overnight.

On the second day no water was found in any of the holes. Water was then added using a 12 inch column, reading every 1/2 hour for 6 hours.

The field test data was recorded as required and presented on Plates "P-1" through "P-6".

Test Data Evaluation

For design purposes the lowest of the 6 test values assigned to this site is 1.0 inch drop in the final 30 minutes of the 6th hour reading; this corresponds to 30 minutes per inch (mpi). This conservative rate is compatible to the existing system, hence it is advisable to depreciate the existing leach field with a 3,000 gallon septic tank for the new restroom area. A D-49 distribution box should be utilized.

Install 3, 90 feet long leach lines, 3 feet wide, with at-least 2 feet of rock below the bottom of the perforated pipe. Note that for future expansion an equal area be set aside for 100% expansion as required per the plumbing code.

GEO-ETKA, INC.
Job No: P-9145-00

Conclusions

Based on the above analysis a private self contained sewage disposal system is feasible at the subject site.

It is up to the user to maintain the system during its life. Additional system maintenance guidelines can be obtained from County Health and manufacture or installer of the system.

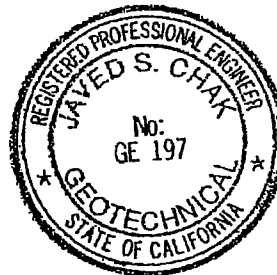
This report is subject to review by the governing agencies and must be approved or amended prior to installation.

Questions regarding this report should be directed to our office.

Respectfully submitted,
GEO-ETKA, INC.

Javed S. Chak

Javed S. Chak, P.E.
Geotechnical Engineer
GE 197, Expires 12-31-01



Ahmed Ali

Ahmed Ali, President
REA No. 04808
Expires 6-30-00

JSC/AA/bg

Appendix D

Incidental Take Permit Applicant and CDFG Acknowledgement



Cotton/Bridges/Associates
A Division of P&D Consultants

999 TOWN AND COUNTRY ROAD
FOURTH FLOOR
ORANGE, CALIFORNIA 92868
714/648-2070
714/285-0740 FAX

September 28, 2004

Scott Harris
Wildlife Biologist
California Department of Fish and Game
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123

**SUBJECT: Incidental Take Permit Application for Stephen Sorensen Park
County of Los Angeles Department of Parks and Recreation**

Dear Mr. Harris:

Pursuant to previous discussion and consultation with the Department of Fish and Game, Cotton/Bridges/Associates submits this 2081 Incidental Take permit application on behalf of the County of Los Angeles for Stephen Sorensen Park. Enclosed you will find the most recent site plan which shows that the proposed new construction will occur outside of the streambed and therefore eliminating the need for a Streambed Alteration Agreement. This letter serves as a formal application for a 2081 Incidental Take Permit for construction of the proposed Stephen Sorensen Park Phase II Improvement project in Lake Los Angeles, California.

1) PROJECT APPLICANT

County of Los Angeles
Department of Parks and Recreation
433 S. Vermont Avenue
Los Angeles, CA 90020

Project Contact:
Mr. Jim Daly
Phone: (626) 300-2328

2) COVERED SPECIES UNDER THIS APPLICATION

Mohave ground squirrel (*Spermophilus mohavensis*). This species is not subject to the rules and guidelines pursuant to Section 2112 and Section 2114 of the California Fish and Game code.

3) PROJECT DESCRIPTION

The Los Angeles Department of Parks and Recreation is proposing to construct Stephen Sorensen Park Phase II Improvement project. The proposed project will remove three acres of suitable MGS habitat, and will include the following facilities: a regulation little league baseball field with bleachers and night lighting; a multipurpose play field with lighting; two high school regulation size basketball courts with night lighting; an open lawn with four picnic tables in the



AN AECOM COMPANY

central space, two tables to have shade structure; lighted walkways lining park facilities; a restroom with storage; renovation of existing park entry signage; a parking lot with 40 stalls and security lighting.

4) PROJECT LOCATION

The Stephen Sorensen Park Phase II Improvement project is located at 16801 East Avenue P, Lake Los Angeles, CA, 93550. The project is partially located in an unnamed drainage to Big Rock Wash in Los Angeles County. The project is located within the West Mojave Plan. The project site is at the southwestern extent of the Mohave ground squirrel's range (West Mojave Plan DEIR/S 2003). The proposed project will remove three acres of apparently unoccupied, but potentially suitable MGS habitat.

5) POTENTIAL IMPACTS TO SPECIES

The project will impact three acres of undeveloped lands adjacent to Avenue P. It is assumed that the entire site impacted provides potentially suitable habitat for the MGS, but based upon site inspections by biologists F.T. Hovore (FH&A) and Betty Courtney (CDFG), the property presently does not appear to support an active population of MGS. However, for the purposes of the requested permit, it will be assumed that the site may support an unknown number of MGS. During construction (i.e. grading, etc.), individuals could be directly injured or killed by construction machinery if any burrows are collapsed that contain MGS. Such actions would be considered "take" of this species pursuant to the California Endangered Species Act (CESA). Any MGS that escape construction-related impacts may disperse into adjacent habitat, potentially resulting in indirect, adverse impacts to surrounding populations of MGS, should such exist. These impacts may include increased competition for foraging and breeding resources which could increase stress levels and increase the population size to above the natural carrying capacity of the land and resources. The end result would leave the population more susceptible to disease, predation, and density-related reductions in breeding output.

6) IMPACT ANALYSIS

The removal of three acres of potentially suitable habitat for the MGS is an adverse effect resulting from the project. It is necessary to evaluate this loss of habitat in terms of status of the local MGS populations, known threats to the species, and potential cumulative impacts from other projects in the area.

