COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: W-0

June 9, 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:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-32 (38-10)
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, AND ACTING AS A RESPONSIBLE AGENCY PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT:

1. Consider the Negative Declaration and the Amended Negative Declaration adopted by the Wilsona School District (Exhibit C) on September 18, 2003, and September 16, 2004, respectively, together with the environmental findings contained therein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declaration, Amended Negative Declaration, and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located south of Avenue N-12, between 150th Street East and 152nd Street East, in the unincorporated area of Los Angeles County known as Lake Los Angeles, designated as Annexation 40-32 (38-10), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Acting Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

4. Adopt the enclosed Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-32 (38-10).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed Resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits A and B, respectively, into the District.

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

This recommended action is also for your Board to adopt the enclosed Resolution approving and accepting the negotiated exchange of property tax revenue resulting from Annexation 40-32 (38-10), approximately 10.33 acres of vacant land in the unincorporated area of Los Angeles County known as Lake Los Angeles into the District.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

There will be no impact on the County's General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution.

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area or service responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies, and approve and accept such reallocation by resolution. The District and the County are the only agencies affected by the change of organization. No taxes will transfer between these agencies as a result of this change of organization.

Adoption of the tax transfer Resolution by your Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed detachment. LAFCO will subsequently take action to approve, approve with changes, or disapprove the proposal. The tax transfer Resolution has also been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The Wilsona School District, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act, has adopted the Negative Declaration and the Amended Negative Declaration (Exhibit C) and the findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the Negative Declaration, the Amended Negative Declaration, and the environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MR:lm
BDL2186

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED AS ANNEXATION 40-32 (38-10)

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit A, and depicted on the corresponding map, Exhibit B, which by this reference are incorporated herein; and

WHEREAS, on September 18, 2003, and September 16, 2004, the Wilsona School District, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), adopted the Negative Declaration (ND), and the Amended ND, and the findings contained therein with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the ND, and the Amended ND adopted by the Wilsona School District on September 18, 2003, and September 16, 2004, together with the environmental findings contained therein; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the ND, the Amended ND, and the environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:

   a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.

   b. The nature of the proposed change of organization is the annexation of the territory to the District.

   c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits A and B attached hereto.

   d. It is desired that the proposed annexation provide for and be made subject to the following terms and conditions:

      i. The annexed territory shall be subject to the payment of such service charges, assessments, or taxes as the District may legally impose.

      ii. The Board of Supervisors shall be the governing body of the District.

      iii. Any taxes, fees, charges, or assessments for the District may be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes or as otherwise allowed by law.

   e. The reason for this proposal is as follows:

      i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.

3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2005, by the Board of Supervisors of the County of Los Angeles as the governing body of the District.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING AND ACCEPTING THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM ANNEXATION 40-32 (38-10) TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected local agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

WHEREAS, the Board of Supervisors of the County of Los Angeles is the governing body of the County of Los Angeles and Los Angeles County Waterworks District No. 40, Antelope Valley (District); and, therefore, must determine the appropriate amount of property tax to transfer on behalf of each agency; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The negotiated exchange of property tax revenues resulting from Annexation 40-32 (38-10) to the District is approved and accepted.

2. No property tax transfer shall take place as a result of Annexation 40-32 (38-10) to the District.

3. No transfer of property tax revenue shall be made to or from any other taxing entities as a result of Annexation 40-32 (38-10) to the District.

The foregoing Resolution was adopted on the _____ day of _____, 2005 by the Board of Supervisors of the County of Los Angeles as the governing body of the County of Los Angeles and the Los Angeles County Waterworks District No. 40, Antelope Valley.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

ANNEXATION NO. 40-32 (38-10)
TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

The Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 6 North, Range 9 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land filed in the District Land Office.

Said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8 is also described by metes and bounds as follows (coordinates shown in parentheses at the end of each course are NAD83, California Zone 5 State Plane grid coordinates. Distances are ground distances. Grid distances can be obtained by multiplying the ground distances by the combination scale factor of 0.99979091.):

Commencing at the west quarter corner of said Section 8 (Northing = 2,049,430.83; Easting = 6,602,984.81);

1. THENCE along the west line of said Southwest Quarter of Section 8, South 01°08'09" East, 1334.80 feet to the northwest corner of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, and the True Point of Beginning (Northing = 2,048,096.57; Easting = 6,603,011.27);

2. THENCE along the north line of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, North 89°53'06" East, 674.06 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8 (Northing = 2,048,097.93; Easting = 6,603,685.19);

3. THENCE along the east line of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, South 01°07'38" East, 668.18 feet to the southeast corner of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8 (Northing = 2,047,430.02; Easting = 6,603,698.33);

4. THENCE along the south line of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, South 89°57'05" West, 676.98 feet to the southwest corner of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8 (Northing = 2,047,429.44; Easting = 6,603,024.49);

5. THENCE along the west line of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, North 01°08'09" West, 667.40 feet to The True Point of Beginning.

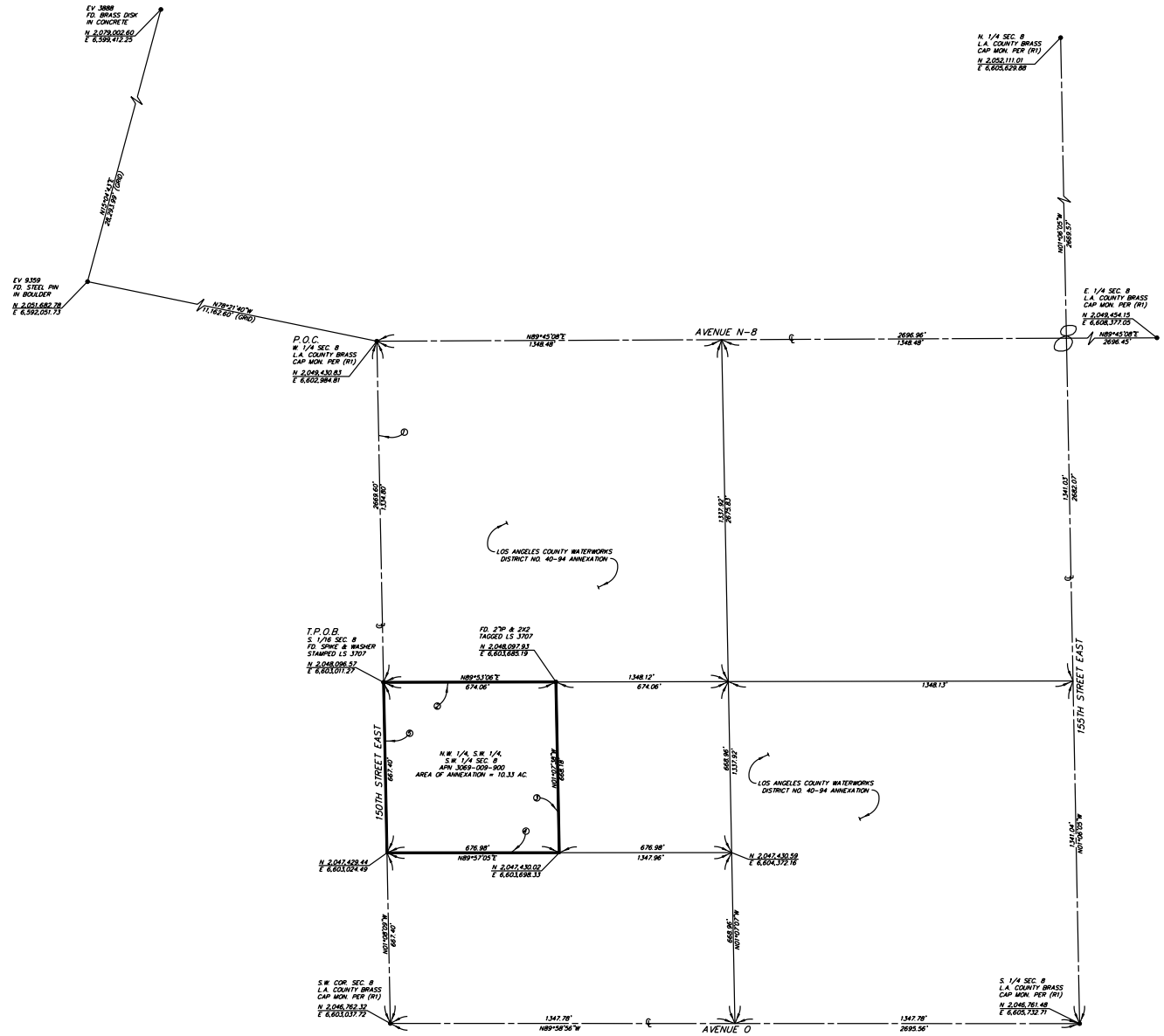
Contains 10.33 acres, more or less.

This legal description was prepared by me or under my direction.

PROFESSIONAL LAND SURVEYOR
ROGER D. GLIDDEN
LS 3462
EXPIRATION DATE
6-30-06
STATE OF CALIFORNIA

BY: Roger D. Glidden
Roger D. Glidden, L.S. 3462

Dated: 12-17-2004

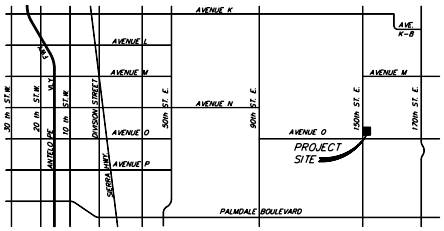


GRAPHIC SCALE

(IN FEET)
1 inch = 200ft.

NOTES:

1. THE COORDINATES SHOWN HEREON ARE CALIFORNIA ZONE 5 NAD83 COORDINATES (GRID VALUES). DISTANCES SHOWN HEREON ARE GROUND VALUES, UNLESS OTHERWISE NOTED. TO CONVERT GROUND DISTANCES TO GRID DISTANCES, MULTIPLY THE GROUND DISTANCE BY THE SCALE FACTOR OF: 0.99979091.
2. THE NAD83 COORDINATES SHOWN HEREON ARE BASED ON TWO NATIONAL GEODETIC SURVEY CONTROL POINTS, EV9359 AND EV3889 (SHOWN HEREON).
3. (R1) = RECORD OF SURVEY BOOK 174, PAGE 22, LOS ANGELES COUNTY, CALIFORNIA
4. (1) = CORRESPONDS TO COURSE NUMBER OF LEGAL DESCRIPTION.



VICINITY MAP
NO SCALE

EXHIBIT B^xx

MAP OF ANNEXATION NO. 40-32 (38-10) TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

BEING A PORTION OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER ROGER D. GLOVER No. 23845 12/31/2005 CIVIL STATE OF CALIFORNIA

ARROW ENGINEERING AEC

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LANCASTER OFFICE:
42138 TENTH STREET WEST
LANCASTER, CA 93534
PHONE: (661) 949-2525

LAS VEGAS OFFICE:
2753 S. HIGHLAND DR. #1031
LAS VEGAS, NV 89109
PHONE: (702) 221-0625

SIGNATURE | DATE

DRAWING NAME: 03207081 | PLOT DATE: 12/17/04

EXHIBIT “C”

ANNEXATION 40-32

NEGATIVE DECLARATION, AMENDED NEGATIVE DECLARATION, AND ENVIRONMENTAL FINDINGS OF THE CITY OF PALMDALE REGARDING FUTURE SITE OF THE SADDLEBACK ELEMENTARY SCHOOL

Superintendent
Ned McNabb

Wilsona School District

Board of Trustees
Christina Behringer
Patricia Greene
Maurice Kunkel
Emma Montesdeoca
Sharon Toyne

18050 E. Avenue O, Palmdale, CA 93591 Phone: (661) 264-1111 Fax: (661) 261-3259

RESOLUTION 2003-04-01

RESOLUTION OF THE BOARD OF TRUSTEES OF THE WILSONA ELEMENTARY SCHOOL DISTRICT TO ACQUIRE LAND AND CONSTRUCT A NEW ELEMENTARY SCHOOL - SADDLEBACK ELEMENTARY SCHOOL - TO ENHANCE EDUCATIONAL OPPORTUNITIES FOR STUDENTS AND TO HOUSE ADDITIONAL STUDENTS

WHEREAS, the District is in the process of site acquisition and construction of constructing the New Construction Project - Saddleback Elementary School - located at the intersection of 150th Street and Avenue N-12 in Lake Los Angeles in Los Angeles County, California ("Property"); and

WHEREAS, prior to beginning construction of school facilities exceeding a specified size of 10,000 square feet, the District must comply with the California Environmental Quality Act ("CEQA"); and

WHEREAS, an Initial Study for the Project ("Initial Study") has been prepared to ascertain whether the project may have significant effects on the environment; and

WHEREAS, the Initial Study has indicated that the Project may have one or more potentially significant impacts on the environment, but that each adoption of the mitigation measures incorporated in the project; thus District staff have determined that a Negative Declaration with mitigations should be prepared and a Mitigation Monitoring Program implemented for the Project; and

WHEREAS, the Negative Declaration was prepared pursuant to CEQA and the State CEQA Guidelines; and

WHEREAS, the District, as the lead agency for the Project, provided copies of the draft Mitigated Negative Declaration ("Draft Negative Declaration") and Initial Study to the public for review and comment pursuant to Public Resources Code Sections 21091 and 21092; and

WHEREAS, the District received, considered and responded to comments received from the public and other interested agencies regarding the Negative Declaration, which comments are attached hereto as Exhibit "A"; and

WHEREAS, the Board has carefully reviewed the Negative Declaration and all other relevant information contained in the record for the Project.

NOW, THEREFORE, the Board of the School District hereby finds, determines, declares, orders and resolves as follows:

Section 1 - Recitals. That all of the recitals set forth above are true and correct.

Section 2 - Compliance with CEQA. That the Board reviewed and considered the information contained in the Final Negative Declaration including without limitation, the Draft Negative Declaration,, Initial Study, comments from the public and interested agencies, the District's responses to such comments. The Board hereby makes the following specific findings with respect to the Final Negative Declaration:

(a) The Negative Declaration prepared for the Project contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(b) The Negative Declaration has been completed in compliance with CEQA and the State CEQA Guidelines; and

(c) On the basis of the whole record before the Board, including the Initial Study and any comments received, the Project may have one or more significant impacts on the environment, but each potentially significant impact can be reduced to a level of insignificance by the adoption of the mitigation measures incorporated in the Project, as shown on Exhibit "A" hereto.

(d) On the basis of the whole record before the Board, including the Initial Study and any comments received, that as mitigated there is no substantial evidence that the project will have any significant impacts on the environment.

(e) Pursuant to Public Resources Code Section 21181.8 and Education Code Section 17213(a), the proposed school site is not the site of a current or former hazardous waste disposal site or solid waste disposal site, a hazardous substance release site, or a site which contains one or more pipelines which carries hazardous substances, materials, or wastes.

(f) The Board does hereby adopt the proposed mitigation measures and Mitigation Monitoring Program, attached hereto as Exhibit "A".

(g) The Negative Declaration and Initial Study reflect the independent judgement of the District; and

(h) Any mitigation measures added ("Mitigation Measures") to the Negative Declaration subsequent to the circulation of the Draft Negative Declaration are either minor changes to the Project and do not result in a fundamental reorganization of the negative Declaration, and/or the purpose of the Mitigation Measures are to reduce the effects on the environment that were already identified in the Draft Negative Declaration as insignificant, and further that the Mitigation Measures do not have the potential to have a significant impact upon the environment; and

(i) That any mitigation measures which have been changed or substituted subsequent to the circulation of the Draft Negative Declaration are equivalent or more effective in mitigating the environmental impacts then the prior mitigation measures, and that the change and/or substitution of such mitigation measures and not itself cause any potentially significant effect upon the environment.

Section 3 - Location and Custodian of Records. The location and custodian of records with respect to all of the relevant documents and any other material which constitutes the administrative record for the negative Declaration are as follows: Superintendent, Wilsona Elementary School District, 18050 E. Avenue O, Palmdale, CA 93591.

Section 4 - Wildlife Findings. That the proposed Project will have no adverse impacts, either individually or cumulative, on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code Section 711.2, nor will it adversely impact the resources governed by the State Department of Fish and Game.

Section 5 - Adoption of Negative Declaration. That the Board hereby adopts the Negative Declaration.

Section 6 - Notice of Determination. That the Board hereby directs School District staff to file a notice of determination with the County of Los Angeles and the State of California within five (5) working days after the Board's adoption of the Negative Declaration.

APPROVED, PASSED AND ADOPTED by the Board of the School District on the 8th of September, 2003, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

9/8/03
Dated

Clerk, Board of Trustees
WILSONA SCHOOL DISTRICT

NOTICE OF DETERMINATION

03 0006907

TO: Registrar-Recorder, County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90638

FROM : Wilsona Elementary School District
18050 E. Avenue O
Palmdale, CA 93591

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

Project Title: New Site Acquisition and New Construction Project – Saddleback Elementary School , Wilsona Elementary School District

FILED

SEP 15 2003

CONNY B. McCORMACK, COUNTY CLERK
J. Baker DEPUTY

State Clearinghouse Number: SCN # 2003081048

Contact Person: Mr. Ned Mc Nabb, Superintendent,
Telephone: (661) 264- 1111

Project Location – The site is located at the intersection of 150th and Avenue N-12, Palmdale, CA 93591 within Los Angeles County, State of California.

Project Description:

The Wilsona Elementary Union School District proposes to purchase 10 acres of unimproved land and construct a new elementary school (Saddleback Elementary) to serve students grade K-5.

This is to certify that the Wilsona Elementary School District approved the above-described project on – September 8, 2003.

1. This project ____ will _X_ will not have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. _X_ A Negative Declaration with mitigation was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
5. A Statement of Overriding Considerations ____were X were not adopted for this project.
6. Findings X_ were ___ were not made pursuant to the provisions of CEQA.

THIS IS TO CERTIFY THAT THE final negative declarations with mitigations (with comments and responses) and a record of project approval is available to the general public and may be examined at:

Ned Mc Nabb Date 9-10-03

Ned Mc Nabb
Superintendent, Business
Wilsona Elementary School District

THIS NOTICE WAS POSTED
ON SEP 15 2003
UNTIL OCT 15 2003
REGISTRAR-RECORDER/COUNTY CLERK

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (including County):

Proposed New Site Acquisition and New Construction Project
150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County

Project Description:

The Wilsona Elementary School District proposes to acquire a new Site and construct a new Elementary School to house projected additional students.

The new elementary school will be constructed on the 10 acre site. The school will be initially built to serve 800 students and will consist of approximately 46,753 square feet of one-story permanent and modular buildings. The school is also planned for future expansion of one additional building with 8 classrooms. Future expansion will depend on the enrollment trends and funds available for construction.

Findings of Exemption (attach as necessary):

Notice was given and comments were solicited from the California Department of Fish and Game as well as other public resource agencies. Findings of exemption were made at a public hearing based on the specific findings of non-impact included in the initial study for the project.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ned McNabb Date: 9-10-03

Title: Mr. Ned Mc Nabb, Superintendent,
Wilsona Elementary School District

Lead Agency: Wilsona Elementary School District

Wilsona Elementary School District

Environmental Assessment

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

July 2003

Wilsona School District
Saddleback Elementary School
Proposed New Site Acquisition and New Construction Project
Environmental Assessment

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INTRODUCTORY INFORMATION

Section One

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

NOTICE OF COMPLETION

Project Title:

Proposed New Site Acquisition and New Construction Project

Project Location - Specific:

150th Street and Avenue N-12

Project Location - City:

Lake Los Angeles

Project Location - County:

Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

The Wilsona Elementary School District proposes to purchase 10 acres of unimproved land and construct a new elementary school to serve students Grades K-5

Lead Agency: Division:

Wilsona Elementary School District

Address Where Copy of EIR is Available:

18050 E Avenue O, Palmdale CA 93591

Review Period:

August 5, 2003 – September 5, 2003

Contact Person: Area Code/Phone/Extension:

Mr. Ned Mc Nabb, Superintendent, (661) 264-1111

NOTICE OF COMPLETION - DOCUMENT TRANSMITTAL FORM

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 Phone (916) 322-2318

Project Title: ***Proposed New Site Acquisition and New Construction Project***

Lead Agency: Wilsona Elementary School District Contact Person: Ned Mc Nabb, Superintendent
Street Address: 18050 E Avenue O, Phone: (661) 264-111
City: Palmdale CA 93591 County: Los Angeles

Project Location: Southeast Corner of the Intersection of 150th Street and Avenue N-12

County: Los Angeles
Cross Streets: **150th Street and Avenue N-12**

City/Nearest Community: Palmdale
Total acres: 10 Acres
Parcel No: APN 3069-009-900 Map:
Section 8, Township 6 North, Range 9 West, San Bernardino Baseline and Meridian

Within 2 Miles: Waterways: No Airports: No Railways: No Schools: Yes

---

Document Type CEQA:
- ☐ NOP
- ☐ Early Cons
- ☒ Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent
- ☐ EIR
- ☐ Other _____

Location Action Type:
- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☒ Other - School Construction
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Re-zone
- ☐ Pre-zone
- ☐ Use Permit
- ☐ Land Division
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit

Development Type
- ☐ Residential: Units ____ Acres _____
- ☐ Office: Sq.Ft.____ Acres _____ Employees _____
- ☐ Commercial: Sq.Ft.____ Acres _____ Employees _____
- ☐ Industrial: Sq.Ft____ Acres ____ Employees _____
- ☒ Educational: Construction of Additional Facilities on Current Operating Site
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ Watts _____
- ☐ Water Treatment: Type _____

Project Issues Discussed in Document:
- ☒ Aesthetic/Visual
- ☐ Agricultural Land
- ☒ Air Quality
- ☐ Archeological/Historical
- ☐ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ School/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☒ Hazards
- ☒ Traffic/Circulation
- ☐ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☐ Wildlife
- ☐ Growth Inducing
- ☒ Land Use
- ☐ Cumulative Effects
- ☐ Other_____

Present Land Use/Zoning/General Plan Use: A1 - Agricultural

Project Description:

The Wilsona Elementary School District proposes to acquire a 10 acre parcel of vacant land and construct a new elementary school for students Grades K-5 to meet educational and enrollment growth needs. The site is within a described area in Lake Los Angeles of Los Angeles County, State of California, on the Southeast Corner of the Intersection of 150th Street and Avenue N-12

NOTICE OF COMPLETION

INVOLVED IN THIS ENVIRONMENTAL REVIEW

Reference

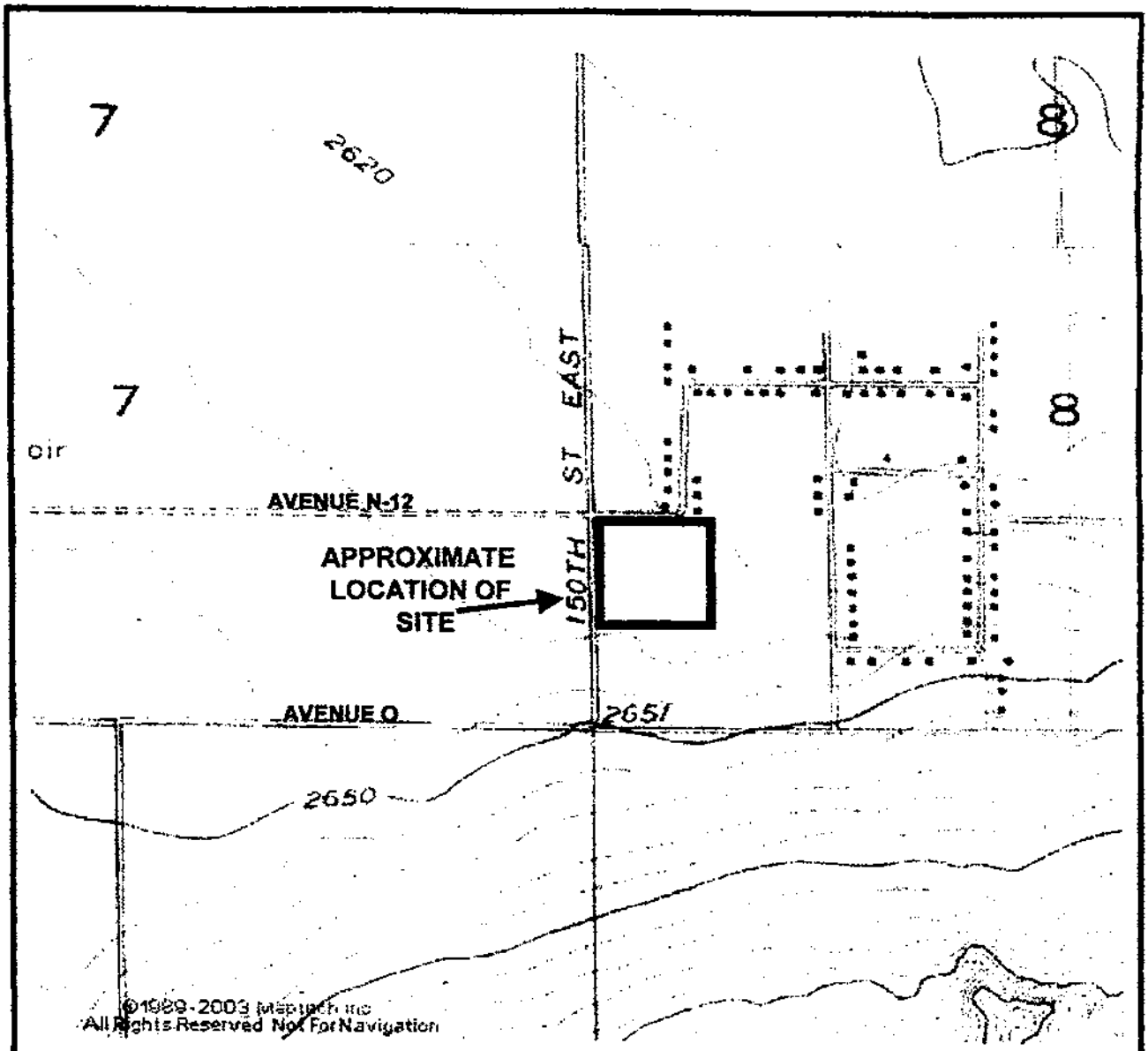
Thomas Guide, 1998 Edition, Los Angeles/Orange County, Page – 4199 C-1

Indicate the number of permit application for the project to which this form pertains: None

Date Project Noticed to the Public:

1. Posted at District Office Site: August 5, 2003
2. Adjacent property owners mailed notice: N/A
3. Newspaper Notice: Week of August 18, 2003
4. Notice posted: August 5, 2003

Site Vicinity Map



BASE MAP: U.S.G.S. 7.5 MINUTE LOVEJOY BUTTES, CALIFORNIA QUADRANGLE, 1957, PHOTOREVISED 1974

PLATE 1

N

APPROXIMATE SCALE: 1" = 1,000'

VICINITY MAP

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

EARTH SYSTEMS
SOUTHERN CALIFORNIA

MARCH 6, 2003	PL-06003-01

Wilsona Elementary School District

NOTICE OF DETERMINATION AND PREPARATION OF DRAFT NEGATIVE DECLARATION AND INTENT TO ADOPT

Notice is hereby given that the Wilsona Elementary School District has completed an Initial Study of the proposed Site Acquisition and New Construction Project Saddleback Elementary School Project located at Southeast Corner of the Intersection of 150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County, California in accordance with the State Guidelines for implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of such Initial Study, the School District's staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration with mitigation measures. Copies of the Initial Study and Draft Negative Declaration are on file at the School District's Office, 18050 E Avenue O, Palmdale CA 93591 and are available for public review after August 5, 2003 and thereafter during regular business hours, until 4:30 p.m., September 5, 2003. The Draft Negative Declaration has been submitted to the California State Clearinghouse. The comment period extends for a thirty (30) day period.

At its meeting on September 8, 2003, at, 18050 E Avenue O, Palmdale CA 93591 the School District Board of Education will conduct a public meeting and consider the project and the Draft Negative Declaration together with any comments received during this public review period. If the Board finds the project will not have a significant effect on the environment, it may adopt the Negative Declaration with mitigation measures.

Any person wishing to comment on this matter may submit such comments, in writing, to the School District on or before September 5, 2003. Comments of all responsible agencies are also requested by this date.

Dated: August 5, 2003

INITIAL STUDY

Section Two

ENVIRONMENTAL INFORMATION FORM

GENERAL INFORMATION

1. Name and address of developer or project sponsor:

   Wilsona Elementary School District
   18050 E Avenue O, Palmdale CA 93591

2. Address of project:

   Southeast Corner of the Intersection of 150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County, California

3. Name, address, and telephone number of person to be contacted concerning this project:

   Mr. Ned Mc Nabb, Superintendent,
   18050 E Avenue O, Palmdale CA 93591 (661) 264-1111

4. Indicate number of the permit application for the project to which this form pertains: N/A

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

   California Division of the State Architect (Department of General Services)
   California Department of Education,

6. Existing zoning district: A1

7. Proposed use of site (Project for which this form is filed)

   The Wilsona Elementary School District proposes to purchase 10 acres of unimproved land and construct a new elementary school to serve students Grades K-5

PROJECT DESCRIPTION

8. Site Size – 10 Acres

9. Square Footage - 46,753 square feet in four separate buildings. This includes regular classrooms, administrative offices, food services facility, a library, toilets, data/electrical room, and storage.

10. Number of floors of construction – one floor

11. Amount of off-street parking provided – Approximately 60 spaces for staff, students, and visitor parking

12. Attach plans – see Appendix for Schematic Design

13. Proposed scheduling - Occupancy within 1 year of start of construction.

14. Associated projects - none

15. Anticipated incremental development – N/A

16. If residential, including the number of units, schedule of unit sizes, range of sales prices or rents, and type of household size expected. - N/A

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. - N/A

18. If industrial, indicate type, estimated employment per shift, and loading facilities. - N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A

20. If the project involves a variance, conditional use or re-zoning application, state this and indicate clearly why the application is required. – N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes.

Yes	No	
___	X	21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of project.
___	X	22. Change in scenic views or vistas from existing residential areas or public lands or road.
___	X	23. Change in pattern, scale or character of general area of project.
___	X	24. Significant amounts of solid waste or litter.
X	___	25. Change in dust, ash smoke, fumes or odors in vicinity.
___	X	26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
___	X	27. Substantially change existing noise or vibration levels in the vicinity.
___	X	28. Site on filled land or on slope of 10 percent or more.
___	X	29. Use of disposal or potentially hazardous materials, such as toxic substances, flammable or explosives.
___	X	30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
___	X	31. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
___	X	32. Relationship to a larger project or series of projects.
___	X	33. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this program?
___	X	34. If you answered yes to question 33, may this project cause significant effects on the environment that were not examined in the prior EIR?

ENVIRONMENTAL SETTINGS

35. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. See comments under "Item 10 Surrounding Land Use and Settings".

36. Describe the surrounding properties, including information on plants and animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale etc.). Attach photographs of the vicinity. See comments under "Item 10 Surrounding Land Use and Settings".

COMMENTS TO ENVIRONMENTAL INFORMATION FORM

25. Only during the construction phase of building the school and/or during the adding of portable classrooms will there be dust generated which will be minimized through watering on the site. The site will be landscaped and covered with parking areas and buildings, which will permanently mitigate dust control.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the factors, statements, and information presented are true and correct to the best of my knowledge and belief.

Ned M Nabb

Mr. Ned Mc Nabb, Superintendent,
Wilsona Elementary School District

7-31-03
Date

ENVIRONMENTAL CHECKLIST FORM

1. ***Title Project:***

   Proposed New Site Acquisition and New Construction Project

2. ***Lead Agency Name and Address:***

   Wilsona Elementary School District
   18050 E Avenue O, Palmdale CA 93591

3. ***Contact Person and Phone Number:***

   Mr. Ned Mc Nabb, Superintendent Telephone: (661) 264-111

4. ***Project Location:***

   The site is located at the Southeast Corner of the Intersection of 150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County, California

5. ***Project Sponsor's Name and Address:***

   Wilsona Elementary School District
   18050 E Avenue O, Palmdale CA 93591

6. ***General Plan Designation:*** N/A ***Zoning:*** *A 1 - Agricultural*

7. ***Proposed use of site:***

   Elementary School

8. ***Initial Study***

   The Wilsona Elementary School District proposes to purchase 10 acres of unimproved land and construct a new elementary school to serve students Grades K-5 (site is depicted in Attachment 1).

   The proposed project is needed to provide facilities to meet educational needs and provide a new elementary school to house additional students due to projected enrollment growth in grades K-5. This proposed school would be constructed to serve resident students from the residential community adjacent to the site and within the Wilsona Elementary School District boundaries.

Earth Systems – Southern California has performed a Phase I - Environmental Site Assessment and Preliminary Geological Hazards Report for the proposed project. Each of these companies specializes in completing these environmental and geotechnical analysis. These reports are provided in Attachments 3 and 4.

Pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, etc. seq. (CEQA), this action has been determined to be a "Project". This Initial Study has been prepared to ascertain whether the effects, if any, of the Project may have a significant adverse effect on the environment. The District is acting as the Lead Agency for the Project.

9. ***Description of the Project***

The new elementary school will be constructed on the 10 acre site. The school will be initially built to serve 800 students and will consist of approximately 46,753 square feet of one-story permanent and modular buildings. The school is also planned for future expansion of one additional building with 8 classrooms. Future expansion will depend on the enrollment trends and funds available for construction.

Approximately 75 teachers, instructional assistants, administrators, and other personnel will staff the school at its maximum peak.

The master plan design includes approximately 24 permanent classrooms. The facility will also include a library-media center, multipurpose facility, and administrative facilities. The site will include parking area for a minimum of 60 staff,.

A District and community goal is to provide permanent modern elementary school facility to accommodate the current and projected student enrollment growth and to serve their needs.

The implementation of this project is scheduled to be completed and occupied within the next two years.

10. ***Surrounding Land Use and Settings***

The site is located at Southeast Corner of the Intersection of 150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County, California. The current site is vacant land and is bound by single-family housing located to the north and vacant land on the east, west, and south of the site with the west border of the site being 150th Street East.

The topography of the proposed site is situated at an elevation of 2625 feet above sea level and is relatively flat, with an overall downward gradient towards the northeast.

There are no known endangered plant/animal, cultural, historical or scenic aspects to be considered beyond this discussion.

11. *Other Public Agencies Whose Approval Is Required*

The proposed project is responsive to the Community of Lake Los Angeles, City of Palmdale, and County of Los Angeles. This community and agencies recognize the need for modern school facilities.

The California Department of Education has adopted standards for selecting school sites and developing school plans. These standards include the numbers or acres for the planned student enrollment, parking and bus drop off provisions, proximity to earthquake faults, fault traces and liquefaction conditions. As well as high voltage power lines, airports, flood inundation areas, hazardous wastes, toxic soils, and air emissions, and hazardous traffic conditions and other standards related to the health, safety of students and staff and educational adequacy. Each site utilized by a school district for a school must meet these standards and if State funds are used to acquire the site or build the school, the California Department of Education must approve the site.

The Division of the State Architect of the State of California requires submission and approval of the plans for the grading and design of the school site to ensure compliance with Title 24 of the Building Code, Handicapped Access, and State Fire Codes.

12. *References*

Phase I Environmental Assessment, performed by Earth Systems – Southern California
1024 West Avenue M-4, Palmdale, CA 93551. March 6, 2003

Earth Systems – Southern California, prepared the Geologic Hazards Report
1024 West Avenue M-4 Palmdale, CA 93551. March 26, 2003

Keane Biological Consulting, 5546 Parkcrest Street Long Beach, CA 90808 - Biological Assessment and Resources Section – July 10, 2003

13. *Persons Participating in This Study*

Amy E. Lee, Registered Environmental Assessor, Earth Systems
Daniel C. Schneidereit, Senior Geologist, Earth Systems
Bruce A. Hick, Project Manager, Earth Systems
Ned Mc Nabb, Superintendent, Wilsona Elementary School District
Kathy Keane, Biologist, Keane Biological
Scott D. White, White & Leatherman BioServices
Flewellin & Moody Architects

EVALUATION OF ENVIRONMENTAL IMPACTS

I. LAND USE AND PLANNING Would the proposal:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Conflict with general plan designation or zoning?	☐	☐	☐	☒
(b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	☐	☐	☐	☒
(c) Be incompatible with existing land use in the vicinity?	☐	☐	☐	☒
(d) Affect agricultural resources or operations (e.g. impacts to soils or farmland, or impacts from incompatible land uses?	☐	☐	☐	☒
(e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒
II. POPULATION AND HOUSING Would the proposal:				
(a) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
(b) Induce substantial growth in an area whether directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☐	☒

III. *GEOLOGICAL PROBLEMS*

Would the proposal result in or expose people to potential impact involving:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Fault rupture?	☐	☐	☐	☒
(b) Ground shaking?	☐	☒	☐	☐
(c) Seismic ground failure, including liquefaction?	☐	☐	☒	☐
(d) Seiche, tsunami, or volcanic hazard?	☐	☐	☐	☒
(e) Landslides or mud flows?	☐	☐	☐	☒
(f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	☐	☐	☐	☒
(g) Subsidence of the land?	☐	☐	☐	☒
(h) Expansive soils?	☐	☐	☐	☒
(i) Unique geologic or physical features?	☐	☐	☐	☒

IV. *WATER*

Would the proposal result in?

(a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?	☐	☐	☐	☒
(b) Exposure of people or property to water related hazards such as flooding?	☐	☐	☐	☒
(c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turgidity)?	☐	☐	☐	☒

WATER (Continued)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems to control?	☐	☐	☐	☒
(d) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	☐	☐	☐	☒
(e) Altered direction or rate of flow of groundwater?	☐	☐	☐	☒
(f) Impacts to groundwater quality?	☐	☐	☐	☒
(h) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	☐	☐	☐	☒

V. *AIR QUALITY*

Would the proposal:

(a) Violate any air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒
(b) Expose sensitive receptors to pollutants?	☐	☐	☐	☒
(c) Alter air movement, moisture, or temperature, or cause any change in climate?	☐	☐	☐	☒
(d) Create objectionable odors?	☐	☐	☐	☒

VI. *TRANSPORTATION/ CIRCULATION*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal result in:				
(a) Increased vehicle trips or traffic congestion?	☐	☐	☒	☐
(b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
(c) Inadequate emergency accesses or access to nearby uses?	☐	☐	☐	☒
(d) Insufficient parking capacity on-site or off-site?	☐	☐	☐	☒
(e) Hazards or barriers for pedestrians or bicyclists?	☐	☐	☐	☒
Issues (and Supporting Information Sources):				
(f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks?	☐	☐	☐	☒
(g) Rail, waterborne or air traffic impacts?	☐	☐	☐	☒
VII. *BIOLOGICAL RESOURCES*				
Would the proposal result in impacts to:				
(a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals and birds)?	☐	☒	☐	☐
(b) Wetland habitat (e.g. marsh, riparian and vernal pool)?	☐	☐	☐	☒

VIII. *ENERGY AND MINERAL RESOURCES*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
(a) Conflict with adopted energy conservation plans?	☐	☐	☐	☒
(b) Use non-renewable resources in a wasteful and inefficient manner?	☐	☐	☐	☒
(c) Result in the loss of availability of known mineral resource that would be of future use to the region and residents of the area.	☐	☐	☐	☒
IX. *HAZARDS*				
Would the proposal involve:				
(a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	☐	☐	☐	☒
(b) Possible interference with an emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
(c) The creation of any health hazard or potential health hazard?	☐	☐	☐	☒
(d) Exposure of people to existing source of potential health hazards?	☐	☐	☐	☒
(e) Increased fire hazard in areas with flammable brush, grass, or trees?				
X. *NOISE*				
Would the proposal result in:				
(a) Increases in existing noise levels?	☐	☐	☐	☒

XI. *PUBLIC SERVICES*

Would the proposal have an effect upon, or result in a need for a new or altered government services in any of the following areas:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Fire protection?	☐	☐	☐	☒
(b) Police protection?	☐	☐	☐	☒
(c) Schools?	☐	☐	☐	☒
(d) Maintenance of public facilities, including roads?	☐	☐	☐	☒
(e) Other government services?	☐	☐	☐	☒

XII. *UTILITIES AND SERVICE SYSTEMS*

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
(a) Power or natural gas?	☐	☐	☐	☒
(b) Communications systems?	☐	☐	☐	☒
(c) Local or regional water treatment or distribution facilities?	☐	☐	☐	☒
(d) Sewer or septic tanks?	☐	☐	☐	☒
(e) Storm water drainage?	☐	☐	☐	☒
(f) Solid waste disposal?	☐	☐	☐	☒

XIII. *AESTHETICS*

Would the proposal:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Affect a scenic vista or scenic highway?	☐	☐	☐	☒
(b) Have a demonstrable negative aesthetic effect?	☐	☐	☐	☒
(c) Create light or glare?	☐	☐	☐	☒

XIV. *CULTURAL RESOURCES*

Would the proposal:

(a) Disturb paleontologic resources?	☐	☐	☐	☒
(b) Disturb archaeological resources?	☐	☐	☐	☒
(c) Affect historical resources?				☒
(d) Have the potential to cause a physical change, which would affect unique ethnic cultural values?	☐	☐	☐	☒
(e) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

XV. *RECREATION*

Would the proposal:

(a) Increase the demand for neighborhood or regional parks or other recreational facilities?	☐	☐	☐	☒
(b) Affect existing recreational opportunities?	☐	☐	☐	☒

XVI. *MANDATORY FINDINGS OF SIGNIFICANCE*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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, reduce the number or restrict the range of a rare or endangered plan or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☐	☒
c. Does the project have impacts that are individually limited, but cumulatively considerable?	☐	☐	☐	☒

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Land Use and Planning	☐ Transportation/Circulation	☐ Public Services
☐ Population and Housing	☒ Biological Resources	☐ Utilities & Service Systems
☒ Geological Problems	☐ Energy/ Mineral Resources	☐ Aesthetics
☐ Water Resources	☐ Hazards	☐ Cultural
☐ Air Quality	☐ Noise	☐ Recreation
	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect(s) on the environment, there will not be a significant effect in this case because the mitigation measures described in the attached initial study have been added to the project. A NEGATIVE DECLARATION with mitigations will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT are required. ☐

I find that the proposed project MAY have a significant effect (s) on the environment, but at least 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on an earlier analysis as described on the attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

Signature Ned Mc Nabb **Date** 7-31-03

Ned Mc Nabb, Superintendent
Wilsona Elementary School District

DISCUSSION OF ISSUES

I. *LAND USE AND PLANNING*

(Item c) - The land use of the site will change from its existing non-use as vacant land to a public school facility. Development of the proposed project will convert a vacant parcel of land into a much needed elementary school to service children who will live in the future homes to be constructed. The site will continue to be compatible with the surrounding residential zoning by providing an improved neighborhood school facility. The proposed project will be consistent with the surrounding residential zoning.

II. *POPULATION AND HOUSING*

Since the land is currently vacant land, no existing housing would be displaced. Schools are part of the infrastructure necessary for the community to provide educational and recreational facilities.

III. *GEOLOGICAL PROBLEMS*

(Items a, b, and c) - A Geologic Report by Earth Systems Southern California was conducted March 26, 2003. The results of that investigation report no known faults traverse at or near the site. The site is not located within an area designated as a Special Studies Zone. The closest fault is the San Andreas and related faults located approximately 10.5 miles from the site

The proposed school site lies within the Western Mojave structural block that is bounded by the San Andreas and Garlock Faults. Within the Northern Antelope Valley area, there are the Cottonwood-Willow Springs, Tyler Horse, and the Sand Hills Anticline faults. There are abundant active and potential faults located in Southern California that are capable of generating earthquakes that could affect the Quartz Hill area which include the Sierra Nevada and White Wolf Faults located to the north and northwest of the Antelope Valley as well as faults to the southwest of the San Andreas and some parallel northwest trending faults located east in the Barstow area.. Building structures will be designed in accordance with Seismic Zone 4 minimum standards as described in the California Building Code and Title 24 Building Standards. Plumbing and utility services will be connected with flexible connections and/or provided with convenient shutoffs to mitigate against severe ground shaking.

Based on the relatively deep groundwater table at the site the geologic report indicated that the site is not particularly susceptible to liquefaction. Construction will be in accordance with the geotechnical investigation and the recommendations included in the geotechnical investigation reports completed by Earth System Southern California.

IV. *WATER*

The project site is within an area where some sheet flooding and erosion could occur. It is not within a flood hazards zone. The design and grading plan for the site must be designed to accommodate potential seasonal flooding or erosion that might occur. The proposed design of the school should not increase water patterns since the site will retain a substantial green area for the playground area. The site will be graded in accordance with geological recommendations and will not cause a change in the rate or amount of surface runoff.

The drainage and grading plans will be designed to ensure consistency in discharge and direction of surface waters and comply with the Storm Water Management Program General Permit Guidelines. The Wilsona Elementary School District will comply with National Pollution Discharge Elimination System (NPDES) standards to ensure, during and following construction, that no pollutants, siltation or runoff are discharged from the project site to eventually degrade the water quality of nearby drainages Flood control drainage structures/patterns will be constructed, as may be necessary, resulting in having no impact on the environment.

V. *AIR QUALITY*

The proposed project when completed will not produce significant amounts of air pollutants, deterioration of air quality or creation of odor. The proposed project will be monitored to ensure that dirt and dust are controlled during the construction process through watering. This will minimize the impacts from site preparation and construction. A limited amount of objectionable odors may emanate from the diesel-powered equipment used in construction. These odors will be confined to the construction period of the project and would not be significant.