The California Natural Diversity Data Base (CNDDB 2004) reports a historical record of MGS from the Lovejoy Buttes area in 1954. In addition, a historical MGS record exists one mile northwest of Lovejoy Springs from 1930. Further north from the project area (approximately three to four miles) additional records exist for MGS, including Rocky Buttes in 1991 and Saddleback Buttes from 1973-1992. Although there has not been recent trapping in these areas, it is reasonable to assume that the area provides habitat that would be suitable for the MGS, even if not currently occupied. Historical records show that the species occurred in this area and the project site and vicinity may lie within a general area of habitat suitable for the recovery of the species.

The Palmdale area has been experiencing moderate to substantial growth, and as a result development continues to expand into rural areas. If growth continues to the east of SR-14 in

areas of suitable habitat, it could have adverse impacts on the local MGS populations. Development of lands within the vicinity of this project's area could result in cumulative impacts to MGS, which would be in addition to the habitat loss impacts of this project.

The principal threat to the continued existence of MGS is the destruction and/or degradation of suitable habitat due to clearing for agriculture and military activities and for urban, suburban, and rural development, livestock grazing, and off highway vehicles (California Department of Fish and Game (CDFG) 2000).

* The project will result in the removal of three acres of potentially suitable habitat for MGS within the known historic range of the species, but at present not known to be occupied. The project area is surrounded by rural urban land uses, which could impede movement of MGS but would not necessarily prevent dispersal and migration. Areas of non-urban use could be utilized by MGS to move through the general area. However, there are increased risks to MGS populations in urbanized environments, including disturbance from light, noise and human activity, and direct loss through predation by domestic pets and road kill. The project site habitat is moderately disturbed and adjacent to existing rural land uses, including perimeter roadways, and therefore would be considered only moderate quality for MGS temporary use, and low quality for resident use. The loss of three acres of at best moderate-value potential MGS habitat in the project area will result in a lesser impact to the species than removal of the same amount of occupied higher quality habitat.

No other sensitive species are known to occur within the project area or the immediate surroundings, but the overall desert scrub habitats in the vicinity of Lake Los Angeles support—or have historically supported—a number of other taxa of agency concern (California desert tortoise, coast horned lizard, chuckwalla, LeConte's thrasher, and others). Should any of these species be present within the zone of direct or indirect disturbance impacts, the project would generate similar potential habitat losses. None has been detected during field visits to the site, and there is no reason to assume that any listed species is resident within the zone of direct habitat loss, nor within the peripheral zone of potential post-development disturbances. The USFWS (Ray Bransfield, personal communication to FH&A, August, 2004) has indicated that they do not consider this site to be an area of concern for desert tortoise, and do not require further surveys, studies or mitigation for impacts to potential habitat for that species.

7) PROJECT IMPACT ON CONTINUED EXISTENCE OF SPECIES

Critical Habitat

There is no critical habitat designated for the MGS.

Species Biology and Habitat Requirements

The MGS exhibits a strongly seasonal cycle of activity and torpor. The MGS typically emerges from dormancy in early to mid-March, but this date may be as early as mid-January on the southern portion of the range. During the active period they typically feed on the leaves and seeds of native perennial and annual plants. Once sufficient fat stores have been gained, individuals enter a period of aestivation and hibernation; a desert coping strategy that reduces activity and breeding. Aestivation typically begins between July and September, but during low winter rainfall (under three inches), may begin as early as April or May. During drought

conditions, breeding is reduced. As a result, consecutive years of low rainfall can decrease MGS numbers and even lead to extinction of local populations.

MGS populations vary depending on the occurrence of seasonal rainfall within its range; rainfall promotes new growth of vegetation that is the primary food source for this squirrel. Since rainfall is generally not evenly distributed in desert areas, MGS populations tend to be spatially distributed over time. Winter rainfall totals can be a significant natural constraint for this species.

The MGS generally prefers habitat that is flat to moderate in slope. They occupy all major desert scrub habitats in the western Mojave Desert. Plant communities where MGS has been documented include: Mojave creosote scrub, where the primary vegetation is creosote bush (*Larrea tridentate*) and burrobush (*Hymenoclea salsola*); and desert saltbush scrub, dominated by various species of saltbush (*Atriplex* sp.).

Within occupied habitat, MGS individuals may maintain several home burrows that are used at night, in addition to other burrows that are used for temperature control and predator avoidance. Burrows are typically constructed beneath large shrubs.

Distribution

The MGS is endemic to and occupies portions of Inyo, Kern, Los Angeles and San Bernardino counties in the western Mojave Desert of California. The species ranges from near Palmdale on the southwest to Lucerne Valley on the southeast, Olancho on the northwest and the Avawatz Mountains on the northeast. The proposed project site is at the southwestern extent of the Mohave ground squirrel's range (West Mohave Plan Draft Environmental Impact Report/Statement 2003). The proposed project site lies within an overall area which was historically occupied by MGS (CNDDB 2004).

* Determination of Significance

Although the proposed project will result in a permanent impact to three acres of potentially suitable MGS habitat, the moderate to low quality of the habitat for MGS resident use, the surrounding urbanization, the apparent absence of the species from the area at present, and the implementation of the mitigation measures are all factors that support the conclusion that this project will not jeopardize the continued existence of the species.