General Comments: No air quality impacts from traffic during school operation hours will occur since the school is currently operating within the residential area it will be serving and the new construction will not significantly add traffic because most students utilize public transportation or walk to school. Vehicle traffic will be generated from the staff members, a limited number of buses, and visitors to the facilities. The District also participates in on-going SCAQMD programs to reduce and control air emissions.

IX. *TRANSPORTATION / CIRCULATION*

(Item a) - The proposed new construction is designed to serve elementary school students who will live in the immediate area as new housing is constructed. It will be constructed on a current vacant site and will not impact the current residential area. When completed the new facilities will serve as a neighborhood facility resulting in an additional amount of vehicular traffic activity and will be mostly generated by parents, driving children to and from school, and staff members who will be working at the school.

A separate parent drop-off area and on-site staff and visitor parking will continue to be utilized to accommodate the expected vehicles using the school.

(Item e) Some students may walk or bike to the school facility. Sidewalks and crosswalks along residential streets leading to the site are available to minimize any pedestrian/bicyclist hazards. Safe walking routes for students will continue to be in accordance with the State of California Department of Transportation "School Area Pedestrian Safety Guidelines".

VII. *BIOLOGICAL RESOURCES*

According to the Biological Study conducted at the sight by Keane Biological, the habitats within the 20 acre site are considered of a low biological constraint and value. No desert tortoise were found at the site however there may still be a slight chance for the tortoise to forage on-site. In order to address this possibility, the Wilsona Elementary School District shall retain the services of a qualified desert tortoise biologist to conduct a pre-construction survey and to erect a desert tortoise exclusionary fence around the project site prior to construction to reduce the potential for desert tortoise to wander onto the site during construction. This mitigation measure would prevent tortoises from entering the construction site in cases where they are drawn to the site from things like "pooled water."

VIII. *ENERGY AND MINERAL RESOURCES*

The new facilities will utilize the most current principles of energy conservation that reduce waste and inefficiency in energy usage. These methods may include, but are not necessarily limited to; water-conserving plumbing fixtures, moisture-sensitive irrigation sensors, cogeneration systems, energy efficient lighting, heating, and air conditioning systems, double-glazed windows, and appropriate insulation. Fuel and energy consumption during construction will be minor, thus requiring no mitigation measures.

The proposed project will not result in a substantial increase in nonrenewable mineral resources since limited quantities would be used for the relatively small size of the project. The energy sources used during construction and occupancy will be water, gas, electricity and other energy supplies necessary to serve the facility.

IX. *HAZARDS*

(Item a) The proposed additions to the school will not have a significant risk of accidental explosion or release of hazardous substances. No combustible materials will be present on the site.

(Item b) The school will continue to serve as a designated evacuation center or relief shelter during emergency situations. School District personnel will coordinate with appropriate local public agencies and assist with these types of operations. Therefore, the

new construction at the school is considered a positive impact with regard to an Emergency Response Plan.

(Item c-d) Earth Systems conducted a Phase I Environmental Site Assessment on the site, March 6, 2003. The investigation revealed no evidence of recognizable environmental conditions in connection with any past or present uses of the site. The DTSC has issued a no further action letter to the school district regarding this site

(Item e) Fire hazards are minimized since any current landscape will be watered and regularly maintained.

X. *NOISE*

(Item a) - Temporary noise during construction of the facilities will occur, but this would not be considered significant due to the temporary nature of the construction. The proposed project will result in some noise from outdoor activities during school hours Monday through Friday, but are not likely to be significant given the small size of the project. The State of California places strict guidelines on noise output from school operations. These guidelines will be followed to ensure a noise level of less than significant.

XI. PUBLIC SERVICES

(Item a.) The Los Angeles County Fire Department currently serves the project site. To minimize the impact on fire protection services, the project will include fire alarms, firewalls and dampers, and detector devices in accordance with the State Fire Marshal requirements. Fire truck access on campus and adequate turning radius for fire equipment will also be maintained and incorporated into the design. Emergency evacuation programs will be approved by the fire agency.

(Item b.)The Los Angeles County Sheriffs will provide law enforcement protection. The development of this new addition to the school is projected to minimally impact the police services and will be similar to the impacts that the existing schools have on the Sheriffs Department. The District will continue to work with local law enforcement agencies with regard to student supervision. The school will be locked during off-hours and the site lighted to reduce vandalism, theft, or other incidents. The project is a small part of the community development and will generate less than a significant impact on police services.

General Comments: The Lake Los Angeles community and surrounding area will benefit from the new addition to the current school facility, which will result in a positive impact on the educational program for the community to facilitate the quality of life.

The District will assume responsibility for maintenance of the school grounds and facilities. The City of Palmdale and County of Los Angeles will provide maintenance of the adjacent streets. No significant impacts on maintenance will occur.

XII. *UTILITIES AND SERVICE SYSTEMS*

(Items a-g) -Additional use of regional electrical supplies due to the project is unavoidable and considered insignificant. Electrical services are already provided by Edison to the project site and will be upgraded to serve the new addition. The energy conservation efforts pursued and implemented by the District are very progressive and reflective of the best energy conserving technology available. Installing water-low flow toilets, shower and faucet flow restrictions, and other water conserving appliances can minimize the project water demand upon the water supply system

Storm drain maintenance service will be provided through the City of Palmdale and/or County of Los Angeles. The project will be constructed with public funds and will comply with off-street improvements and public utility hook-ups, pursuant to the State Allocation Board policy, Storm Water Management Program, and State and Federal law.

XIII. *AESTHETICS*

(Item a.) Since no scenic views or highways currently exist nearby, this project will not impact them.

(Item b.)-The proposed project will result in utilizing current areas within the school site. The loss of quad space because of the new construction will have some impact on current landscaped area and result in the removal of some established trees.

(Item c.)-To minimize the potential impacts from light and glare to a level of insignificance, the project will have low-level lighting around campus. Buildings are located within the inner campus and will only partially be seen from the adjacent street. The color scheme of the buildings will be unobtrusive with landscaping around the campus to reduce any further impacts of light or glare.

XIV. *CULTURAL RESOURCES*

No unique or historical resources are known to exist on the subject site. The proposed project will not disturb or affect any paleontologic, archaeological, or historical resources or affect unique ethnic cultural values or religious uses. Should such resources be discovered when construction occurs, the construction activity will be immediately halted and an archeological record search/survey will be conducted.

XV. *RECREATION*

The proposed school project will increase open green space that could improve recreational opportunities for the community. Therefore, the project will have a positive impact on recreational opportunities.

XVI. *MANDATORY FINDING OF SIGNIFICANCE*

The proposed project will not have the potential to degrade the habitat of fish or wildlife species. It will not cause the fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

This proposed project would not have the potential to achieve the short-term environmental goals to the disadvantage of long-term environmental goals. The proposed project will not result in an impact that is individually limited but cumulatively considerable. The school site will not result in significant adverse impacts within the surrounding developments.

The construction of these new school additions will not have environmental effects that will cause substantial adverse effects on human beings either directly or indirectly.

The Project Director or designee will monitor all of the mitigation measures described herein. An inspector approved by the Division of State Architect will be on site during all phases of construction and will monitor grading and construction activities.

XVIII. *REFERENCES*

Phase I Environmental Assessment, performed by Earth Systems – Southern California 1024 West Avenue M-4, Palmdale, CA 93551. March 6, 2003

Earth Systems – Southern California, prepared the Geologic Hazards Report 1024 West Avenue M-4 Palmdale, CA 93551. March 26, 2003

Keane Biological Consulting, 5546 Parkcrest Street Long Beach, CA 90808 - Biological Assessment and Resources Section – July 10, 2003

ENVIRONMENTAL ASSESSMENT

Section Three

ENVIRONMENTAL IMPACT ASSESSMENT

Name or description of project:

Proposed New Site Acquisition and New Construction Project

Location:

The site is located at 150th Street and Avenue N-12

Entity of Person Undertaking Project:

Mr. Ned Mc Nabb, Superintendent, (661) 264-1111
Wilsona Elementary School District
18050 E Avenue O, Palmdale CA 93591

Staff Determination:

The School District's staff have undertaken and completed an Initial Study of this project in accordance with "State Guidelines for Implementing the California Environmental Quality Act (CEQA)". The study was done for the purpose of ascertaining whether the proposed project may have a significant effect on the environment; the district has reached the following conclusion:

_____The project could not have a significant effect on the environment; therefore a Negative Declaration should be adopted.

___X___The Initial Study identified potentially significant effects on the environment. But revisions in the project plans or proposals made by or agreed to by the applicant would avoid the effects, or mitigate the effects to a point where clearly no significant effects would occur; therefore a Negative Declaration should be adopted.

_____The project may have a significant effect on the environment; therefore, an Environmental Impact Report will be required.

Ned Mc Nabb _____ Date 7-3-03
Mr. Ned Mc Nabb, Superintendent

DRAFT

NEGATIVE DECLARATION, MITIGATIONS AND MONITORING PROGRAM

Negative Declaration:

It has been determined that based on the current authorized use approved for this property, the above project will not have a significant effect on the environment for the following reasons:

1. It does not affect any rare or endangered species;

2. It does not cause interference with the movement of any resident migratory fish or wildlife species.

3. It does not breach any published national, state or local standards relating to solid waste or litter control.

4. It does not result in detrimental effects on air or water quality or on ambient noise levels for adjoining areas.

5. It does not involve the possibility of contaminating the public water system or adversely affecting ground water;

6. It could not cause substantial flooding, erosion or siltation; and

7. The project will not individually or collectively have an adverse effect on wildlife species, as defined in Section 711.2 of the California Fish and Game Code.

Mitigations:

The following mitigation measures will be a part of this project:

1. Site grading and preparation will be designed to minimize soil disruptions and surface runoff in accordance with the approved grading plans. Necessary compaction testing will be conducted and compaction standards met pursuant to DSA standards and the utilization of identified options to correct soil settlement differentials.

2. Building structures will be designed to withstand the maximum credible and probable ground acceleration in accordance with Title 24 Building Standards. Liquefaction concerns will be addressed by utilizing the identified options by the architects and soil engineers and within Title 24 Building Standards.

3. Dust generated during construction will be controlled by water application in accordance with South Coast Air Quality Management standards.

4. Noise attenuation will be included in the design. Compliance with local noise standards will be followed during construction. Additionally, the site will comply with State of California, Department of Education Noise Guidelines.

5. All lighting will be designed to reduce glare through diffusion.

6. A "safe route to school" package will be maintained and implemented. The District shall also review and modify as necessary, the walking routes (if any) for students to assure the safety of all concerned.

7. Fire hydrant, fire alarms, sprinkler systems and firewalls will be installed as required by the State Fire Marshal.

8. Fire truck access and adequate turning radius for fire equipment will be maintained.

9. The additional facilities will utilize current principles of energy and water conservation, including but not limited to, water-conserving plumbing fixtures, energy efficient lighting systems, double-glazed windows, and insulation.

10. The new buildings will be submitted to the Division of the State Architect for approval and will comply with all criteria and regulations affecting educational facilities including geological/seismic design safety features required by Title 24 (Field Act) and current building codes.

11. The Wilsona Elementary School District shall erect, in accordance with the recommendation of the biological resources section of this study, a desert tortoise exclusionary fence around the project site prior to construction to reduce the potential for desert tortoise to wander onto the site during construction.

12. Should the School District remove any vegetation, grading, or tree trimming during the breeding season of native birds (March 1 through July 31) then the district shall retain the services of a qualified ornithologist to conduct a survey of the project site no more than two days prior to the initiation of construction activities. If the survey detects any active nests of native birds, the district will flag the areas and the construction crew will be instructed to avoid any actives in the area until all nests are no longer occupied.

13. A District mitigation-monitoring program for all mitigation measures will be implemented.

Monitoring Plan:

A District mitigation-monitoring program encompassing all of the mitigation measures identified will be implemented under the supervision of Mr. Ned Mc Nabb, Superintendent of the Wilsona Elementary School District or his designee. Documentation of the implementation of each of the mitigations will be created and maintained by the district in the Business Services Office.

APPENDIX

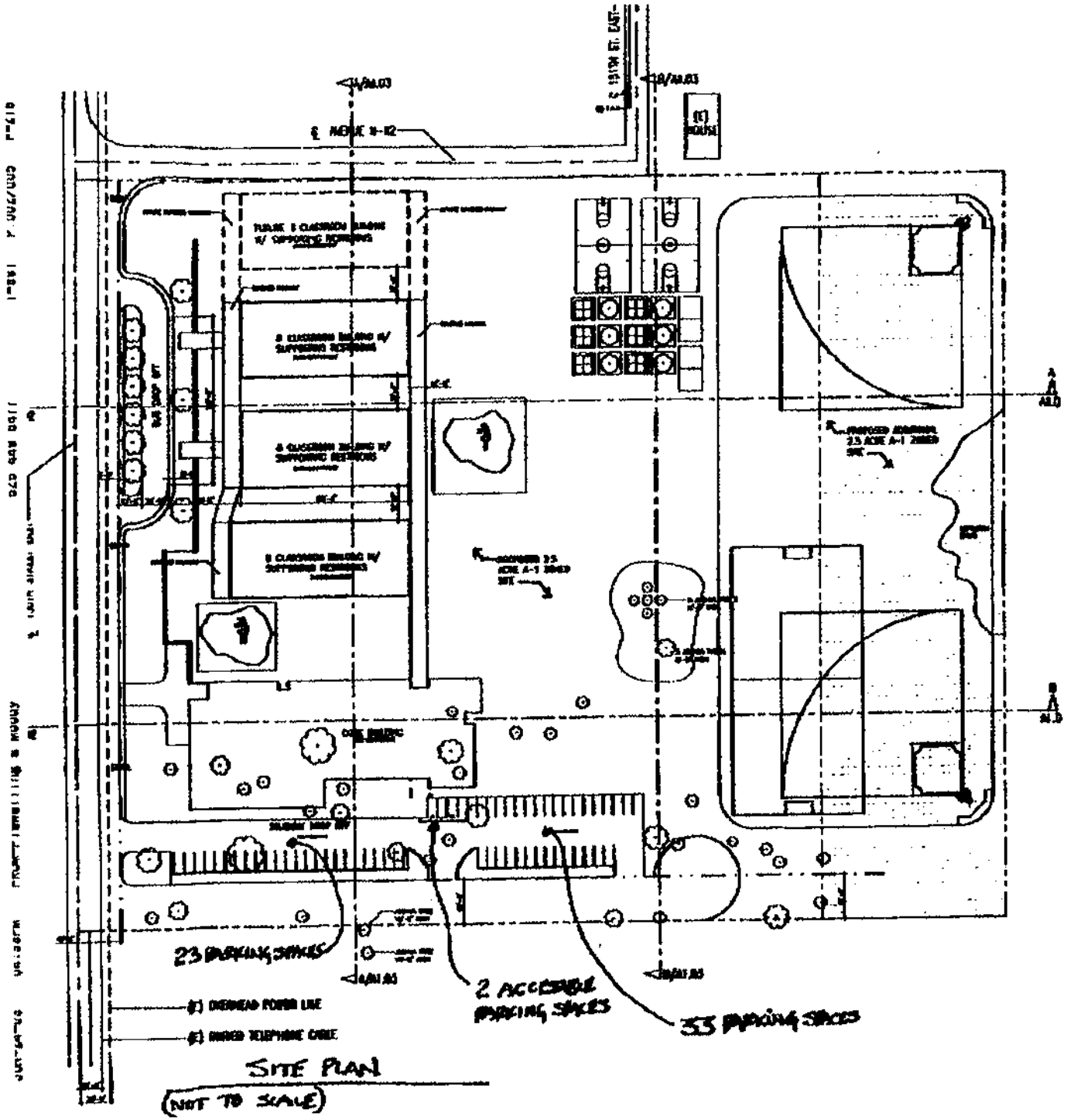
Section Four

Wilsona Elementary School District

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

Project Map

Attachment 1



SITE PLAN

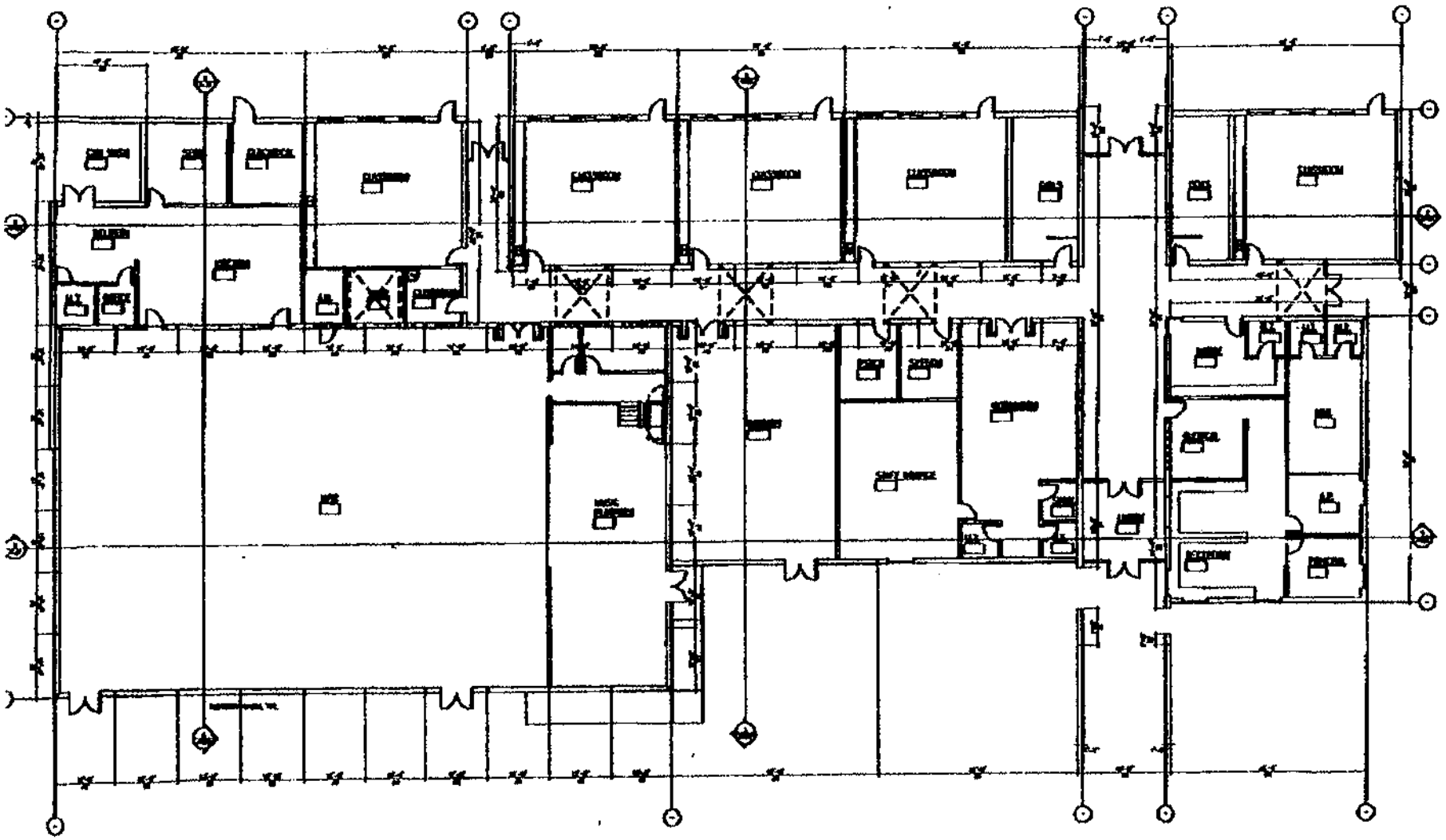
(NOT TO SCALE)

Wilsona Elementary School District

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

Conceptual Schematic Design

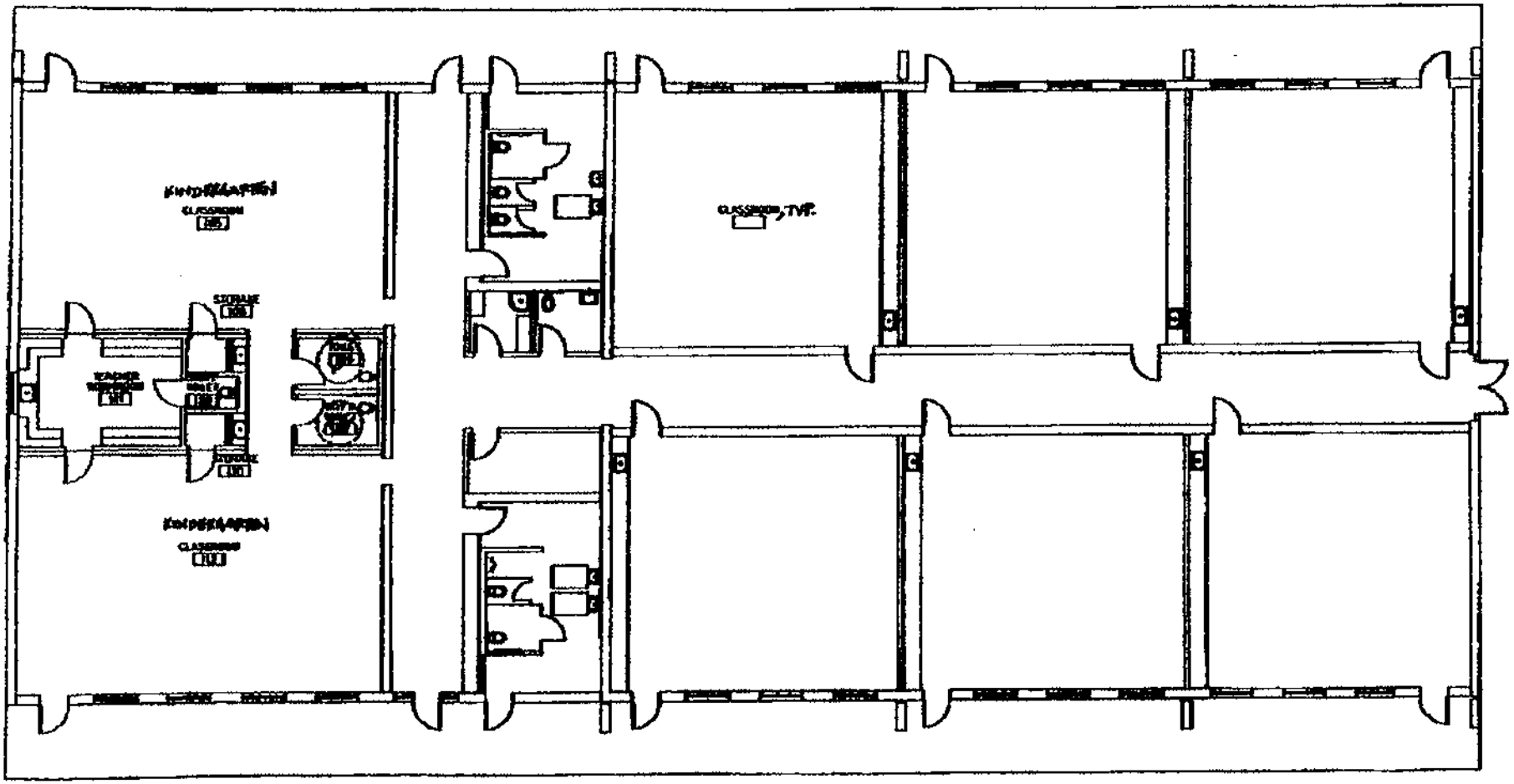
Attachment 2



(NOT TO SCALE) — CORE BUILDING —

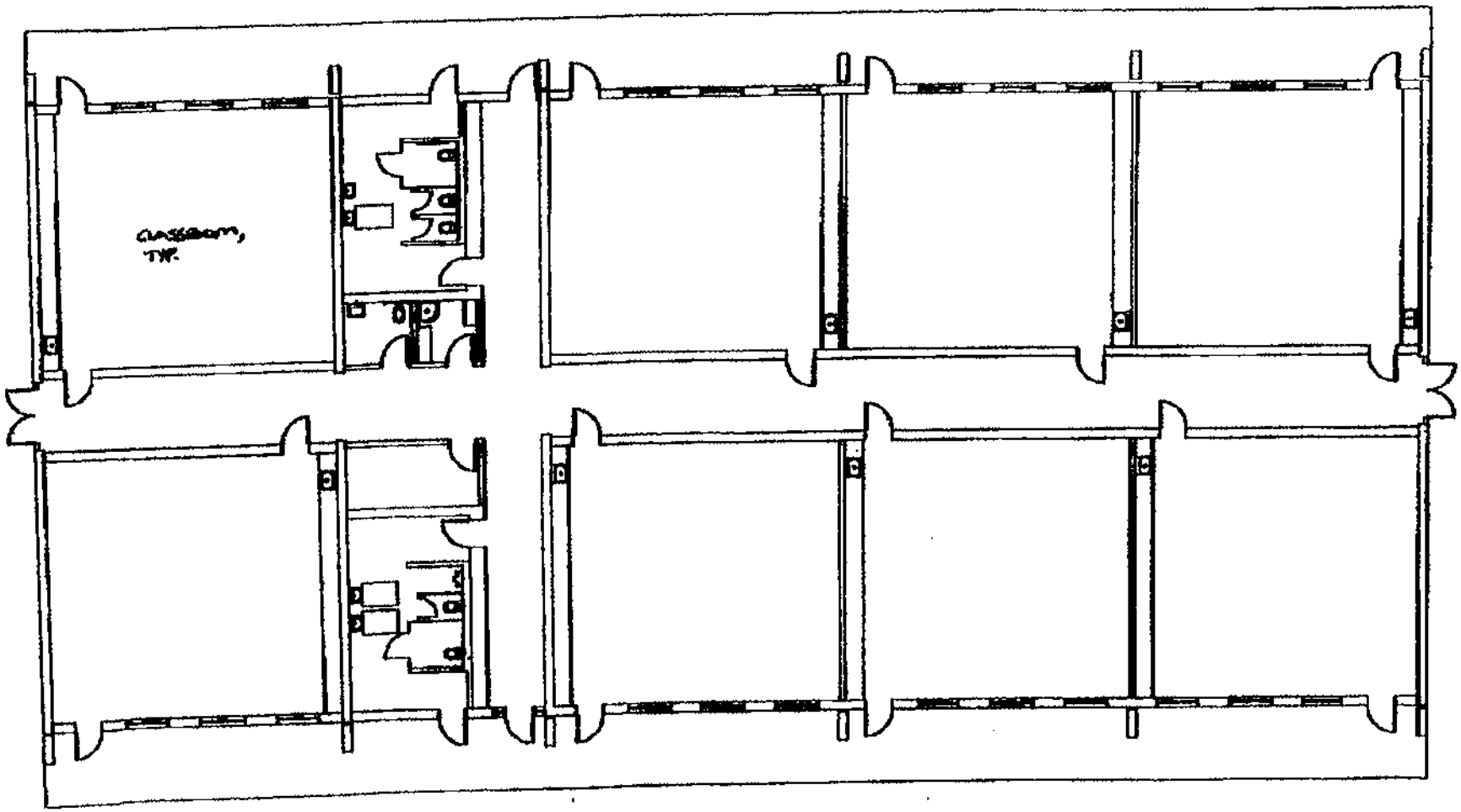
25,191 SQUARE FEET

JUL-24-03 04:34PM FROM-Plowelling & Moody 525 449 6477 T-891 P.004/005 F-219



8 CLASSROOM BUILDING w/ 2 OF THE 8 KINDERGARTENS

(NOT TO SCALE) 11,112 SQUARE FEET



8 CLASSROOM BUILDING

(NOT TO SCALE) 10,450 SQUARE FEET

JUN-24-03 04:46PM

Wilsona Elementary School District

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

Report of Phase I Environmental Assessment

Attachment 3

Earth Systems

Southern California

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Proposed Saddleback Elementary School
150th Street East and Avenue N-12
Lake Los Angeles, Los Angeles County, California
PL-06003-01

PREPARED FOR

WILSONA SCHOOL DISTRICT

March 6, 2003

Prepared by
Earth Systems
Southern California
1024 West Avenue M-4
Palmdale, California 93551

(661) 948-7538
FAX (661) 948-7963

Earth Systems
Southern California

1024 West Avenue M-4
Palmdale, CA 93551
(661) 948-7538
Fax (661) 948-7963

March 6, 2003

PL-06003-01

Wilsona School District
18050 East Avenue O
Palmdale, California 93591

Attention: Mr. Ned McNabb, Superintendent

Subject: **Phase I Environmental Site Assessment**
Proposed Saddleback Elementary School
150th Street East and Avenue N-12
Lake Los Angeles, Los Angeles County, California

Presented herewith is Earth Systems Southern California's Phase I Environmental Site Assessment Report prepared, as authorized, for the above referenced approximate 10-acre proposed school site located adjacent to the southeast corner of 150th Street East and Avenue N-12 in Lake Los Angeles, Los Angeles County, California. Earth Systems Southern California appreciates this opportunity to be of service. If you need clarification of the information contained in this report, or if we can be of additional service, please contact the undersigned.

Respectfully submitted,

Earth Systems
Southern California

Bruce A. Hick
Project Manager

Distribution: 3 – Wilsona School District

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Appendix B EDR Radius Map Report
Appendix C Aerial Photographs
Appendix D Qualifications Statement

March 6, 2003 PL-06003-01

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

INTRODUCTION

This report presents the findings of the Phase I environmental site assessment conducted for the above referenced approximate 10-acre proposed school site, located adjacent to the southeast corner of 150th Street East and Avenue N-12 in Lake Los Angeles, Los Angeles County, California. This evaluation has been performed at your request to identify, to the extent feasible pursuant to the processes prescribed in ASTM E-1527-00, recognized environmental conditions in connection with the subject property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

Earth Systems Southern California's services were performed in accordance with our proposal dated May 22, 2002 and in general conformance to the guidelines presented in ASTM Standard E-1527-00, *Standard Practice for Environmental Site Assessments*. The scope of services has consisted of a limited site reconnaissance, regulatory agency database review, site use history research, and preparation of this report. Testing of air, soil, or groundwater is beyond the scope of this report.

SITE DESCRIPTION

The subject property consists of a rectangular-shaped approximate 10-acre parcel of vacant land situated adjacent to the southeast corner of 150th Street East and Avenue N-12. The property is identified as Assessor's Parcel Number 3069-009-900. Access to the property is made from 150th Street East and Avenue N-12, both of which are paved. The property is located in an area comprised of vacant land and single-family residences. (See Plates I, II, and III, Vicinity Map, Site Sketch, and Aerial Photograph.)

The property is identified as a portion of the southwest quarter of the southwest quarter of Section 8, Township 6 North, Range 9 West, San Bernardino Baseline and Meridian. The property is situated at an elevation of approximately 2,625 feet above sea level. The topography of the site is relatively flat, with an overall downward gradient towards the northeast (U.S.G.S. Topographic Map, Lovejoy Buttes Quadrangle, 1974).

Hydrology

Specific depth to groundwater information was not available for the subject property. Depth to groundwater was measured at 149.00 feet below the ground surface (bgs) on April 20, 1993 in a well located approximately 0.25 mile northwest of the property (U.S.G.S. Water-Data Report CA-93-5). In the absence of reported groundwater flow direction information, it is likely that groundwater follows surface topography, and flows towards the northeast.

The property is not located within the bounds of a 500- or 100-year flood zone. The property is not identified as a wetlands area (EDR Inquiry Number 930738.3s).

RECORDS REVIEW

In order to obtain information regarding current and past recognized environmental conditions at the site, information from several sources was researched. The results of this research are outlined below.

Aerial Photographs

In an attempt to identify the likelihood of past property uses having led to recognized environmental conditions in connection with the property or surrounding areas, select aerial photographs of the subject property and surrounding areas were reviewed. Photographs taken between 1952 and 1994 were available for review. Copies of the aerial photographs reviewed, with the property identified on them, are included in Appendix C of this report. The following features relative to land use history were identified:

1952 – (Flyer: Pacific Air, Scale: 1" = 555')

The subject property consists of vacant undeveloped land vegetated with native desert vegetation. No structures or roads are visible on the property. Natural drainage channels are located on the northern portion of the property. Vacant undeveloped lands adjoin the property to the north, south, and east. 150th Street East adjoins the property to the west, followed by vacant undeveloped land. The predominant land use in the vicinity of the site is vacant land.

1968 – (Flyer: Teledyne, Scale: 1" = 666')

The subject property appears relatively unchanged from the previous photograph, and remains vacant undeveloped land vegetated with native desert vegetation. The previously observed natural drainage channels are still visible on the northern portion of the property, as are two small areas that have been cleared of vegetation during the grading of the adjacent streets to the north. Vacant land and rough-graded streets adjoin the property to the north. Vacant undeveloped lands adjoin the property to the south and east. 150th Street East forms the western property boundary, followed by vacant undeveloped land. The predominant land use in the vicinity of the site remains vacant land.

1994 – (Flyer: USGS, Scale: 1" = 666')

The subject property remains vacant undeveloped land. The northern end of the property adjacent to Avenue N-12 has been cleared of vegetation. Avenue N-12 and a single-family residence form the northern property boundary. Single-family residences are located to the north of Avenue N-12. Vacant undeveloped lands adjoin the property to the south and east. 150th Street East forms the western property boundary, followed by vacant undeveloped land. The predominant land uses in the vicinity of the site are vacant land and residential.

No obvious recognized environmental conditions for the property or adjacent parcels were noted from the aerial photographs reviewed.

Historical Topographic Maps

In an attempt to assess past property uses, which may have had an environmental impact on the property or surrounding areas, select historical topographic maps depicting the subject property and surrounding areas were reviewed. The following features relative to land use history were identified:

1957 – (U.S.G.S. 7.5-minute Lovejoy Buttes, California Quadrangle):

The property consists of vacant land. No roads or structures are shown on the property. Vacant lands adjoin the property to the north, south, and east. 150th Street East adjoins the property to the west, followed by vacant land.

1974 – (U.S.G.S. 7.5-minute Lovejoy Buttes, California Quadrangle):

The subject property remains vacant land. No structures or improvements are located on the property. Avenue N-12 adjoins the property to the north, followed by vacant land. Vacant lands adjoin the property to the south and east. 150th Street East adjoins the property to the west, followed by vacant land.

No obvious recognized environmental conditions for the property or adjacent parcels were noted from the topographic maps reviewed.

Regulatory Agency and Other Contacts

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, forty-eight (48) federal, state, and local agency databases were reviewed. During the course of this study, Earth Systems Southern California utilized Environmental Data Resources, Inc. (EDR) as an information source for environmental records. The subject site and adjoining parcels were not identified as hazardous materials use, storage, or release sites on any of the 48 government databases reviewed.

No hazardous materials use, storage, or release sites were identified within the ASTM specified search distances (up to one-mile) of the subject property on any of the 48 government databases reviewed. No environmental concerns for the property or immediately adjacent parcels were noted from the government databases reviewed. The complete EDR Radius Map Report is included in Appendix B of this report.

Sanborn Fire Insurance Maps Review

Sanborn fire insurance map coverage is not available for the subject property.

Munger Oil and Gas Maps

Locations of oil and gas wells were reviewed in the Munger Map Book of California and Alaska Oil and Gas Fields. According to page W-59, no oil wells have been drilled on or in the vicinity of the subject property. No wells have been drilled in Township 6 North, Range 9 West, San Bernardino Baseline and Meridian.

Los Angeles County Department of Public Works

Records were reviewed at the Los Angeles County Department of Public Works, Environmental Programs Division to determine if any permits for installation and/or removal of underground storage tanks exist for the subject property. No records are on file for the subject property.

AIR EMISSIONS

Earth Systems Southern California personnel contacted the Antelope Valley Air Quality Management District (AVAQMD) in an attempt to locate any facilities with elevated levels of hazardous air emissions within a one-quarter mile radius of the subject property. According to Mr. Bret Banks with the AVAQMD, there are no facilities located within one-quarter mile of the subject property that are emitting elevated levels of hazardous air emissions. A file review did not indicate any permitted facilities or air quality concerns within one-quarter mile of the subject property.

HAZARDOUS SUBSTANCE PIPELINES

Earth Systems Southern California personnel contacted the CDF State Fire Marshall (CSFM), who has jurisdiction over petroleum products pipelines and other "hazardous substance pipelines" in the State of California. Based upon our correspondence with Mr. Thomas M. Williams IV, the Pipeline Safety Engineer, there are no pipelines under CSFM's jurisdiction at the project site.

According to the U.S.G.S. 7.5-minute Lovejoy Buttes, California Quadrangle (see Plate I, Vicinity Map), there are no aboveground water storage tanks located within a one-half mile radius of the subject property.

Based upon the data reviewed for this report, it appears that the Proposed Saddleback Elementary School site is not located near an aboveground water storage tank or within 1,500 feet of the easement of an aboveground or underground hazardous substances pipeline.

SITE RECONNAISSANCE

Earth Systems Southern California (ESSC) personnel performed a site reconnaissance of the subject property on February 20, 2003 to observe and identify recognized environmental conditions in connection with the subject property. The following observations were made:

The subject property consists of a rectangular-shaped approximate 10-acre parcel of vacant land, located adjacent to the southeast corner of 150th Street East and Avenue N-12. The property is undeveloped, and is vegetated with native desert weeds and grasses. A dirt path trends through the property, heading northwest across the northeast portion of the property. No paved roads, structures, utilities, wells, or other improvements are located on the property.

Light amounts of non-hazardous household trash and debris were observed at various locations on the property. No regulated quantities of hazardous materials were observed to be used, stored, or disposed of on the subject property. No stained soils were observed on the property.

The property is vacant, and therefore electrical, natural gas, potable water, sewage disposal, and refuse collection services are not provided to the property. Transformers were not observed on the property.

Neither stained pavement, distressed vegetation, sumps, floor drains, storm drains, wells, 55-gallon drums, nor evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were observed on the subject property at the time of the site reconnaissance. No strong, pungent, or noxious odors were noticeable at the time of the site reconnaissance. No pooled liquids were present on the property at the time of the site reconnaissance. Storm water flows onto adjacent parcels and onto adjacent streets.

No obvious recognized environmental conditions were observed on the property during the site reconnaissance.

SURROUNDING PROPERTIES

Adjacent to the north – Avenue N-12 and a single-family residence. Single-family residences are located to the north of Avenue N-12.

Adjacent to the south – Vacant land.

Adjacent to the west – 150th Street East, followed by vacant land.

Adjacent to the east – Vacant land.

CONCLUSIONS

This report presents the findings of the Phase I Environmental Site Assessment (ESA) conducted by Earth Systems Southern California for the approximate 10-acre property located adjacent to the southeast corner of 150th Street East and Avenue N-12 in Lake Los Angeles, Los Angeles County, California. This assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-00. The purpose of this assessment was to evaluate the potential for the presence of recognized environmental conditions in connection with the subject property. The scope of services for this evaluation included a reconnaissance of the property and vicinity, a review of the history of the site, and a review of information reasonably obtainable from regulatory agencies.

Aerial photographs and topographic maps indicate that this property historically consisted of vacant undeveloped land vegetated with native desert vegetation. The subject property currently consists of vacant undeveloped land. No improvements are known to have existed on the subject property. The property is located in an area comprised of vacant undeveloped land and single-family residences.

The subject property is not listed as having sustained a reported release of hazardous materials. No regulated quantities of chemicals or hazardous materials were observed on the property at the

time of the site reconnaissance. No evidence of current or historic underground or aboveground storage tanks was identified on the subject property.

No elevated levels of hazardous air emissions have been identified within one-quarter mile of the subject property. The site is not located near an aboveground water storage tank or within 1,500 feet of the easement of an aboveground or underground hazardous substance pipeline.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not reveal any hazardous materials use, storage, or release sites with the potential to adversely effect the soil and/or groundwater beneath the subject property.

SUMMARY

No obvious current or historic recognized environmental conditions were revealed during the course of this assessment for the subject property. No further environmental investigation of this property is recommended at this time.

LIMITATIONS

This report has been prepared for the exclusive use of the Wilsona School District, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by the Wilsona School District. Use of, or reliance on the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. It is possible that variations exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur due to contamination migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field evaluation. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.

Earth Systems Southern California has strived to prepare this report in accordance with generally accepted geologic/environmental practices in this community. No warranty or guarantee is expressed or implied.

CLOSURE

Earth Systems Southern California trusts this report is sufficient at this time and meets your current needs. Earth Systems Southern California appreciates the opportunity to provide professional environmental services for this project.

If you have any questions regarding this information or require additional studies, please contact this office at your convenience.

Respectfully submitted,

Earth Systems
Southern California

Amy E. Lee, REA #07387
Registered Environmental Assessor

Bruce A. Hick, C.E. #45784
Project Manager

REFERENCES

Antelope Valley Air Quality Management District, February 26, 2003, Written Correspondence, Mr. Bret Banks.

Averill H. Munger, 1994, Munger Map Book of California and Alaska Oil and Gas Fields.

CDF State Fire Marshall, February 25, 2003, Written Correspondence, Mr. Thomas M. Williams IV, Pipeline Safety Engineer.

County of Los Angeles, March 3, 2003, Personal Communication, Environmental Programs Division.

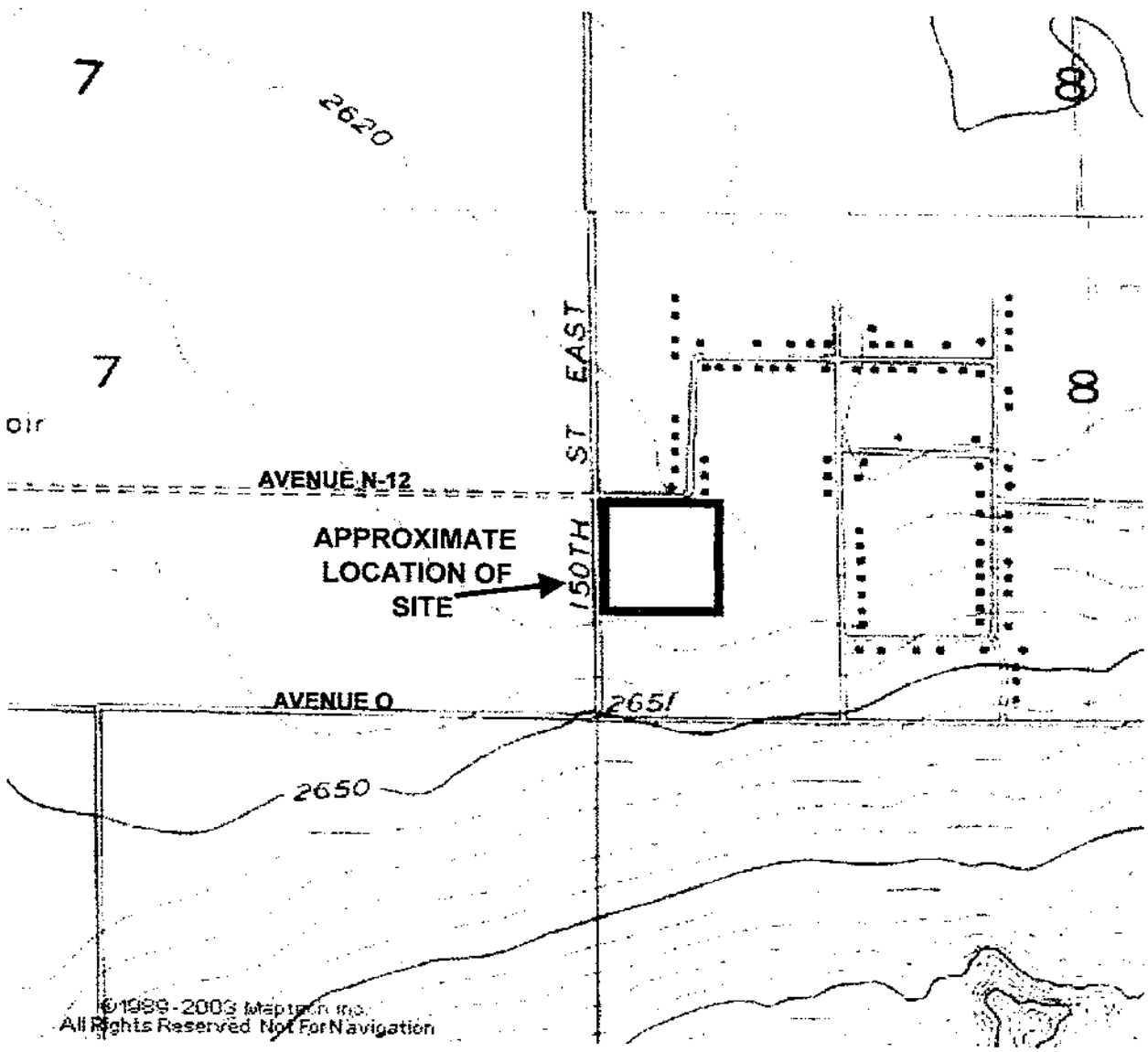
Environmental Data Resources, Inc., The EDR-Radius Map, Inquiry Number: 930738.3s, February 21, 2003.

Environmental Data Resources, Inc., The EDR-Aerial Photography Print Service, Inquiry Number: 930738-5, February 26, 2003.

Sanborn Fire Insurance Maps for Lake Los Angeles, California.

U.S.G.S. Topographic Maps, 7.5-minute Lovejoy Buttes Quadrangle, 1957 and 1974.

U.S.G.S. Water-Data Report, CA-93-5.