8) MITIGATION MEASURES

Per discussions with the CDFG, and as stated earlier, for the purposes of project impact assessment, the assumption is that MGS are present on-site, since focused MGS presence/absence surveys can not be completed at this time. To mitigate potential impacts associated with project construction and habitat loss, the Los Angeles County of Public Works will acquire known, occupied MGS habitat based upon a CDFG approved mitigation ratio. (1:1) Mitigation acquisition will take place at the Desert Tortoise Preserve in Kern County and will be coordinated through the Desert Tortoise Preserve Committee (DTPC). The permittee will enter into binding legal agreement with DPTC describing the terms of acquisition, enhancement and management of habitat lands.

These additional mitigation measures, if required, are proposed to avoid and minimize the take of the species:

- 1) A biological monitor with experience in MGS biology shall be on site during ground disturbance activities. The name and phone number of the biological monitor shall be given to the CDFG regional representative within 14 days of ground disturbing activities. If the biological monitor observes a living MGS on the construction site and/or determines that a MGS was killed by project related activities during construction or otherwise found dead, a written report will be sent to the CDFG within five (5) calendar days. The report will include date, time of the finding or incident (if known), location of the carcass and the circumstances (if known). MGS remains shall be collected and frozen as soon as possible. The CDFG shall be contacted as to the ultimate disposition of the remains.
- 2) The delineation of the construction site would insure that impacts are avoided in areas outside of the project limits.
- 3) A training session for construction employees, to be conducted on-site by the biological monitor, would allow them to identify MGS and would instruct them to notify the appropriate agency should a MGS be located, injured, trapped, or killed.

Fee title to acquired habitat lands, or a conservation easement over these lands, shall be transferred to the CDFG or to an entity approved by the CDFG, along with money for enhancement of the land and an endowment for permanent management of the lands. The permittee may satisfy this requirement by funding acquisition, management and enhancement of habitat by the DTPC.

* If the Permittee elects to fund DTPCs acquisition, enhancement and management of habitat lands, Permittee shall place a dollar amount to be determined by CDFG into an escrow account no later than thirty (30) days following the execution of this permit. DTPC will use the funds for acquiring and managing the habitat, and shall enter in a legally binding agreement with the DTPC that requires DTPC to: (A) Use funds obtained from the Permittee to acquire suitable habitat acreage in the amount determined by the CDFG at the Desert Tortoise Research and Natural Area near California City, California, or at another location approved by the CDFG, no later than 60 days following issuance of this Permit; (B) No longer than one year after issuance of this Permit, execute and deliver to the CDFG a conservation easement approved by the CDFG over the habitat lands acquired to mitigate the impacts of the Project on Covered Species, and (C) Use remaining funds to enhance and manage the habitat lands as specified in the DTPC Habitat Management Guidelines. *

PERMITEE
A Permittee shall fully cooperate with the CDFG in its efforts to verify compliance with or effectiveness of mitigation measures.

9) COMPLIANCE MONITORING

Pursuant to discussions with the CDFG, the following mitigation monitoring and reporting measures (MMRP) are proposed in order to ensure proper implementation and compliance with the requirements of Section 2081(b) of the Fish and Game Code in section 21081.6 of the Public Resources Code.

A Permittee shall immediately notify the CDFG in writing if it determines that any of the mitigation measures were not implemented during the period indicated in the MMRP, or if Permittee anticipates for any reason that measures may not be implemented within the time period indicated.

Permittee shall notify the CDFG fourteen days before initiating ground disturbing activities and provide a weekly report on progress on the project.

The name and phone number of all biological monitors shall provide the CDFG at least fourteen (14) days prior to ground disturbing activities.

No later than 45 days after completion of the project, including completion of all mitigation measures, Permittee shall provide the CDFG with a Final Mitigation Report. The Final Mitigation Report shall be prepared by a knowledgeable, experienced biologist and shall include, at a minimum: 1) dates indicating when each of the mitigation measures were implemented; 2) all available information about project related incidental take of the species named in the Permit; 3) information about other project impacts on the species named in the Permit; 4) construction dates; 5) any other pertinent information.

10) MITIGATION FUNDING

Funding for the implementation of all mitigation measures will be provided by Los Angeles County through project-related funds.

Should you have any questions, please contact Mr. Jim Daly, the project manager for Stephen Sorensen Park at the County of Los Angeles Department of Public Works at (626) 300-2328 or me at (714) 648-2070.

Respectfully submitted,

Romi Archer
Consultant to the County of Los Angeles
Department of Public Works

Enclosures: Location map, Site Plan

cc: Jim Daly
Frank Hovore
Bob Herrman
File

Jim S.

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF FISH AND GAME**

<http://www.dfg.ca.gov>
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



October 25, 2004

Mr. Jim Daly
County of Los Angeles
Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, CA 90020

Re: Stephen Sorensen Park, 16801 E. Ave. P., La ce Los Angeles

Dear Mr. Daly:

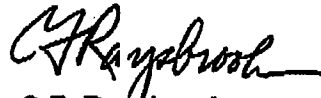
The Department of Fish and Game (Department) received your request for a 2081 CESA Incidental Take Permit on October 1, 2004. The permit is requested for anticipated take of mohave ground squirrel resulting from project activities. The Department has determined that the above-referenced application, which concerns the Stephen Sorenson Park Phase II Improvement Project, is complete.

In accordance with the California Code of Regulations, Title 14, Section 783.5, the Department has 90 days from the date of acknowledgement of a complete application package to finalize the above requested permit. The Department cannot finalize the Permit until the Department has received your certified California Environmental Quality Act (CEQA) document along with the Findings, Notice of Determination, and a copy of proof of payment for the environmental filing fee. The Department is currently processing your CESA Permit; however, please be advised that modifications may be required following receipt of the certified CEQA document.