BASE MAP: U.S.G.S. 7.5 MINUTE LOVEJOY BUTTES, CALIFORNIA QUADRANGLE, 1957, PHOTOREVISED 1974

PLATE I

N

APPROXIMATE SCALE: 1" = 1,000'

VICINITY MAP

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

EARTH SYSTEMS
SOUTHERN CALIFORNIA

MARCH 6, 2003	PL-06003-01

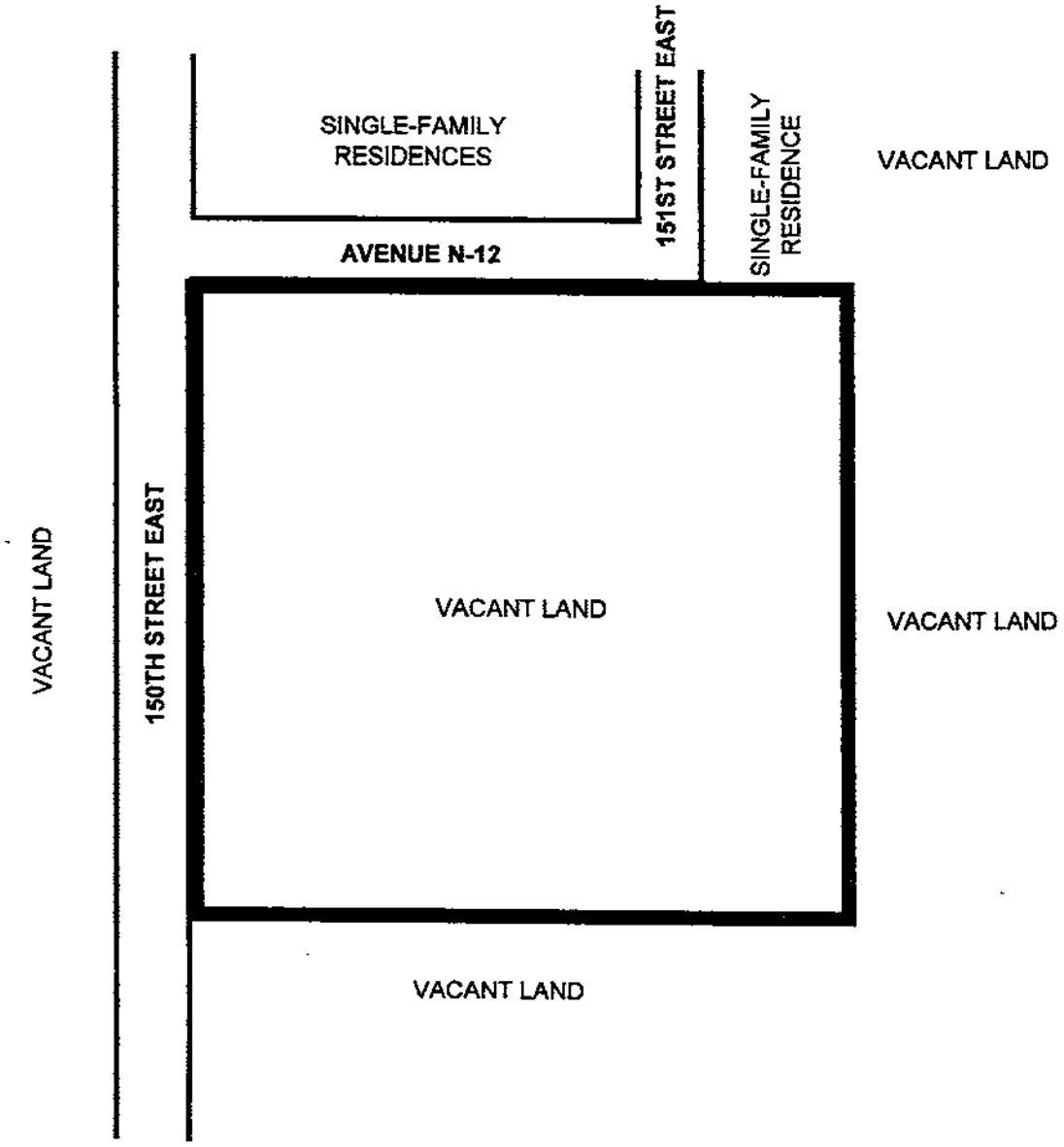


PLATE II

N

NOT TO SCALE

SITE SKETCH

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

EARTH SYSTEMS
SOUTHERN CALIFORNIA

MARCH 6, 2003	PL-06003-01

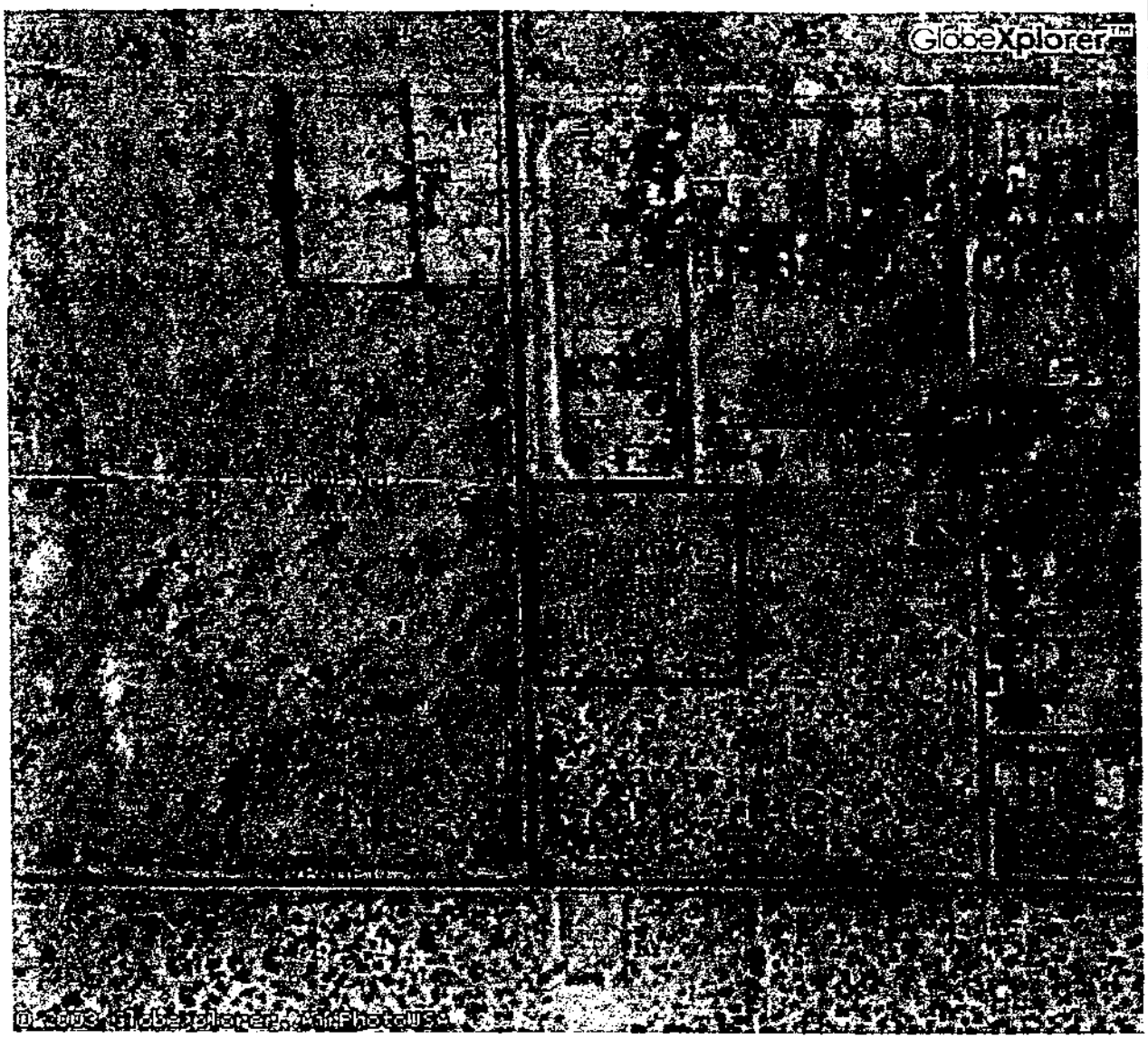


PLATE III

N

APPROXIMATE SCALE: 1" = 555'

AERIAL PHOTOGRAPH

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

EARTH SYSTEMS
SOUTHERN CALIFORNIA

MARCH 6, 2003	PL-06003-01

APPENDIX A

Site Photographs

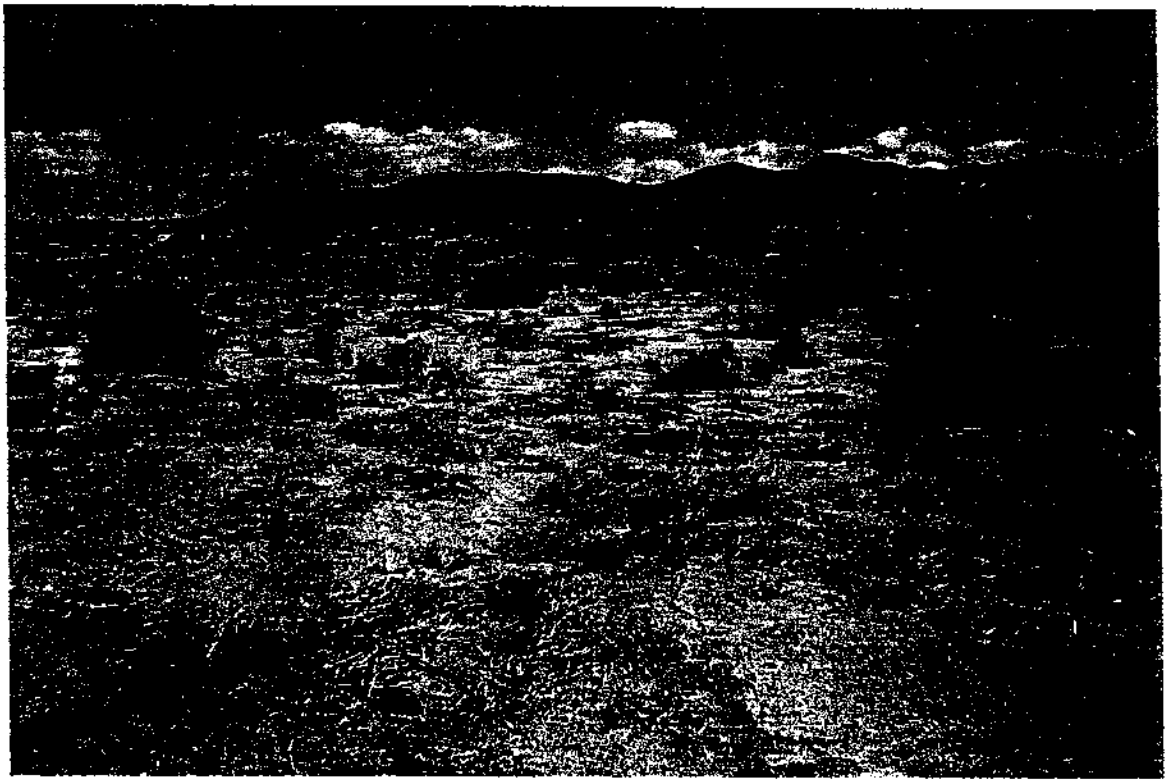


Photo 1. Southeast-facing view from the northwest corner of the property.

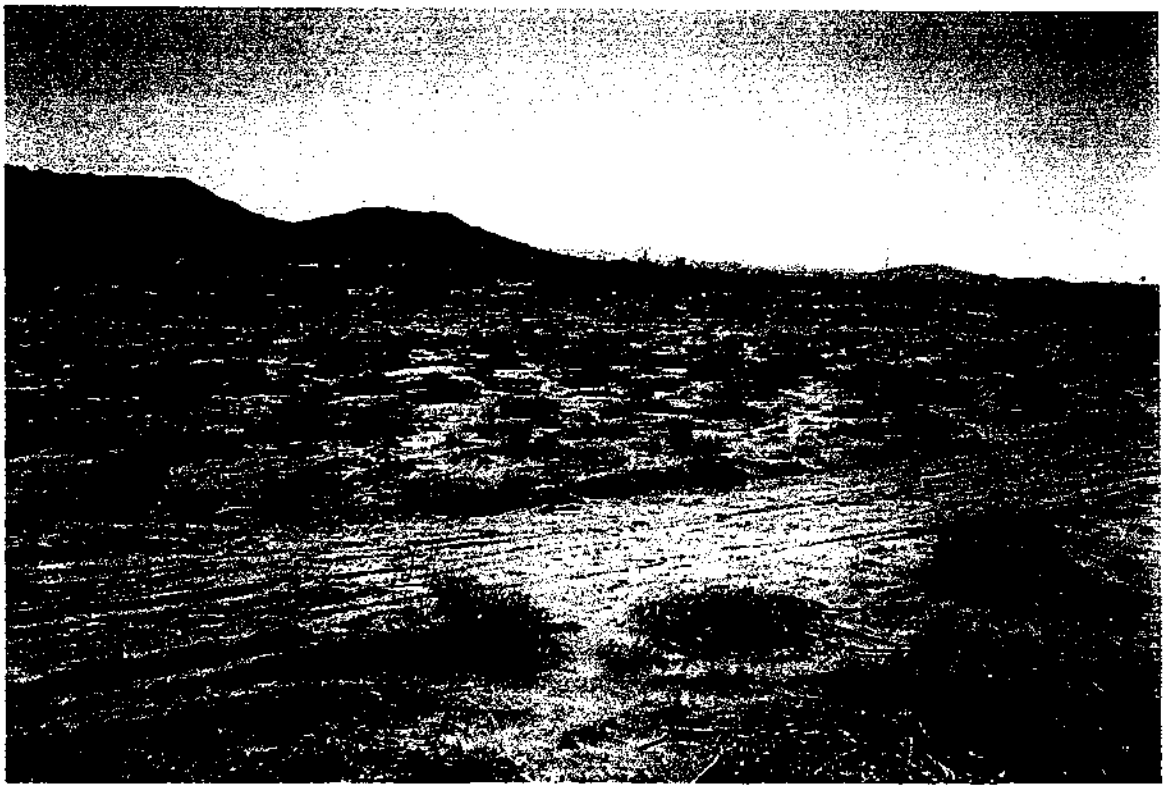


Photo 2. Southwest-facing view from the northeast corner of the property.

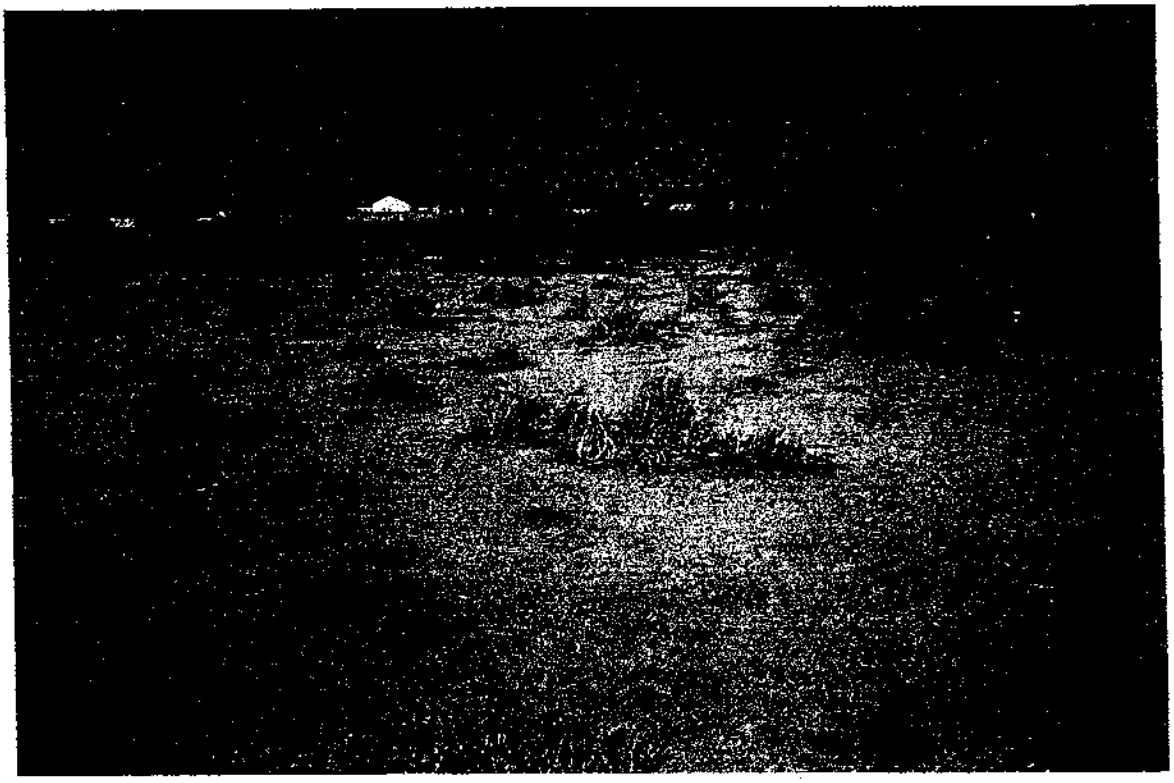


Photo 3. Northeast-facing view from the southwest corner of the property.

Photo 4. Northwest-facing view from the southeast corner of the property.

Appendix B

EDR Radius Map Report

The EDR Radius Map
with GeoCheck®

Saddleback Elementary
SEC of 150th St E & Ave N-12
Lake Los Angeles, CA 93535

Inquiry Number: 930738.3s

February 21, 2003

Environmental Data Resources, Inc.

***The* Source For Environmental Risk Management Data**

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-ACP

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Detail Map	3
Map Findings Summary	4
Map Findings	6
EDR Proprietary Historical Map Findings	7
Orphan Summary	8
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting Source Map	A-7
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Physical Setting Source Records Searched	A-9

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

SEC OF 150TH ST E & AVE N-12
LAKE LOS ANGELES, CA 93535

COORDINATES

Latitude (North):	34.619700 - 34' 37' 10.9"
Longitude (West):	117.861900 - 117' 51' 42.8"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	420985.2
UTM Y (Meters):	3831011.8

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2434117-E7 LOVEJOY BUTTES, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites
Cal-Sites..... Calsites Database
CHMIRS..... California Hazardous Material Incident Report System
Cortese..... "Cortese" Hazardous Waste & Substances Sites List

EXECUTIVE SUMMARY

Notify 65..... Proposition 65 Records
Toxic Pits..... Toxic Pits Cleanup Act Sites
SWF/LF..... Solid Waste Information System
WMUDS/SWAT..... Waste Management Unit Database
LUST..... Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN..... Bond Expenditure Plan
UST..... List of Underground Storage Tank Facilities
VCP..... Voluntary Cleanup Program Properties
INDIAN UST..... Underground Storage Tanks on Indian Land
CA FID UST..... Facility Inventory Database
HIST UST..... Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Petroleum Storage Tank Facilities
CLEANERS..... Cleaner Facilities
CA WDS..... Waste Discharge System
DEED..... List of Deed Restrictions
CA SLIC..... Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET..... Hazardous Waste Information System
LOS ANGELES CO. HMS..... HMS: Street Number List
LA Co. Site Mitigation..... Site Mitigation List
AOCONCERN..... San Gabriel Valley Areas of Concern

BROWNFIELDS DATABASES

VCP..... Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EDR PROPRIETARY HISTORICAL DATABASES

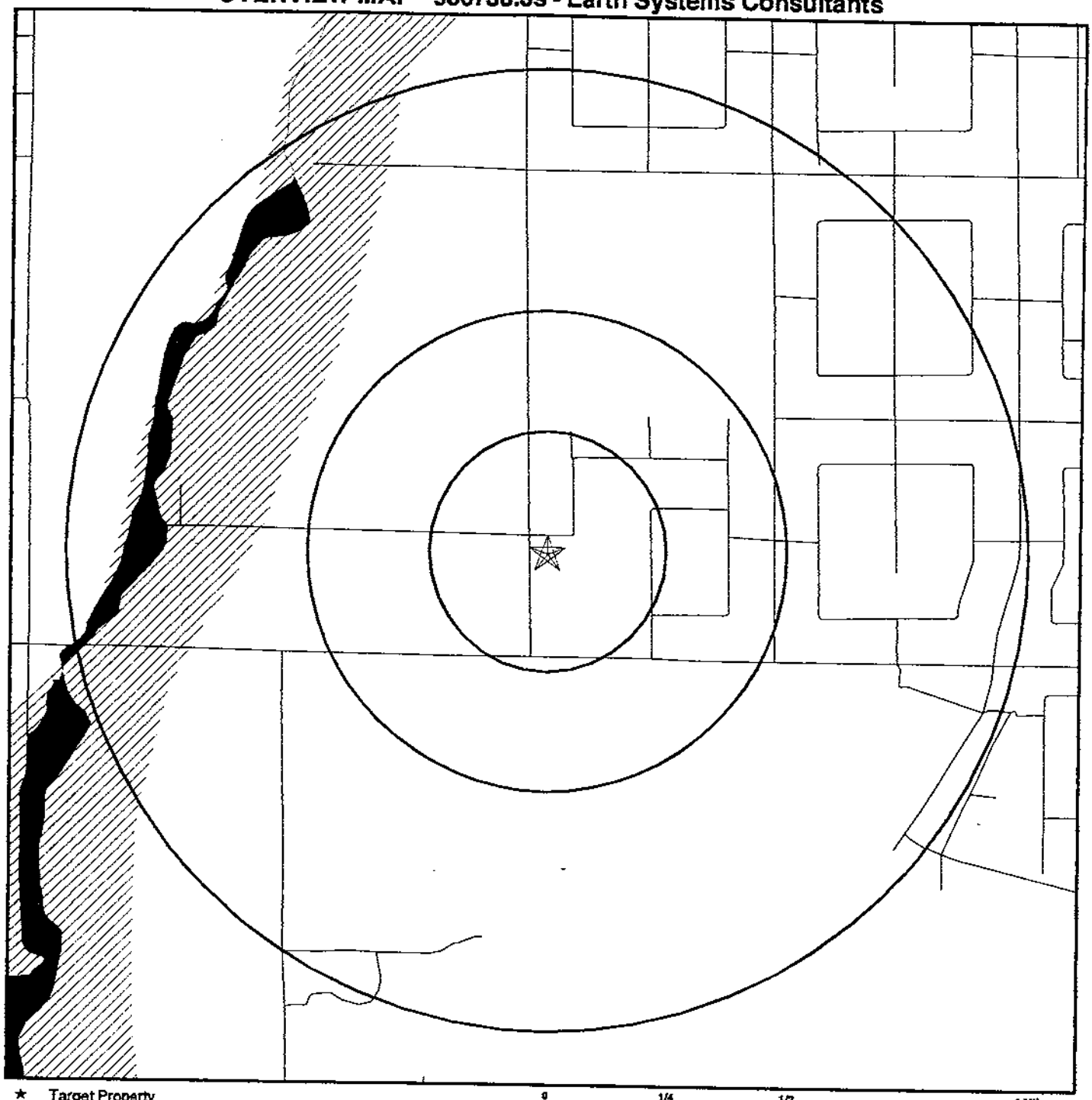
See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
TRAVIS AFB 550	LUST
FEDERAL EXPRESS CORP	HAZNET
POWERDYNE AUTOMOTIVE PRODUCTS	HAZNET
BRUCE SYLVIES	HAZNET
LA COUNTY SANITATION DISTRICTS	HAZNET