Mr. Jim Daly
October 25, 2004
Page 2

Please contact Mr. Scott Harris, Associate Wildlife Biologist at (626) 797-3170 to coordinate Department receipt of the above requested information.

Sincerely,



C.F. Raybrook
Regional Manager

cc: Scott Flint, Department of Fish and Game
Habitat Planning and Conservation Branch
Sacramento

Jennifer Deleon, Department of Fish and Game
Environmental Permitting and Review Program
Sacramento

Scott Harris, Department of Fish and Game
Habitat Conservation and Planning Division
Pasadena

IMPLEMENTATION AGREEMENT

by and between

THE COUNTY OF LOS ANGELES
and

DESERT TORTOISE PRESERVE COMMITTEE, INC.
regarding

MOHAVE GROUND SQUIRREL AND GENERAL HABITAT ACQUISITION, ENHANCEMENT, AND LONG-TERM MANAGEMENT

THIS AGREEMENT is made and entered into as of the ____ day of _____, 2005, by and between THE COUNTY OF LOS ANGELES ("Proponent"), with its principal place of business at 500 W. Temple Street, Los Angeles, CA 90012 and the Desert Tortoise Preserve Committee, Inc., a California Public Benefit Corporation, ("DTPC") hereafter referred to collectively as the "Parties."

For and in consideration of the mutual covenants and conditions contained herein, the Parties hereto do hereby agree as follows:

I. RECITALS

A. LISTING

This Agreement pertains to acquisition, enhancement and management of replacement habitat at the Desert Tortoise Research Natural Area (DTRNA) and/or the DTRNA Expansion Area for the following purposes: a) benefit of the Mohave ground squirrel (*Spermophilus mohavensis*), a species listed as "threatened" under the California State Endangered Species Act and also a federal species of concern; and b) benefit of habitat lands lost in conjunction with the Project defined under I(B) hereof.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the provisions of an Incidental Take Permit issued or to be issued by the California Department of Fish and Game (CDFG), Proponent is required to provide off-site compensation habitat including 3.0 acres to mitigate incidental impacts to the Mohave ground squirrel arising from the following "Project": The project consists of constructing two lighted basketball courts, one lighted general purpose/soccer field, a lighted ball field with prefabricated steel bleachers and dugouts, a concrete walkway, a parking lot, landscaping and irrigation improvements, and fencing.

The Proponent and CDFG have determined that Proponent must provide compensation habitat based on the following formula:

Habitat Type –Mohave Ground Squirrel	Acres of Permanent Impact	Mitigation Ratio	Total Acres Needed for Compensation
MGS Suitable Habitat	3.0	1:1	3.0
Total	3.0		3.0

This Implementation Agreement (Agreement) sets forth a program of conservation for the Mohave ground squirrel and its habitat, and general habitat land within the Desert Tortoise Research and Natural Area (DTRNA) and within the DTRNA Expansion Area as designated by the DTPC and the California Department of Fish and Game located in Kern County, California, through acquisition, enhancement, and permanent management of replacement habitat. DTPC is not responsible for acquiring replacement habitat that includes streambed, wash, or any other kind of drainage or riparian habitat.

C. LEGAL REQUIREMENTS

In order to fulfill the requirements of the Incidental Take Permit referenced herein, this Agreement provides measures that are intended to assure that any take occurring within the Project Site will be incidental; that the impacts of the take will, to the maximum extent practicable, be minimized and mitigated; that adequate funding for habitat acquisition, enhancement and long-term management will be provided; and that the take will not appreciably reduce the likelihood of the survival and recovery of the Mohave ground squirrel in the wild.

D. COOPERATIVE EFFORT

In order that the legal requirements as set forth in Paragraph C hereof are fulfilled, each Party to this Agreement agrees to perform certain duties. This Agreement thus describes a cooperative program by Proponent and DTPC to conserve the Mohave ground squirrel and to permanently protect its habitat within the Desert Tortoise Research and Natural Area and/or the DTRNA Expansion Area and provide protected habitat lands. It is understood and agreed between the Parties, that the DTPC, in performing all of the activities delegated to it under this Agreement, is acting as the authorized agent for Proponent for the limited purposes of acquiring, enhancing, and managing replacement habitat.

E. PURPOSES

The purposes of this Agreement are:

1. To assure the implementation of the Incidental Take Permit referenced herein and to comply with the habitat replacement and management requirements by providing for the acquisition and short-term enhancement and long-term management of replacement Mohave ground squirrel and general habitat lands;
2. To contractually bind each Party to fulfill and faithfully perform the obligations, responsibilities, and tasks assigned to it pursuant to the terms of this Agreement; and

3. To provide remedies and recourse should any Party fail to perform its obligations, responsibilities, and tasks as set forth in this Agreement.

II. TERM

A. EFFECTIVE DATE

This Agreement shall become effective on the date that the Parties execute this Implementation Agreement and shall remain in full force and effect until full satisfaction of each of the Agreement's terms and conditions.

B. DEADLINES FOR DTPC TO IDENTIFY AND ACQUIRE REPLACEMENT HABITAT

Under the Incidental Take Permit, Proponent is required to comply with certain deadlines with respect to acquisition of replacement habitat. DTPC agrees to identify and acquire suitable replacement habitat within _____(____) days, or as otherwise stipulated by CDFG, following issuance of the Incidental Take Permit; and further agrees to convey a conservation easement or record a restrictive covenant, if authorized by CDFG, within three hundred sixty-five (365) days following the issuance of the Incidental Take Permit, in a form and manner approved by CDFG, to the State of California to protect into perpetuity replacement habitat acquired under this Agreement.