OVERVIEW MAP - 930738.3s - Earth Systems Consultants



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Coal Gasification Sites

National Priority List Sites

Landfill Sites

0 1/4 1/2 1 Miles

Power transmission lines

Oil & Gas pipelines

100-year flood zone

500-year flood zone

Areas of Concern

N

TARGET PROPERTY:	Saddleback Elementary	CUSTOMER:	Earth Systems Consultants
ADDRESS:	SEC of 150th St E & Ave N-12	CONTACT:	Amy Lee
CITY/STATE/ZIP:	Lake Los Angeles CA 93535	INQUIRY #:	930738.3s
LAT/LONG:	34.6197 / 117.8619	DATE:	February 21, 2003 2:45 pm

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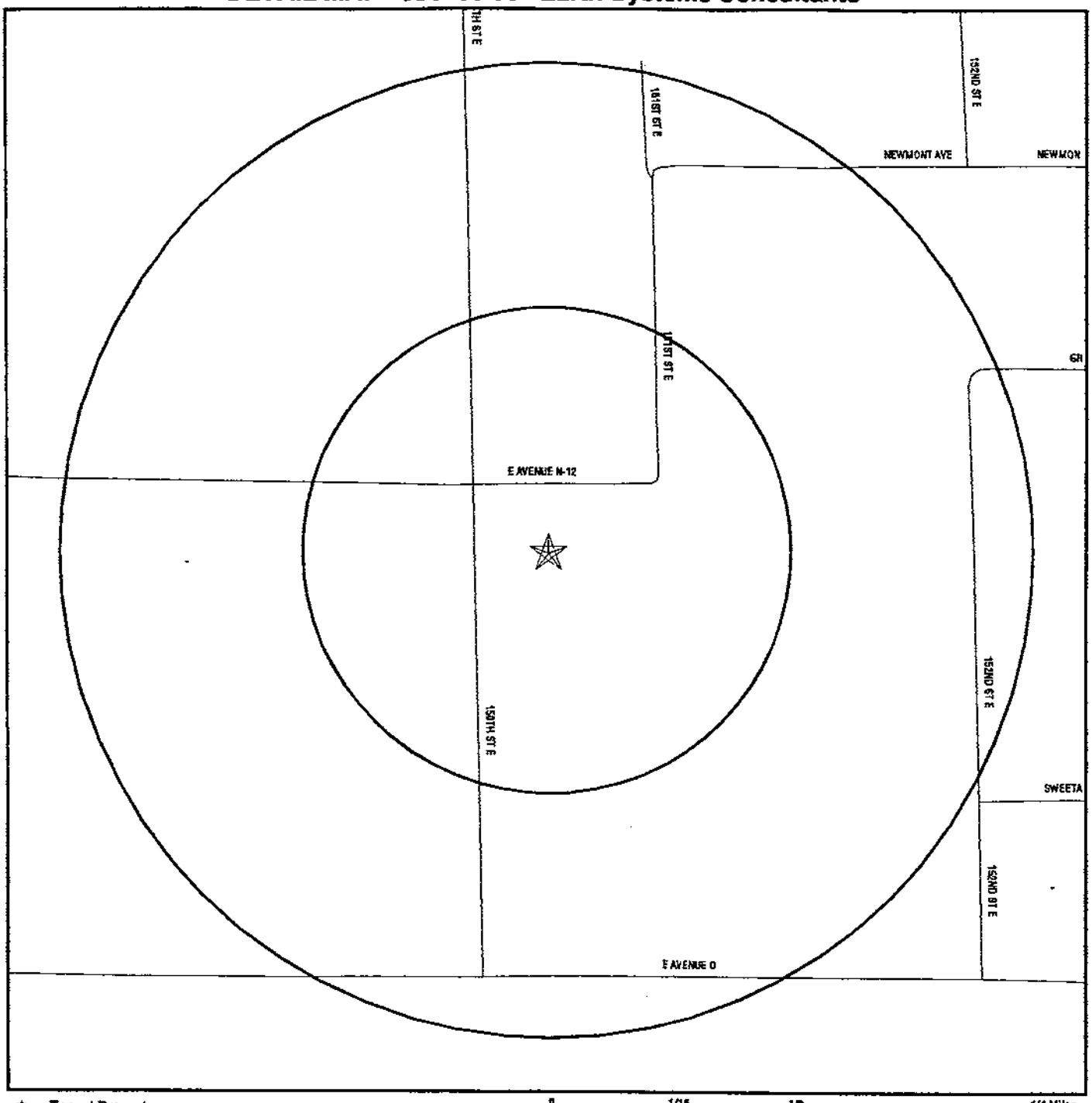
DETAIL MAP - 930738.3s - Earth Systems Consultants



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Coal Gasification Sites

Historical Gas Stations / Historical Dry Cleaners See the EDR Proprietary Historical Map Findings

Sensitive Receptors

National Priority List Sites

Landfill Sites

0 1/16 1/8 1/4 Miles

Power transmission lines

Oil & Gas pipelines

100-year flood zone

500-year flood zone

Areas of Concern

TARGET PROPERTY:	Saddleback Elementary	CUSTOMER:	Earth Systems Consultants
ADDRESS:	SEC of 150th St E & Ave N-12	CONTACT:	Amy Lee
CITY/STATE/ZIP:	Lake Los Angeles CA 93535	INQUIRY #:	930738.3s
LAT/LONG:	34.6197 / 117.8619	DATE:	February 21, 2003 2:46 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	0	NR	NR	NR	0
Los Angeles Co. HMS		TP	NR	NR	NR	NR	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
EDR PROPRIETARY HISTORICAL DATABASES								
Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
BROWNFIELDS DATABASES								
VCP		0.500	0	0	0	NR	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FAIRFIELD	S105890364	TRAVIS AFB 550	BG. 550 HANGAR AVENUE	93535	LUST
LANCASTER	S104579062	FEDERAL EXPRESS CORP	133 EAST AVENUE K-6	93535	HAZNET
LANCASTER	S105093315	POWERDYNE AUTOMOTIVE PRODUCTS	104 E AVENUE K-4 UNIT C	93535	HAZNET
LANCASTER	S103676269	BRUCE SYLVIES	9203 WEST I AVENUE	93535	HAZNET
LOS ANGELES	S105088816	LA COUNTY SANITATION DISTRICTS	EAST AVENUE O / 18OTH STREET EASR	93591	HAZNET

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List
Source: EPA
Telephone: N/A
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 02/04/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 10/24/02
Date Made Active at EDR: 12/09/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02
Elapsed ASTM days: 35
Date of Last EDR Contact: 02/04/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/13/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02
Elapsed ASTM days: 20
Date of Last EDR Contact: 12/26/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 12/13/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02
Elapsed ASTM days: 20
Date of Last EDR Contact: 12/26/02

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02
Date Made Active at EDR: 12/26/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/09/02

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/26/02

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 01/27/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03
Date of Next Scheduled EDR Contact: 04/07/03

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: N/A
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/03
Date of Next Scheduled EDR Contact: 05/05/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report
Source: EPA
Telephone: N/A
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03
Date of Next Scheduled EDR Contact: 04/21/03

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03
Date of Next Scheduled EDR Contact: 03/31/03

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 205-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-260-1531
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-564-2501

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03
Date of Next Scheduled EDR Contact: 04/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites
Source: California Environmental Protection Agency
Telephone: 916-323-3400
Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 01/06/03
Date Made Active at EDR: 01/28/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/06/03
Elapsed ASTM days: 22
Date of Last EDR Contact: 01/06/03

CAL-SITES: Calsites Database
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 11/21/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/09/02
Elapsed ASTM days: 37
Date of Last EDR Contact: 12/09/02

CHMIRS: California Hazardous Material Incident Report System
Source: Office of Emergency Services
Telephone: 916-845-8400
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/01
Date Made Active at EDR: 01/15/03
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 12/02/02
Elapsed ASTM days: 44
Date of Last EDR Contact: 11/25/02

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 01/31/03

NOTIFY 65: Proposition 65 Records
Source: State Water Resources Control Board
Telephone: 916-445-3846
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 16
Date of Last EDR Contact: 01/20/03

TOXIC PITS: Toxic Pits Cleanup Act Sites
Source: State Water Resources Control Board
Telephone: 916-227-4364
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/03/03

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-341-6320
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/16/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/17/02
Elapsed ASTM days: 29
Date of Last EDR Contact: 12/17/02

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-227-4448
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/10/02

LUST: Leaking Underground Storage Tank Information System
Source: State Water Resources Control Board
Telephone: 916-341-5740
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/06/03
Date Made Active at EDR: 02/04/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/08/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 01/08/03

CA BOND EXP. PLAN: Bond Expenditure Plan
Source: Department of Health Services
Telephone: 916-255-2118
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA UST:

UST: Active UST Facilities
Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/06/03
Date Made Active at EDR: 01/28/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/08/03
Elapsed ASTM days: 20
Date of Last EDR Contact: 01/08/03

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 12/30/02
Date Made Active at EDR: 01/28/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/06/03
Elapsed ASTM days: 22
Date of Last EDR Contact: 01/06/03

INDIAN UST: Underground Storage Tanks on Indian Land
Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: 0
Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-445-6532
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-341-5700
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-341-5712
Registered Aboveground Storage Tanks.

Date of Government Version: 11/20/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

CLEANERS: Cleaner Facilities
Source: Department of Toxic Substance Control
Telephone: 916-225-0873
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/18/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/10/03
Date of Next Scheduled EDR Contact: 04/07/03

CA WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-657-1571
Sites which have been issued waste discharge requirements.

Date of Government Version: 12/23/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

DEED: List of Deed Restrictions
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 01/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HAZNET: Hazardous Waste Information System
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

Underground Tanks
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 11/26/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

CONTRA COSTA COUNTY:

Site List
Source: Contra Costa Health Services Department
Telephone: 925-646-2286
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/05/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

FRESNO COUNTY:

CUPA Resources List
Source: Dept. of Community Health
Telephone: 559-445-3271
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/24/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/24/03
Date of Next Scheduled EDR Contact: 05/12/03

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 06/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities
Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 10/28/02
Database Release Frequency: Varies

Date of Last EDR Contact: 11/21/02
Date of Next Scheduled EDR Contact: 02/17/03

City of El Segundo Underground Storage Tank
Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 11/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Long Beach Underground Storage Tank
Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

City of Torrance Underground Storage Tank
Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 08/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

City of Los Angeles Landfills
Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

HMS: Street Number List
Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/27/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

Site Mitigation List
Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

San Gabriel Valley Areas of Concern
Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/06/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

NAPA COUNTY:

Sites With Reported Contamination
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

Closed and Operating Underground Storage Tank Sites
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 09/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

ORANGE COUNTY:

List of Underground Storage Tank Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Underground Storage Tank Facilities
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

PLACER COUNTY:

Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/26/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

Underground Storage Tank Tank List
Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

SACRAMENTO COUNTY:

CS - Contaminated Sites
Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

ML - Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/05/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/10/03

SAN DIEGO COUNTY:

Solid Waste Facilities
Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

Hazardous Materials Management Division Database
Source: Hazardous Materials Management Division
Telephone: 619-338-2268
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/09/03
Date of Next Scheduled EDR Contact: 04/07/03

SAN FRANCISCO COUNTY:

Local Oversite Facilities
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 12/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

Underground Storage Tank Information
Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 12/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SAN MATEO COUNTY:

Fuel Leak List
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 10/28/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

Business Inventory
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report
Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 01/08/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

Hazardous Material Facilities
Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/03/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/09/02
Date of Next Scheduled EDR Contact: 03/10/03

SOLANO COUNTY:

Leaking Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/20/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/16/02
Date of Next Scheduled EDR Contact: 03/17/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 01/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

SUTTER COUNTY:

Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

Listing of Underground Tank Cleanup Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

Underground Tank Closed Sites List
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/31/03
Date of Next Scheduled EDR Contact: 04/14/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) Information.

Date of Government Version: 09/13/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation
Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

LUST REG 2: Fuel Leak List
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

LUST REG 3: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 11/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

LUST REG 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

LUST REG 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/01/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 01/24/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 7: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

LUST REG 8: Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 12/02/02
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

LUST REG 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/13/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/18/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/18/02
Date of Next Scheduled EDR Contact: 02/17/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 01/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 07/19/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/02/02
Date of Next Scheduled EDR Contact: 03/03/03

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius:	2.0 miles
Status:	Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Mesozoic
System:	Cretaceous
Series:	Cretaceous granitic rocks
Code:	Kg *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

* ©1998 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: CAJON

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40
2	7 inches	13 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40
3	13 inches	25 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40
4	25 inches	45 inches	gravelly - sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
5	45 inches	60 inches	stratified	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: fine sandy loam
loam
loamy fine sand
sandy loam
coarse sand
gravelly - fine sand
coarse sandy loam
loamy coarse sand

Surficial Soil Types: fine sandy loam
loam
loamy fine sand
sandy loam
coarse sand
gravelly - fine sand
coarse sandy loam
loamy coarse sand

Shallow Soil Types: loamy sand
sandy loam
clay loam
sandy clay loam
loam
gravelly - sandy loam

Deeper Soil Types: silt loam
sandy loam
very gravelly - loamy sand
loamy fine sand

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

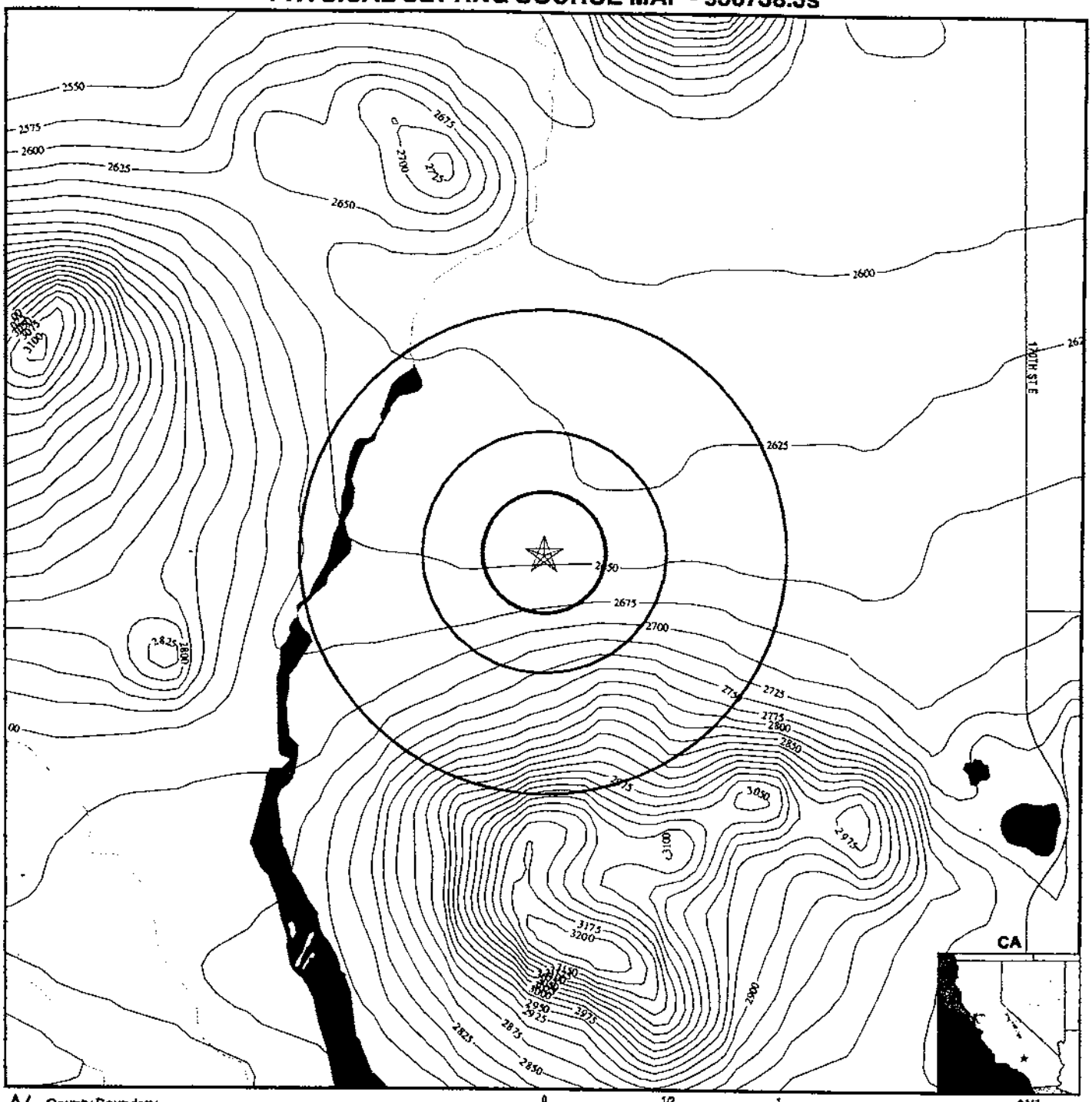
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 930738.3s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Water Wells
Public Water Supply Wells
Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Cluster of Multiple Icons

Earthquake epicenter, Richter 5 or greater
Closest Hydrogeological Data
Oil, gas or related wells

TARGET PROPERTY:	Saddleback Elementary	CUSTOMER:	Earth Systems Consultants
ADDRESS:	SEC of 150th St E & Ave N-12	CONTACT:	Amy Lee
CITY/STATE/ZIP:	Lake Los Angeles CA 93535	INQUIRY #:	930738.3s
LAT/LONG:	34.6197 / 117.8619	DATE:	February 21, 2003 2:46 pm

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GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6
Source: Department of Conservation
Telephone: 916-323-1779

RADON

Area Radon Information
Source: USGS
Telephone: 303-202-4210
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 202-564-9370
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

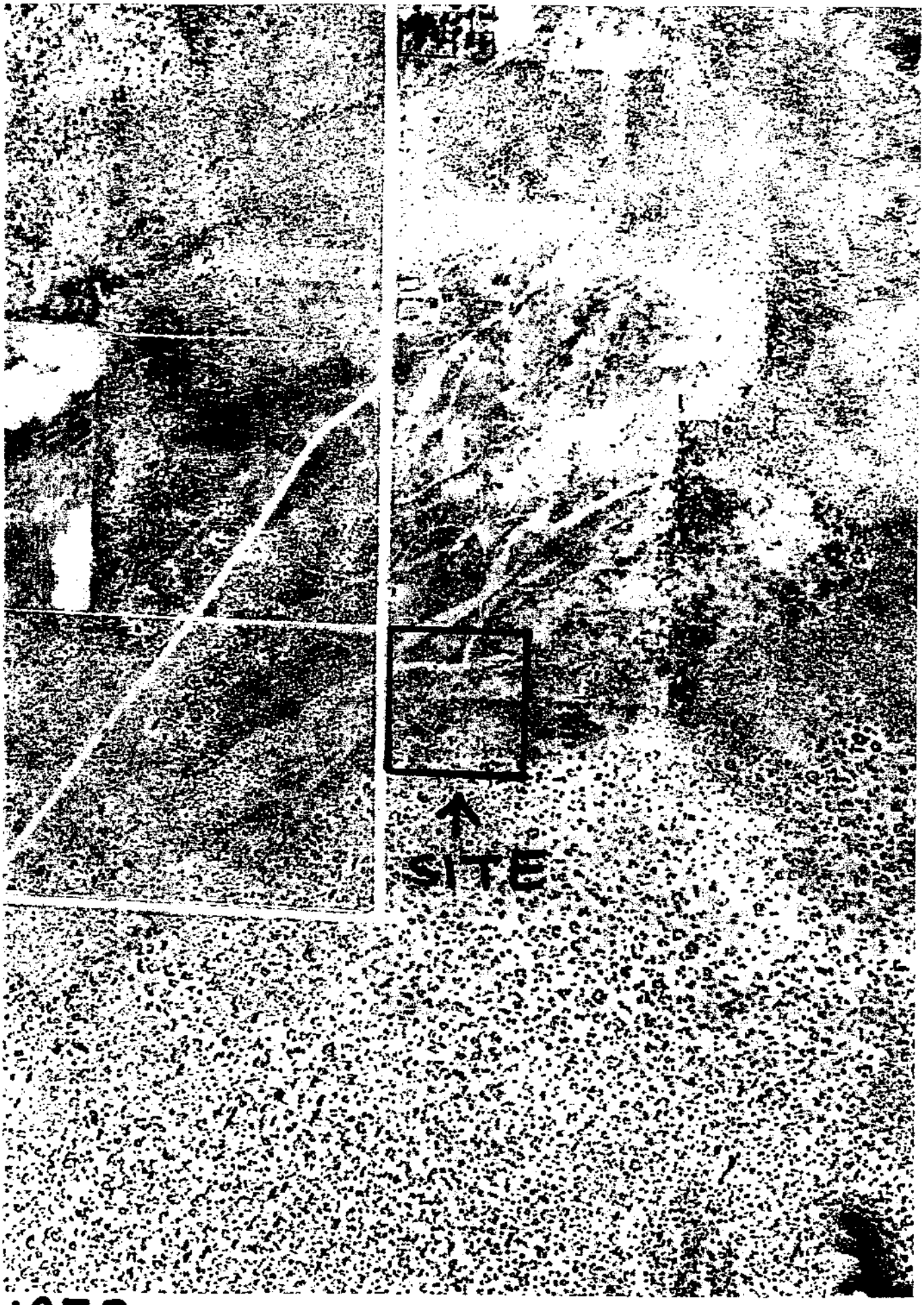
OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

Appendix C

Aerial Photographs



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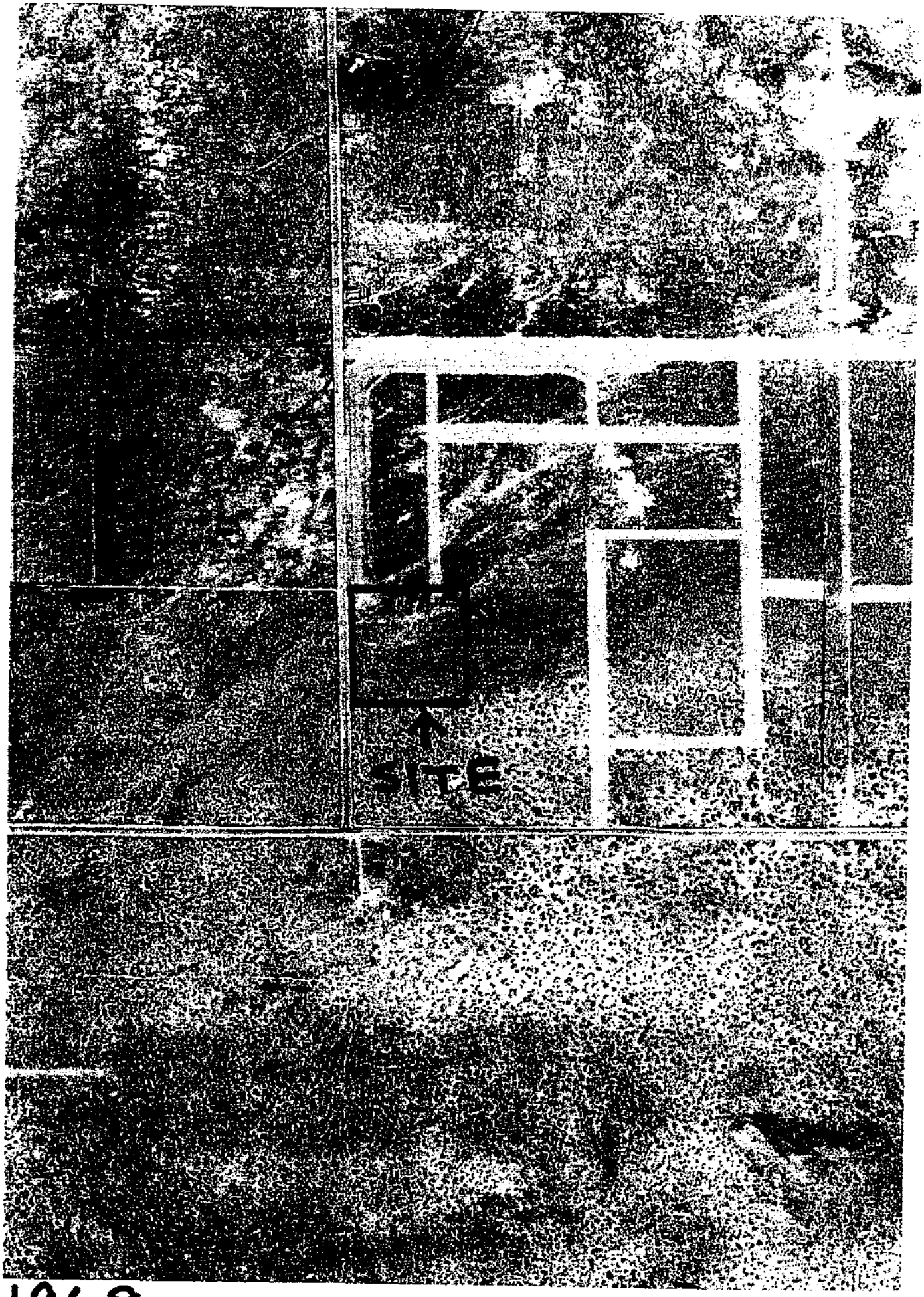

1968

1994

Appendix D

Qualifications Statement

QUALIFICATIONS STATEMENTS

Earth System Southern California's multi-disciplinary professional staff has extensive experience with and education in chemistry, geology, geophysics, hydrogeology, mechanical engineering, civil engineering, mapping, soil science, drafting, and surveying. Our senior project and staff professionals include Certified Engineering Geologists, Certified Hydrogeologists, Registered Geologists, Registered Environmental Assessors, and Professional Engineers. These professionals generally hold an average of two registrations and/or certifications in their area of expertise. To continue to meet our commitment to technical expertise, Earth Systems Consultants considers it essential to train our personnel in the latest scientific advancements in assessment and mitigation techniques. This involves continuing education in the form of training seminars, literature reviews, and pertinent conferences to remain abreast of recent developments in this complex and rapidly changing field.

The following information states the credentials of the professionals who performed field, research and/or report preparation on the project.

AMY E. LEE
Registered Environmental Assessor

Years in Field: 8
Years with Earth Systems: 8

EDUCATION:

B.S., Forestry and Natural Resources Management
California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

REGISTRATIONS:

REA - Registered Environmental Assessor I-07387
OSHA/EPA 40-Hour Health and Safety Training for Hazardous Waste Operations and Yearly 8-Hour Refresher Course

PROFESSIONAL EXPERIENCE:

Amy Lee has more than eight years experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

Representative Experience:

- *Phase I Environmental Site Assessments.* As a Registered Environmental Assessor, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-00. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.

- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has

been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.

- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.

- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.

Wilsona Elementary School District

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

Geotechnical Investigation

Attachment 4

Earth Systems

Southern California

Consulting Engineers and Geologists

Earth Systems
Southern California

1024 West Avenue M-4
Palmdale, CA 93551
(661) 948-7538
Fax (661) 948-7963

March 26, 2003

PL-06003-02

Wilsona School District
18050 East Avenue O
Palmdale, California 93591

Attention: Mr. Ned McNabb, Superintendent

Subject: **Preliminary Geologic Hazards Report**
Proposed Saddleback Elementary School
150th Street East and Avenue N-12
Lake Los Angeles, Los Angeles County, California

Presented herewith is Earth Systems Southern California's Preliminary Geologic Hazards Report prepared, as authorized, for the proposed school site referenced above. Earth Systems Southern California appreciates this opportunity to be of service. If you need clarification of the information contained in this report, or if we can be of additional service, please contact the undersigned.

Respectfully submitted,

Earth Systems
Southern California

Daniel C. Schneidereit

Daniel C. Schneidereit
Senior Geologist

Distribution: 6 – Wilsona School District

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Appendix A FRISKSP Data

March 26, 2003 PL-06003-02

PRELIMINARY GEOLOGIC HAZARDS REPORT
PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STEET EAST AND AVENUE N-12
LAKE LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA

INTRODUCTION

This report presents the results of Earth Systems Southern California's (ESSC) evaluation of potential geologic hazards for the proposed Saddleback Elementary School site located on the east side of 150th Street East and south of Avenue N-12 in the community of Lake Los Angeles, Los Angeles County, California (see Figure 1). The purpose of the report is to provide a summary of potential geologic hazards that might affect the proposed school site.

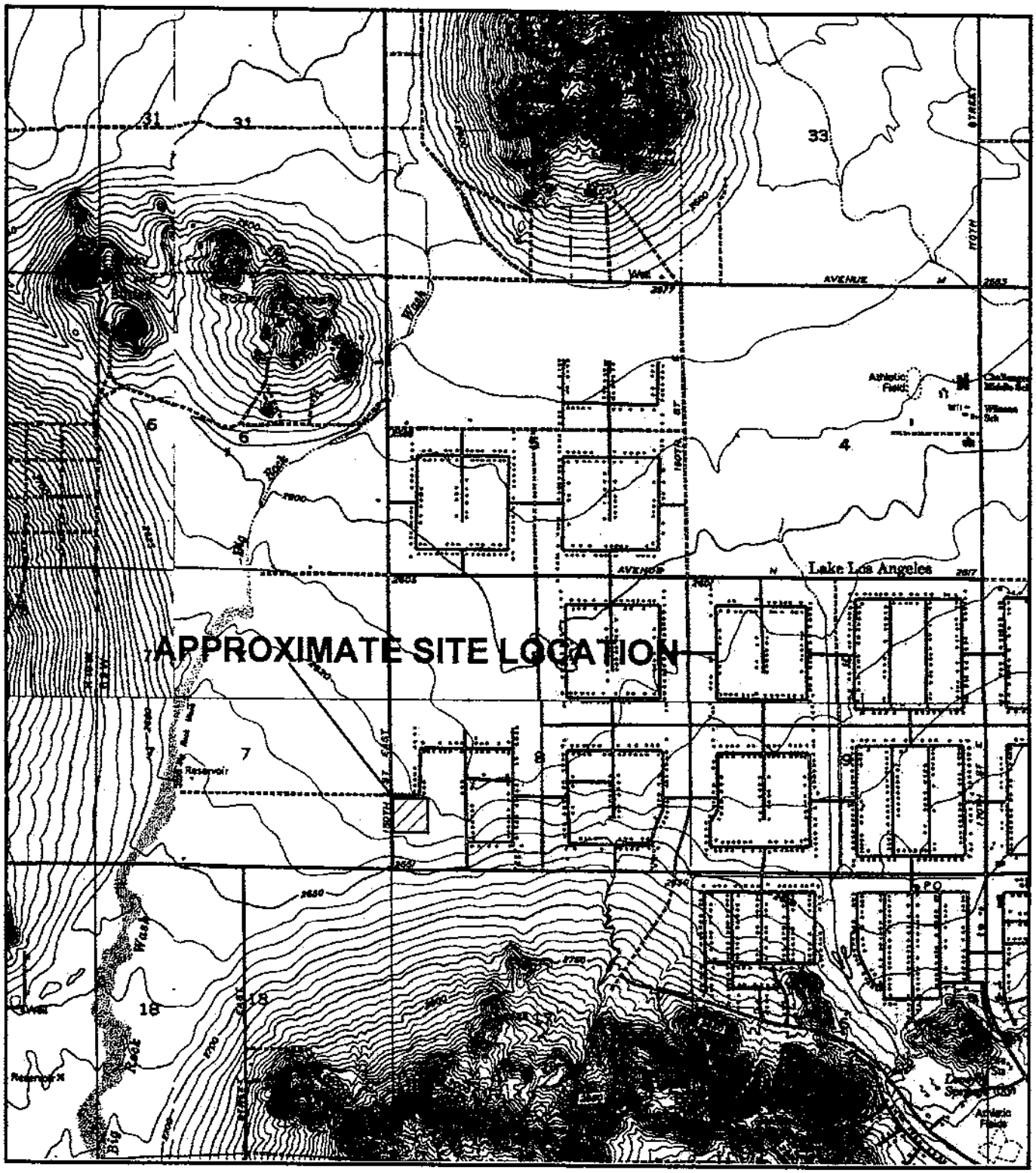
SCOPE OF SERVICES

ESSC'S services for this report were performed per our proposal dated May 22, 2002 (authorized on February 20, 2003). The scope of services included a brief reconnaissance of the site, review of selected geological literature, a seismic hazards analysis, and a summarization of the data obtained in this written report. The conclusions and recommendations included in this report are based on Earth Systems Southern California's understanding of the proposed development and past professional experience with similar projects in the Antelope Valley area.

SITE DESCRIPTION

The proposed school property consists of approximately 10 acres located on the south side of Avenue N-12, and the east side of 150th Street East, in Lake Los Angeles, Los Angeles County, California (see Figure 1). The property is identified as Assessor's Parcel Number 3069-009-900. Access to the property is made from 150th Street East and Avenue N-12, both of which are paved. The property is located in an area comprised of vacant land and single-family residences.

The property is identified as a portion of the southwest quarter of the southwest quarter of Section 8, Township 6 North, Range 9 West, San Bernardino Baseline and Meridian. The latitude of the site is approximately 34.6196° and the longitude is approximately 117.8617°. The property is situated at an elevation of approximately 2,625 feet above sea level. The topography of the site is relatively flat, with an overall downward gradient towards the northeast.



Base Map: U.S.G.S. 7.5 minute Hi Vista and Lovejoy Buttes Quadrangles, 1991

N

SCALE:
~ 1 Mile

Figure 1

LOCATION MAP

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, CALIFORNIA

Earth Systems
Southern California

3-26-2003	PL-06003-02

REGIONAL GEOLOGY

The proposed school site is located within the Mojave Desert geomorphic province (see Figure 2). The Mojave Desert geomorphic province is a broad interior region of isolated mountain ranges separated by desert plains and basins. The western Mojave Desert is a wedge-shaped structural block bounded on the north by the Garlock fault and along the southwest by the San Andreas fault. North of the Garlock fault are the Sierra Nevada and Tehachapi Mountains. Southwest of the San Andreas fault are the Transverse Ranges and coastal basins.

Typical lithographic units within the western Mojave Desert consist of Pre-Tertiary crystalline rocks, Tertiary sedimentary and volcanic rocks, and Quaternary sediments and volcanics (see Figure 3). The pre-Tertiary crystalline bedrock is predominantly of plutonic origin with limited exposures of metamorphic rock. The Tertiary sedimentary rocks are largely terrestrial deposits and include sandstone, shales, conglomerates, and volcanics that were deposited within intermontane basins that typically were of limited areal extent. The Quaternary sediments vary from coarse-grained fanglomerates to fine-grained playa deposits that were derived from the adjacent mountains and hills. Up to 5,000 feet of alluvial sediments have been deposited within the basin composing the Antelope Valley. The site lies within the relatively deep alluvial portion of the Antelope Valley.

LOCAL GEOLOGIC CONDITIONS

The school site is located in the eastern portion of the alluvium-filled Antelope Valley where several hills, or buttes, that expose granitic rock are located (see Figure 3). Surface soils in this area are generally described as Quaternary Younger Alluvium (Qal) consisting of poorly consolidated silts, sands and gravels. On the surface, the site material appears to consist primarily of silty sands. Bedrock is expected to be tens of feet below the ground surface.

Faults

No known active or potentially faults are known to exist within the limits of the proposed school site. The site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone (Hart, 1999). The closest known active or potentially active faults to the site are the San Andreas and related faults located approximately 10.5 (16.8 kilometers) miles southwest of the site.

As previously mentioned, the proposed school site lies within the Western Mojave structural block that is bounded by the San Andreas and Garlock faults. Within the northern Antelope Valley area, there are the Cottonwood-Willow Springs, Tylerhorse and the Sand Hills Anticline faults that either exhibit evidence of Holocene or Pleistocene rupture. In addition, there are abundant active or potentially active faults located in southern California that are capable of generating earthquakes that could affect the Quartz Hill area. These include the Sierra Nevada and White Wolf faults located to the north and northwest of the Antelope Valley, the abundant coastal region faults located to the southwest of the San Andreas fault, and several parallel northwest trending faults located east of the Antelope Valley in the Barstow area.

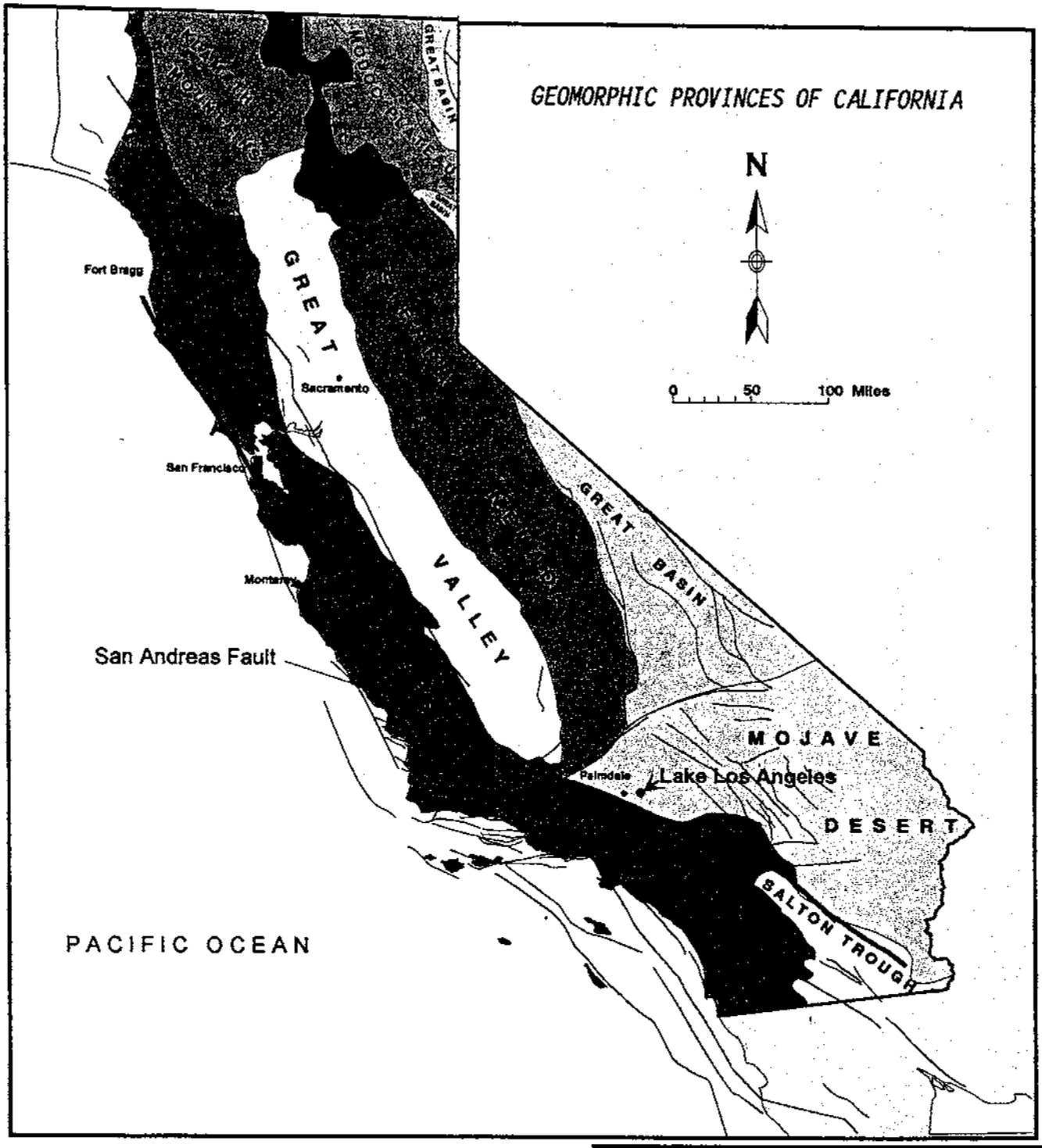
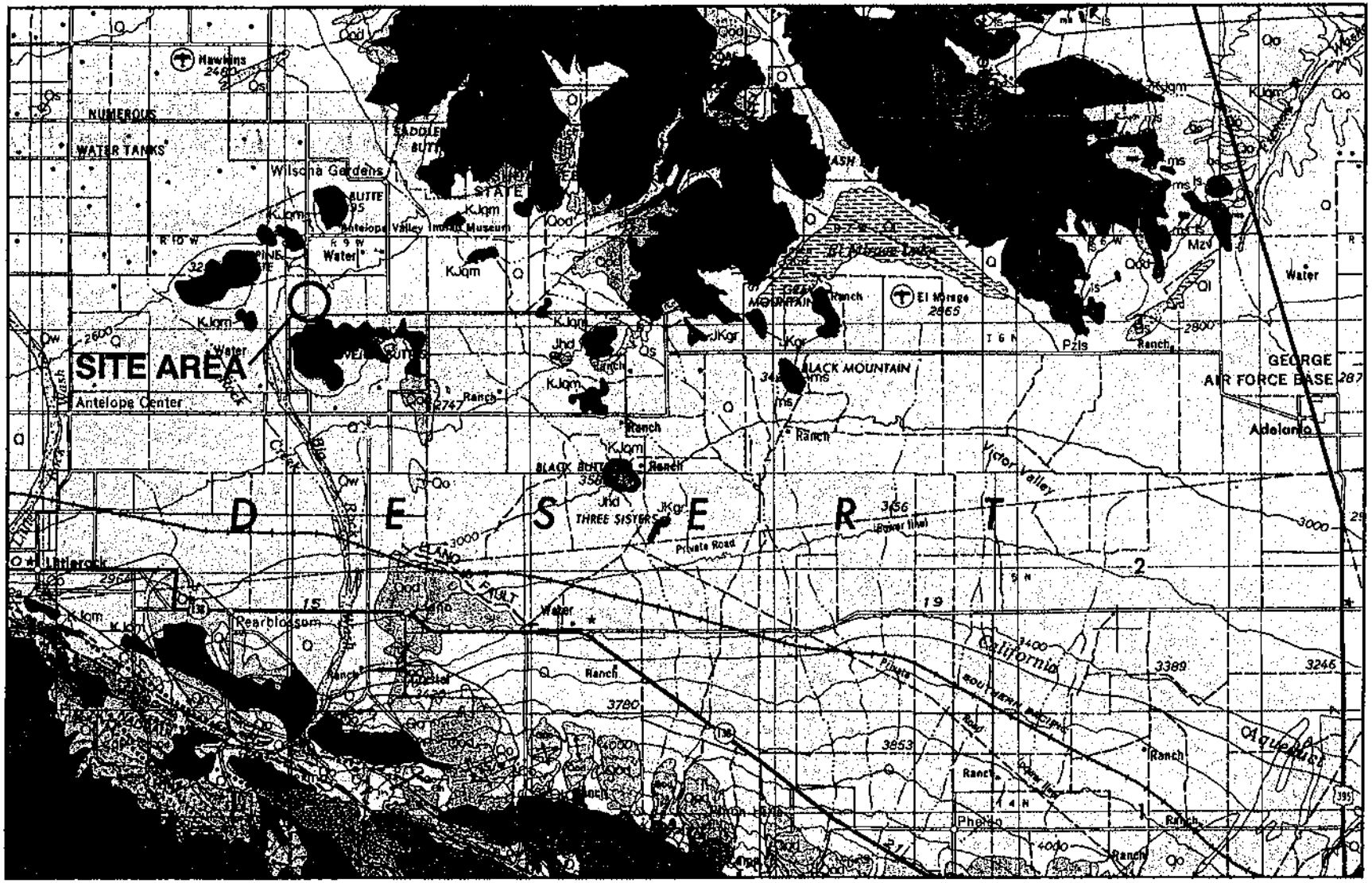


Figure 2

Map showing geomorphic provinces of California and major active and potentially active faults. Fault locations are based on Jennings (1994).

STATE OF CALIFORNIA GEOMORPHIC MAP	
PROPOSED SADDLEBACK ELEMENTARY SCHOOL 150TH STREET EAST AND AVENUE N-12 LAKE LOS ANGELES, CALIFORNIA	
Earth Systems **Southern California**	
3-25-2003	PL-06003-02



Source: Bortugno and Spittler, 1986

LEGEND

Q	Quaternary younger alluvium
Qw	Quaternary wash deposits
Ql	Quaternary lake deposits
Qf	Quaternary fan deposit
Qo	Quaternary older alluvium
Qod	Quaternary dissected alluvial fans
Pcr	Pliocene Crowder Formation (sandstone)
Ppb	Pliocene Punchbowl Formation (cong. sandstone
Tsf	Paleocene San Francisquito Formation (sandstone and siltstone
Kqd	Cretaceous quartz diorite
KJqm	Cretaceous/Jurassic quartz monzonite
gb	Mesozoic gabro
m	metamorphic rock of uncertain age
ms	Paleozoic metasedimentary rock
ls	Paleozoic limestone and marble

Geologic contact

Fault
(Dashed where approximately located; Dotted where concealed)

N

APPROXIMATE SCALE:

~ 2 Miles

Figure 3

REGIONAL GEOLOGIC MAP

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, CALIFORNIA

Earth Systems
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For the purposes of this report, an "active" fault is defined as a fault that has had displacement within the Holocene epoch or last 11,000 years. A "potentially active" fault is a fault that does not have evidence of movement within the last 11,000 years, but has moved within the last 1.6 million years.