C. CONTINUING DUTY TO PERFORM

The Parties agree and recognize impacts to the Project Site will be permanent and therefore agree that the management of the 3.0 acres of replacement habitat by DTPC shall be required into perpetuity.

D. TERMINATION

This Agreement shall be automatically terminated upon written notice by Proponent and/or CDFG to DTPC that CDFG has rejected or otherwise have not approved the Incidental Take Permit application submitted by Proponent. In such case, all monies deposited into escrow by Proponent prior to or at any time after ratification of this Agreement by the Parties shall be returned immediately in full without deduction, offset, or charge. In addition, the Parties may terminate this Agreement upon mutual, written consent; provided that any performance by DTPC in the acquisition, enhancement, and/or management of replacement habitat approved by CDFG and Proponent, and funding disbursed through escrow, shall not be affected thereby.

III. OBLIGATIONS OF THE PARTIES

A. MITIGATION OF IMPACTS; THE ACQUISITION OF REPLACEMENT HABITAT.

In order to mitigate the impacts to the Project Site, Proponent and DTPC shall undertake and fulfill the following responsibilities and obligations:

1. Proponent

Escrow Account. Proponent shall, within thirty (30) days of execution of this Implementation Agreement, deposit a total of Eight Thousand Seven Hundred Ninety-six Dollars and 90/100 (\$8,796.90) into an escrow account managed by LH Title Company, Inc. ("Escrow Holder"). In the event that the funding deposited by Proponent into the Escrow Account is insufficient to acquire the required 3.0 acres of replacement habitat, Proponent agrees to deposit with Escrow Holder additional funds in an amount not to exceed Three Hundred Dollars (\$300.00), to implement the terms of this Agreement.

Proponent shall wire transfer the funding required under this Agreement as follows:

Account Holder:LH Title Company, Inc. Escrow Account

Account No.:0005692067

ABA No.:252073018

Bank Name:Provident Bank of Maryland
Baltimore, MD 21202

Amount:\$8,796.90 (U.S. Dollars)

Reference: Escrow #DTPC-052605-TD

- (a) Escrow Instructions. Proponent shall execute escrow instructions as required by Escrow Holder to release funds in accordance with the following guidelines provided that DTPC have fulfilled their respective duties hereafter described:
 - (i) Acquisition Fund. An amount not to exceed six Thousand Dollars (\$6,000.00) (\$2,000.00 per acre), will be released by Escrow Holder to pay for the purchase price, outstanding taxes and other liens and encumbrances, escrow fees, title fees, property analyses, surveys and assessments, and documentary and recording fees of replacement habitat identified by DTPC and approved by CDFG. DTPC shall, prior to requesting a release of funds, submit to CDFG for approval a "Proposed Lands for Acquisition Form" ("PLFAF") as described in Exhibit "A", an Estimated Closing Statement, a Preliminary Title Report, and Conservation Easement Deed or Restrictive Covenant as described in Exhibit "B" to CDFG for approval. Upon Escrow Holder's receipt of CDFG's written approval of the above-described documents, Escrow Holder shall release the acquisition funds as described. DTPC shall be permitted to offer a Conservation Easement or Restrictive Covenant interest in any qualified Mohave ground squirrel habitat or habitat lands within the

Desert Tortoise Research and Natural Area and DTRNA Expansion Area that it has previously acquired to satisfy part or all of its acquisition duties.

In the event that there exist excess funds in the Acquisition Fund after 3.0 acres of replacement habitat have been acquired ("Surplus Funds"), Proponent shall authorize such Surplus Funds to be allocated to the Enhancement Fund described in Section III –A, Paragraph 1(a)(ii).

- (ii) Enhancement Fund. Seven Hundred Sixty Dollars and 14/100 (\$760.14) (\$253.38 per acre), in addition to any Surplus Funds not expended under the Acquisition Fund, will be released by Escrow Holder upon satisfactory evidence that DTPC has acquired the required 3.0 acres of replacement habitat. The DTPC shall designate such funds under its own accounts for expenses related to the short-term enhancement of the replacement habitat.
- (iii) Management Fund. Two Thousand Thirty-six Dollars and 76/100 (\$2,036.76) (\$678.92 per acre), will be released by Escrow Holder upon satisfactory evidence that DTPC has acquired the required 3.0 acres of replacement habitat. The DTPC shall designate such funds under its own accounts for expenses related to the long-term management of the replacement habitat.
- (iv) Close of Escrow. Upon receipt of all documentation and release of funds required by Section III - A, Paragraphs 1(a)(i), 1(a)(ii) and 1(a)(iii), Escrow Holder shall close the escrow.
- (b) Proponent shall, prior to undertaking any activities that are inconsistent with or materially differ from the terms and conditions of the respective Incidental Take Permit, consult with and obtain the approval of the CDFG.
- (c) Proponent shall cooperate and maintain open communication with the CDFG and DTPC to carry out the terms and conditions of the respective Incidental Take Permit.

2. DTPC

- (a) DTPC shall, prior to entering into a Purchase Agreement with willing-sellers of replacement habitat, submit to CDFG a Proposed Lands for Acquisition Form (PLFAF) as exemplified by Exhibit "A" of this Agreement. The Parties agree that CDFG reserves sole discretion to approve or disapprove of replacement habitat identified by DTPC for any reason.
- (b) DTPC shall within the deadlines set forth under Paragraph II.B. of this Agreement, identify and acquire fee title to or tender already acquired replacement habitat comprising 3.0 acres of replacement habitat within the federally-designated Desert Tortoise Research and Natural Area

(DTRNA) and/or the DTRNA Expansion Area as compensation for the loss of habitat comprising the Project Sites.

- (c) DTPC shall, within 365 days following the issuance of the respective Incidental Take Permit, convey to the State of California a Conservation Easement Deed or record a Restrictive Covenant in the 3.0 acres of replacement habitat in a form and manner acceptable to the State of California. The documents conveying such interests in lands and the conditions of title shall be approved prior to acceptance by the Lands and Facilities Branch of the CDFG and the Office of General Counsel of the CDFG. A copy of the proposed Conservation Easement Deed is attached as Exhibit "B." If DTPC elects to record a Restrictive Covenant the terms and conditions thereof shall be consistent with that of the Conservation Easement appended as Exhibit "B".
- (d) DTPC shall use the funds received from Proponent, or its designees, solely for the purposes described in Section III – A, Paragraphs 1(a)(i), (a)(ii), and (a)(iii) of this Agreement.
- (e) DTPC shall provide a report to Proponent from time to time and upon request by CDFG or Proponent, that accounts for any expenditures of the funds received per Section III - A, Paragraphs 1(a)(i), (a)(ii), and (a)(iii).
- (f) DTPC shall, prior to undertaking any activities that are inconsistent with or materially differ from the terms and conditions of the Incidental Take Permit consult with and obtain approval from the CDFG.
- (g) DTPC shall, as authorized agent for Proponent, carry out the terms and conditions of the Incidental Take Permit related to the acquisition, short-term enhancement, and long-term management of the replacement habitat. All actions related to short-term enhancement and long-term management of the replacement habitat shall be consistent with, unless otherwise agreed to by all Parties, the DTPC's Management Plan for the DTRNA and Adjacent Areas appended to this Agreement as Exhibit "C".

B. FUNDING OF THE IMPLEMENTATION AGREEMENT

1. Proponent

- (a) Shall deposit Eight Thousand Seven Hundred Ninety-six Dollars and 90/100 (\$8,796.90) into the Escrow Account identified in Section III-A Paragraph 1 of this Agreement, to implement the terms of the Incidental Take Permit.
- (b) In the event that the funding deposited by Proponent into the Escrow Account is insufficient to acquire the required 3.0 acres of replacement habitat, Proponent agrees to deposit with Escrow Holder additional funds in an amount not exceed Three Hundred Dollars (\$300.00), to implement the terms of this Agreement.

2. DTPC

- (a) Shall, as authorized agent for Proponent, expend the funding provided by Proponent in accordance with the provisions of this Agreement to implement the terms of the Incidental Take Permit.
- (b) In the event that the funding furnished by Proponent to Escrow Holder for land acquisition under Section III, Paragraph 1(a)(i) exceeds that necessary to acquire 3.0 acres, DTPC shall designate such Surplus Funds in its short-term enhancement account described in Section III - A, Paragraph 1(a)(ii).

3. Project Account

- (a) DTPC shall establish a special project account (Project Account) with an appropriate financial institution to manage any funds remitted to it under Section III - A, Paragraphs 1(a)(ii) and 1(a)(iii).

IV. REMEDIES AND ENFORCEMENT

A. REMEDIES IN GENERAL

Except as set forth hereinafter, each Party hereto shall have all of the remedies available in equity and at law to enforce the terms of this Agreement and the Incidental Take Permit and to seek remedies and compensation for any breach thereof, consistent with and subject to the following:

1. Land Owner's Liability

DTPC shall retain whatever liability it possesses as an owner of interests in land. Prior to acquisition of replacement habitat, DTPC shall perform due diligence assessments for hazardous materials and other hazards affecting the property.

2. Injunctive and Temporary Relief

The Parties acknowledge that injunctive and temporary relief may be appropriate in certain instances involving a breach of this Agreement.

V. MISCELLANEOUS PROVISIONS

A. AMENDMENTS

1. Amendments to the Implementation Agreement

Except as otherwise set forth herein, this Agreement may be amended only with the written consent of each of the Parties hereto.

2. Amendments to the Incidental Take Permit

In the event that the Incidental Take Permit are or is altered, modified, or amended, Proponent shall notify DTPC of such changes within five (5) days of Proponent's receipt of a notice.

B. NO PARTNERSHIP

Except as otherwise expressly set forth herein, neither this Agreement nor the Incidental Take Permits shall make or be deemed to make any Party to this Agreement the agent for or the partner of any other Party.

C. SUCCESSORS AND ASSIGNS

This Agreement and each of its covenants and conditions shall be binding on and shall benefit the Parties hereto and their respective successors and assigns.

D. NOTICE

Any notice permitted or required by this Agreement shall be deemed delivered to the Parties given five (5) days after deposit in the United States mail, certified and postage prepaid, return receipt requested, and addressed as follows or at such other address as any Party may from time to time specify to the other Parties in writing:

PROPONENT

County of Los Angeles
Director of Parks and Recreation
433 S. Vermont Avenue
Los Angeles, CA 90020

With a Copy to:

County Counsel
County of Los Angeles
500 West Temple Street, Suite 648
Los Angeles, CA 90012

CDFG

CALIFORNIA DEPARTMENT OF FISH AND GAME
Attn: Curt Taucher, Regional Manager
330 Golden Shore, Suite 250
Long Beach, California 90802

CALIFORNIA DEPARTMENT OF FISH AND GAME
Office of General Counsel
1416 Ninth Street, 12th Floor
Sacramento, California 95814

CALIFORNIA DEPARTMENT OF FISH AND GAME
Attn: Habitat Conservation Planning Branch
1416 Ninth Street, 1260
Sacramento, California 95814

CALIFORNIA DEPARTMENT OF FISH AND GAME
Attn: Scott Harris
1508 North Harding Avenue
Pasadena, California 91104

DTPC

DESERT TORTOISE PRESERVE COMMITTEE, INC.
President of the Board
4067 Mission Inn Avenue
Riverside, CA 92501

With copy to Authorized Agent:

LEE LAW FIRM
Attn: Jun Y. Lee, Esq.
1952 Gallows Road, Suite 303
Vienna, VA 22182

E. ENTIRE AGREEMENT

This Agreement supersedes any and all other agreements, either oral or in writing among the Parties hereto with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation, inducement, promise, or agreement, oral or otherwise, has been made that is not embodied herein.

F. ATTORNEY'S FEES

Except as otherwise provided in this Agreement, if any action at law or equity, including any action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

G. DUPLICATE ORIGINALS

This Agreement may be executed in any number of duplicate originals. A complete original of this Agreement shall be maintained in the official records of each of the Parties thereto.

[THIS SPACE LEFT INTENTIONALLY BLANK – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, THE PARTIES HERETO have executed this Implementation Agreement to be in effect as of the date last signed below.

BY:

DATE:

Mark Hagan, President
DESERT TORTOISE PRESERVE COMMITTEE, INC.
A California Public Benefit Corporation

COUNTY OF LOS ANGELES

BY:

DATE:

Russ Guiney
Director of Parks and Recreation

Exhibit "A"

PROPOSED LANDS FOR ACQUISITION FORM ("PLFAF")

Date: _____

TO: CALIFORNIA DEPARTMENT OF FISH AND GAME
Attn: Scott Harris
1508 North Harding Avenue
Pasadena, California 91104

BY: DESERT TORTOISE PRESERVE COMMITTEE, INC.

LEE LAW FIRM
Attn: Jun Y. Lee, Esq.
1952 Gallows Road, Suite 303
Vienna, VA 22182

DTPC, on behalf of Applicant County of Los Angeles, proposes that the following parcels of land be considered for approval by the Department as suitable for purposes of mitigation of the adverse environmental impacts of the Project:

[SEE ATTACHED PROPERTY DESCRIPTIONS AND MAPS]

Current Legal Owner:

Please Check One:

- [] This parcel is located within the Desert Tortoise Research & Natural Area (DTRNA)
[] This parcel is located within the DTRNA Expansion Area
[] This parcel is NOT located within the Desert Tortoise Natural Area

Explanation:

All proposed replacement habitat parcels are located within the Desert Tortoise Research & Natural Area which is managed under the Sikes Act Management Plan among the DTPC, Inc., Bureau of Land Management, and the California Department of Fish and Game. Habitat within the DTRNA is highly fragmented (subdivided) areas which are of high acquisition priority.

APPROVED: [] By: _____ Date: _____
REJECTED: [] By: _____ Date: _____

Explanation:

Exhibit "B"

RECORDING REQUESTED BY:

DESERT TORTOISE PRESERVE
COMMITTEE, INC.
4067 Mission Inn Avenue
Riverside, CA 92501

WHEN RECORDED MAIL TO:

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
Habitat Conservation Planning Branch
1416 Ninth Street, Suite 1260
Sacramento, CA 95814

CONSERVATION EASEMENT DEED

THIS CONSERVATION EASEMENT DEED is made this ____th day of _____, 200__ by the Desert Tortoise Preserve Committee, Incorporated, a California Tax-Exempt Charitable Corporation (Grantor), in favor of the State of California,(Grantee).

WITNESSETH:

WHEREAS, the Grantor is the sole owner in fee simple of certain real property in the County of Kern, State of California, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Property possesses wildlife and native habitat values (collectively, "conservation values") of great importance to Grantor, the people of Kern County and the people of the State of California; and

WHEREAS, the property provides high quality habitat for the desert tortoise and Mohave ground squirrel, both species which are protected under the California Endangered Species Act of 1984, as amended; and

WHEREAS, the California Department of Fish and Game has, pursuant to the Fish and Game Code section 1802, jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species; and

WHEREAS, Grantor intends to convey to Grantee the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, Grantee agrees by accepting this grant to honor the intentions of Grantor stated herein and to preserve and to protect in perpetuity the conservation values of the Property in accordance with the terms of this Conservation Easement for the benefit of this generation and the generations to come;

WHEREAS, the Property was acquired, enhanced, and is and will be managed in perpetuity pursuant to the replacement habitat requirements under California Department of Fish and Game Incidental Take Permit _____ issued to County of Los Angeles;

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of California and Civil Code section 815, et seq., Grantor hereby voluntarily grants and conveys to Grantee a Conservation Easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. Purpose. It is the purpose of this Easement to assure that the Property will be retained forever in a natural condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property. Grantor intends that this Easement will confirm the use of the Property to such activities, including without limitation, those involving the preservation and enhancement of native species and their habitat in a manner consistent with the habitat conservation purposes of this Easement.

2. Rights of Grantee. To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To preserve and protect the conservation values of the Property;

(b) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and to otherwise enforce the terms of this Easement; provided that Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property; and

(c) To prevent any activity on or use of the Property that is inconsistent with the habitat conservation purposes of this easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

(d) All unreserved mineral, water, and air rights required to protect and to sustain the biological resources of the Property.

(e) All present and future development rights.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the habitat conservation purposes of this Easement is prohibited. Without limiting the generality of the foregoing, unseasonable watering, use of herbicides, rodenticides, fire protection activities incompatible with the health and safety of flora and fauna occurring on the Property and any and all other uses which may adversely effect the preservation purposes of this Easement are prohibited. Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the biological values of the land. Grantor shall not authorize the use by Grantor, Grantor's agents, or any third party of off-road vehicles, grazing or surface entry for exploration or extraction of minerals.

4. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not prohibited herein and are not inconsistent with the purpose of this Easement.

5. Grantee's Remedies. If Grantee determines that Grantor is in violation of the terms of this Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from an use or activity inconsistent with the purpose of this Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within fifteen (15) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fail to begin curing such violation with the fifteen (15) day period, or fail to continue to diligently cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement or injury to any conservation values protected by this Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. Without limiting Grantor's liability therefor, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property. If Grantee, in its sole discretion, determines that circumstances required immediate action to prevent or mitigate significant damage to the conservation values of the Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement, and Grantor agrees that Grantee's remedies at law for any violation of the terms of this Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity. Furthermore, the provisions of Civil Code section 815, et seq., are incorporated herein by this reference and this grant is made subject to all of the rights and remedies set forth therein. If at any time in the future Grantor or any subsequent transferee uses or threatens to use such lands for purposes not in conformance with the stated conservation purposes contained herein, notwithstanding Civil Code section section 815 et seq., the California Attorney General or third-party entities organized for conservation purposes and have standing as interested parties may institute legal proceedings to enforce this Easement.

5.1 Costs of Enforcement. Any costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs of suit and attorney's fees, and any costs of restoration necessitated by Grantor's violation or negligence under the terms of this Easement shall be borne by Grantor.

5.2 Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

5.3 Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

6. Fence Installation and Maintenance. Grantor shall continue to maintain, on its own or in cooperation with federal, state, and local government agencies and/or other entities, a protective perimeter fence around the Desert Tortoise Research and Natural Area (DTRNA) within which the Property is located to protect the conservation purposes contained in this Easement.

7. Access. This Easement does not convey a general right of access to the public, however, access for scientific research and interpretive purposes shall be reserved to the Grantee or its designees.

8. Costs of Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind including transfer costs, costs of title and documentation review, expenses incurred from other state agency reviews, and costs related to the ownership, operation, upkeep, and maintenance of the Property.

8.1 Taxes. Grantor shall pay before delinquency, all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property (collectively "taxes"), by a competent authority, including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request.

8.2 Hold Harmless. Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents, and contractors and the successors and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, cause of action, claims, demands, or judgments, including, without limitation, reasonable attorneys' fees, arising from or in any way connected with (1) injury to or death of any person, or physical damages to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, unless due to the negligence of any of the Indemnified Parties; (2) the obligations specified in paragraphs 7, 8, and 8.1; and (3) the existence or administration of this Easement.

8.3 Condemnation. The habitat conservation purposes are presumed to be the best and most necessary public use as defined at CCP section 1240.680 notwithstanding CCP sections 1240.690 and 1240.700.

9. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is a qualified organization at the time of transfer under section 170(h) of the Internal Revenue Code of 1954, as amended (or any successor provision then applicable), and the applicable regulations promulgated thereunder, and authorized to acquire and hold conservation easements under Civil Code section 815, et seq. (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the conservation purposes that this grant is intended to advance continue to be carried out and notice of such restrictions shall be recorded in the county where the Property is located.

10. Subsequent Transfers. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which they divest themselves of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Grantee of this intent to transfer of any interest at least fifteen (15) days prior to the date of such transfer. Grantee shall have the right to approve all subsequent transfers to insure that all subsequent claimants or transfers have notice of the included restrictions. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

11. Estoppel Certificates. Upon request by Grantee, Grantor shall within fifteen (15) days execute and deliver to Grantee any document, including estoppel certificate, which certifies Grantor's compliance with any obligation of Grantor contained in this Easement and otherwise evidences the status of this Easement as may be requested by Grantee.

12. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed as follows; or to such other address as either party from time to time shall designate by written notice to the other:

To Grantor:

President
Desert Tortoise Preserve Committee, Inc.
4067 Mission Inn Avenue
Riverside, CA 92501

To Grantee:

State of California
Department of Fish and Game
Habitat Conservation Planning Branch
1416 Ninth Street, Suite 1260
Sacramento, CA 95814

State of California
Department of Fish and Game

Office of General Counsel
1416 Ninth Street, 12th Floor
Sacramento, CA 95814

13. Recordation. Grantor shall promptly record this instrument in the official records of Kern County, California and immediately notify the Grantee through the mailing of a conformed copy of the recorded easement. Grantee may re-record it any time as may be required to preserve its rights in this Easement.

14. General Provisions.

(a) Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of California.

(b) Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement and the policy and purpose of Civil Code section 815, et seq. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(c) Severability. If any provision of this Easement, or the application thereof to any person or circumstances, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to person or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

(d) Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements related to the Easement, all of which are merged herein.

(e) No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.

(f) Successors. The Covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

(g) Captions. The captions of this instrument have been inserted solely for convenience of reference and are not part of this instrument and shall have no effect upon construction or interpretation.

(h) Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

IN WITNESS WHEREOF Grantor and Grantee have entered into this Easement
the day and year first above written.

GRANTOR:

DESERT TORTOISE PRESERVE COMMITTEE, INC.
4067 Mission Inn Avenue
Riverside, CA 92501

BY: _____
Mark Hagan, President

GRANTEE:

STATE OF CALIFORNIA

BY: _____
NAME: _____
ITS: _____

APPROVED AS TO FORM:

By: _____
General Counsel
California Department of Fish and Game

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF KERN, CITY OF CALIFORNIA CITY, AND IS DESCRIBED AS
FOLLOWS:

**[LEFT INTENTIONALLY BLANK PENDING RECEIPT OF TITLE REPORT, LEGAL
DESCRIPTIONS, AND PLAT MAPS]**