Groundwater

The site is located in the Buttes sub-unit of the Antelope Valley Groundwater Basin. The primary source of recharge in this basin is deep percolation of precipitation and runoff. The principal aquifer of the Antelope Valley Groundwater Basin extends to the Buttes sub-unit. This aquifer produces most of the water pumped from wells in the valley, and is generally in hydraulic continuity with the ground surface (Durbin 1978).

Depth to groundwater was measured in a well approximately 0.25 mile northwest of the site at approximately 149 feet on April 20, 1993 (U.S.G.S. Water-Data Report CA-93-5). Fluctuations in groundwater levels may occur to variations in rainfall, regional climate, and in response to landscape irrigation.

GEOLOGIC HAZARDS

Geologic hazards that may affect the school property include seismic shaking and other earthquake-related hazards, flooding, and erosion.

Fault Rupture

The site is not located within a currently delineated State of California Alquist-Priolo Earthquake Fault Zone (Hart, 1999). In addition, no known active faults have been identified on the site. Therefore, the potential for active fault rupture is considered to be very low. While fault rupture would most likely occur along previously established fault traces, future fault rupture could occur at other locations.

Seismic Shaking

The site is located within an active tectonic area within the proximity of the San Andreas fault zone. Strong ground shaking can therefore be expected to occur at the site. Figure 3 shows the epicenters of significant historical earthquakes in the southern California region. While there are numerous active and potentially active faults in the southern California area that will produce future seismic shaking at the site, the local San Andreas fault is main seismic source that should be considered for the proposed development. No significant earthquakes or fault movements have been attributed to the local segment of the San Andreas fault since 1857. Prior to 1857, a strong earthquake that occurred in 1812 near Wrightwood, a small community in the eastern San Gabriel Mountains is believed to have originated on the San Andreas fault. The mapped epicenter next to the site shown on Figure 4 represents an approximate 6.0 earthquake that occurred in the 1800's.

Table I lists select recorded earthquakes felt in the Lake Los Angeles area and the estimated intensity of ground shaking at the site based on the Modified Mercalli Scale. A description of damage based on the Modified Mercalli Scale is included as Table II of this report.

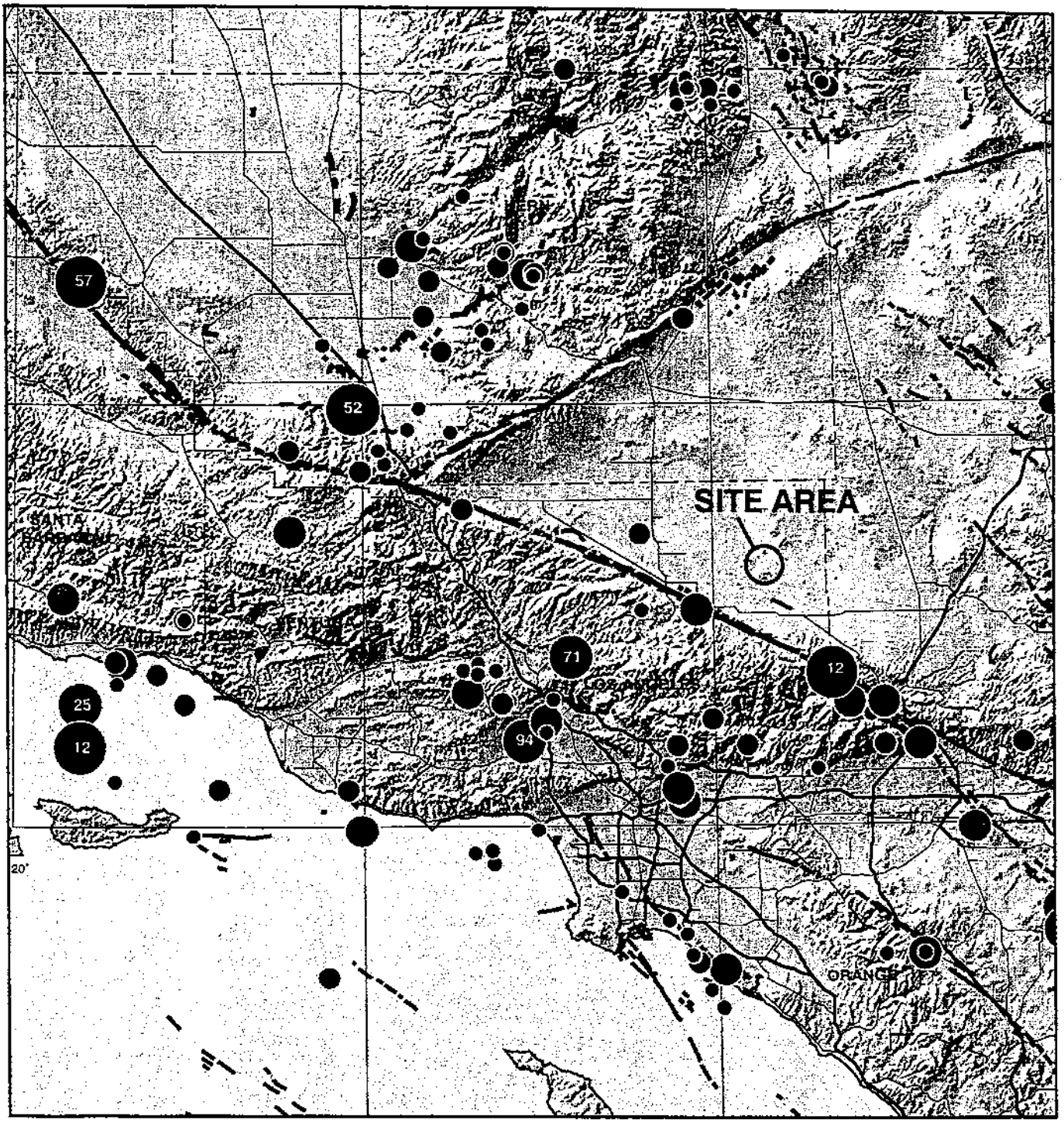
Table I
Significant Historical Earthquakes

EARTHQUAKE	~ DISTANCE TO EPICENTER Miles (km)	EARTHQUAKE MAGNITUDE*	ESTIMATED INTENSITY**	DATE
Wrightwood	21 (34)	7.5	IX	1812
Fort Tejon	119 (192)	8.0	VIII	1857
Owens Valley	144(232)	7.6	VI	1872
Kern County	71 (114)	7.5	VII	1952
San Fernando	34 (55)	6.6	VII	1971
Whittier Narrows	41 (65)	5.9	VI	1987
Landers	86 (139)	7.3	VII	1992
Northridge	48 (77)	6.7	VI	1994
Hector Mine	90(146)	7.1	VI	1999

* Moment Magnitude after 1933 or above 6, or Local Magnitude prior to 1933 or below 6 (S.C.E.C.)
** Modified Mercalli Scale

From this analysis, it appears that the past maximum intensity of historical earthquakes felt in the Quartz Hill area due to regional faults should be on the order of V to IX on the Modified Mercalli Scale.

An assessment of potential ground motions at the site was conducted through a Probabilistic Seismic Hazard Analysis (PSHA) using the FRISKSP computer program (Blake, 1989-2000). For this analysis, active and potentially active faults within a radius of 70 kilometers from the school site were selected from the California Division of Mines and Geology fault database. Acceleration values were calculated using Boore and others (1997) attenuation relationship for an NEHRP "D" type soil site and mean plus standard deviation values. Based on this analysis (see Appendix A), the estimated horizontal acceleration due to the Design-Basis Earthquake (DBE) per the 1997 UBC, which is typically used for residential and commercial structures and has a 10% probability of being exceeded in 50 years, is 0.52 g. For the Upper Bounds Earthquake (UBE), which is typically used for more critical structures such as hospitals and schools and has 10% probability of being exceeded in 100 years, the estimated horizontal acceleration is 0.63 g. Acceleration values provided are estimates only. Actual acceleration values may be more or less than those provided. Vertical accelerations are estimated to be approximately $^2/_3$ of the horizontal acceleration but can equal or exceed horizontal accelerations.



Source: Toppozada and others, 2000

Figure 4

Map showing locations of epicenters of significant historical earthquakes of southern California from 1800 to 1999

N

APPROXIMATE SCALE:
~ 20 Miles

EPICENTER LOCATION MAP

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, CALIFORNIA

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Table II
Modified Mercalli Intensity Scale of 1931[1], (1956 version)[2]

Masonry A, B, C, D. To avoid ambiguity of language, the quality of masonry, brick or otherwise, is specified by the following lettering.

Masonry A. Good workmanship, mortar, and design; reinforced, especially laterally and bound together by using steel, concrete, etc.; designed to resist lateral forces.

Masonry B. Good workmanship and mortar; reinforced, but no designed in detail to resist lateral forces.

Masonry C. Ordinary workmanship and mortar; no extreme weaknesses like failing to tie in at corners, but neither reinforced nor designed against horizontal forces.

Masonry D. Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

I.	Not felt. Marginal and long-period effects of large earthquakes.
II.	Felt by persons at rest, on upper floors, or favorably placed.
III.	Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake.
IV.	Hanging objects swing. Vibrations like passing of heavy trucks; or sensation of a jolt like a heavy ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV wooden walls and frame creak.
V	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
VI.	Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken. Knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken visibly, or heard to rustle.
VII.	Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices also unbraced parapets and architectural ornaments. Some cracks in masonry C. Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Concrete irrigation ditches damaged.
VIII.	Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
IX.	General panic. Masonry D destroyed; masonry C heavily damaged, sometimes with complete collapse; masonry B seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluviated areas sand and mud ejected, earthquake fountains, sand craters.
X.	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
XI.	Rails bent greatly. Underground pipelines completely out of service.
XII.	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.

[1]Original 1931 version in Wood, H.O., and Neumann, F., 1931, Modified Mercalli intensity scale of 1931: Seismological Society of America Bulletin, v. 53, no. 5, p. 979-987.

[2]1956 version prepared by Charles F. Richter, in Elementary Seismology, 1958, p. 137-138, W. H. Freeman & Co.

Estimated Mercalli intensities at the site of an 8± moment magnitude earthquake on the local San Andreas fault are approximately VIII-X. Intense ground shaking lasting at least 60 seconds in anticipated. Aftershocks with magnitudes up to 7 are expected.

Based on paleoseismic studies by Sieh and others (1989) relating to the recurrence intervals of major seismic events on the San Andreas fault, it is estimated that major earthquakes have occurred along the local segment of the San Andreas fault between intervals that range from approximately 50 to 300 years. The average recurrence interval is estimated to be 132 years. As the last major earthquake on the strike-slip San Andreas fault in this area occurred in 1857, the occurrence of an earthquake in this area within the estimated lifetime of any new construction is considered likely. Based upon studies by the Working Group on California Earthquake Probabilities (1995), the probability of a significant earthquake on the Mojave Segment of the San Andreas fault was estimated to be 26% between 1994 and 2024.

Table III is a summary of structural design parameters per the 1997 UBC.

Table III
Summary of Seismic Parameters

Seismic Zone	4
Seismic Source Type (16.8 km to San Andreas fault)	A
Subgrade Classification (1997 UBC Table 16-J)	S_D
Seismic Zone Factor – Z (1997 UBC Table 16-I)	0.4
Seismic Coefficient - C_a (1997 UBC Table 16-Q)	$0.44N_a$
Seismic Coefficient - C_v (1997 UBC Table 16-R)	$0.64N_v$
Near Source Factor - N_a (1997 UBC Table 16-S)	1.0
Near Source Factor - N_v (1997 UBC Table 16-T)	1.0
Estimated Peak Acceleration (UBE)*	±0.63 g
Estimated Peak Acceleration (DBE)**	±0.52 g

*10% probability of being exceeded in 100 years
**10% probability of being exceeded in 50 years

Secondary Seismic Hazards

Secondary seismic hazards related to ground shaking include liquefaction, ground deformation, aerial subsidence, tsunamis, and seiches. Due to the inland location of the site, hazards from tsunamis are considered nil. At the present time, no water storage tanks are located immediately up-gradient of the site, therefore flooding due to failure of water storage tanks is considered nil at this time.

Seismically induced settlement may occur within the on-site alluvial soils, but will probably occur on an aerial basis. The potential for differential settlements of alluvial soils at the site will require evaluation during geotechnical studies for the site improvements. Based upon our previous geotechnical experience in the area, the near surface soils will likely require remedial grading to mitigate the adverse settlement potentials of shallow soils.

Liquefaction is the loss of soil strength due to sudden shock (usually due to earthquake shaking), causing the soil to become a fluid mass. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. The potential for liquefaction to occur at this site is considered low due to the relatively deep groundwater table.

Non-tectonic ground deformation consists of cracking of the ground with little to no displacement. This type of deformation is not caused by fault rupture. Rather it is generally associated with differential shaking of two or more geologic units with differing engineering characteristics. Liquefaction may also cause ground deformation. As the site is relatively flat with consistent geologic material (alluvium), and has a low potential for liquefaction, the potential for ground deformation is also considered to be low.

Areal Subsidence and Fissuring

Land subsidence as a result of groundwater withdrawal has been known to occur in the north-central portion of Antelope Valley, in the vicinity of Lancaster (Ikehara and Phillips, 1994). Related potential problems that have resulted from land subsidence within the Antelope Valley include the formation of sinkholes and ground fissures, primarily in the northwestern portion of Lancaster in the vicinity of Avenue H and Highway 14 (Geolabs, 1991). No evidence of fissuring was noted at the school site at the time of ESSC's field reconnaissance, nor is the site in an area where documentation of past fissuring is known.

Slope Stability

The site area is generally flat. Therefore, potential hazards from slope instability, landslides, or debris flows are considered nil.

Settlement

Based upon ESSC's previous geotechnical experience in the area, the shallow surficial soils may be subject to a settlement potential due to low relative compaction or non-uniformity. Remedial grading of the upper site soils is usual in proposed building, pavement, and fill placement areas.

Flooding

The project site is in an area where some sheet flooding and erosion could occur. The site is not within a current 100-year Federal Emergency Management Administration (FEMA) flood hazards zone. Appropriate project design, construction, and maintenance can minimize the site sheet flooding potential.

DISCUSSIONS AND CONCLUSIONS

The following is a summary of ESSC's conclusions and professional opinions based on the data collected.

1. The project site does not lie within a State of California Alquist-Priolo Earthquake Fault Zone as currently delineated. No known active or potentially active faults are known to exist within the project limits.

2. The primary geologic hazard relative to site development is severe ground shaking from earthquakes originating on the nearby faults. In our opinion, a major seismic event originating on the local segment of the San Andreas fault would be the most significant earthquake activity at the site within the estimated design life of the school facility. Maximum Modified Mercalli scale intensities of approximately IX and peak horizontal ground accelerations in excess of 0.7 g should be anticipated. Vertical accelerations are estimated to be approximately $^2/_3$ of horizontal accelerations.

3. Due to the inland location of the site, hazards from tsunamis are considered nonexistent. As no water storage reservoirs are currently located upgradient the site, hazards from seismically induced seiches or reservoir failure at the site are considered nil at this time.

4. Due to the relatively flat site, hazards from slope instability, landslides, or debris flows are considered negligible.

5. The site is not located within an area of subsidence due to groundwater withdrawal, which has been documented in the Antelope Valley north of the site.

6. Alluvial soils on the site may be susceptible to erosion. Preventative measures to minimize seasonal flooding and erosion should be incorporated into site design, construction and maintenance.

7. Based on ESSC's previous geotechnical experience in the area, the younger alluvial soils typically exhibit some settlement potential relating to low density and non-uniformity. Remedial grading of the upper site soils is usually required to provide adequate support for foundations, pavement, or engineered fill.

PRELIMINARY RECOMMENDATIONS

Based upon the data collected to date, the following preliminary recommendations are provided relative to the proposed school site and noted geological hazards.

1. All proposed structures should be designed in accordance with at least minimum building code standards for Seismic Zone 4 as described in the California Building Code. Construction should allow for all plumbing and utility services to be connected with flexible connections and/or provided with convenient shutoffs.

2. The site should be designed to accommodate seasonal sheet flooding and erosion.

3. Project specific geotechnical studies should be performed to provide recommendations for site grading, foundation design, pavement design, and other geotechnical considerations relative to site soil conditions.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The conclusions and preliminary recommendations submitted in this report are based, in part, upon the data obtained from the field reconnaissance, a review of select technical literature, and past experience. The nature and extent of variations from observed conditions may not become evident until construction. If variations then appear evident, it will be necessary to reevaluate the conclusions and recommendations of this report.

In the event of any change in the assumed nature of the proposed project, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report modified or verified in writing. This report is issued with the understanding that it is the responsibility of the Wilsona School District, or their representatives, to insure that the information and recommendations contained in this report are called to the attention of architects and engineers for the project and incorporated into the plan, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

Earth Systems Southern California has prepared this report for the exclusive use of the Wilsona School District and its authorized agents. As the geologic consultant for this project, Earth Systems Southern California strived to prepare this report in accordance with generally accepted geologic practices in this community at this time. No warranty or guarantee is expressed or implied.

CLOSURE

Earth Systems Southern California trusts this report is sufficient at this time and meets your current needs. Earth Systems Southern California appreciates the opportunity to provide professional geological services for this project. If you have any questions regarding this information or require additional studies, please contact us.

Respectfully submitted,

Earth Systems
Southern California

Daniel C. Schneidereit

Daniel C. Schneidereit, EG 162
Senior Geologist

REGISTERED GEOLOGIST
DANIEL C. SCHNEIDEREIT
No. EG1621
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

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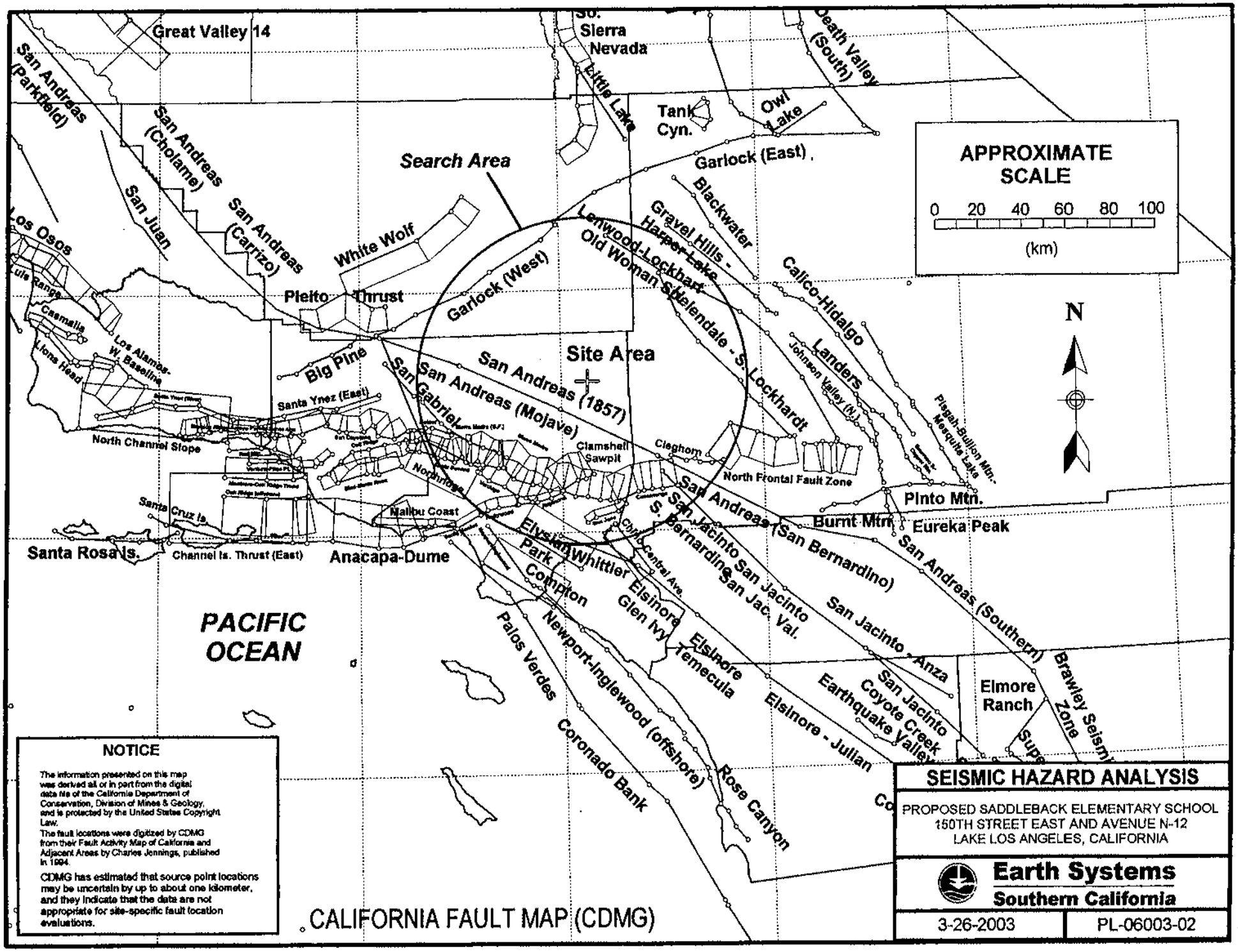
APPENDIX A

FRISKSP Data


Great Valley 14
So. Sierra Nevada
Death Valley (South)
San Andreas (Parkfield)
San Andreas (Cholame)
San Andreas (Carrizo)
San Juan
Little Lake
Tank Cyn.
Owl Lake
Search Area
Garlock (East)
Blackwater
Gravel Hills - Harper Lake
Lenwood-Lockhart Old Woman Sp.
Los Osos
White Wolf
Pleito Thrust
Garlock (West)
Calico-Hidalgo
Landers
Johnson Valley (N.)
Pisgah-Bullion Mtn.-Mesquite Lake
Luis Range
Casmalia
Los Alamos-W. Baseline
Lions Head
Big Pine
Site Area
San Andreas (1857)
San Andreas (Mojave)
San Gabriel
Santa Ynez (East)
Helendale - S. Lockhardt
North Channel Slope
Clamshell Sawpit
Cleghorn
North Frontal Fault Zone
Pinto Mtn.
Santa Cruz Is.
Malibu Coast
Burnt Mtn.
Eureka Peak
San Andreas (San Bernardino)
San Andreas (Southern)
Santa Rosa Is.
Channel Is. Thrust (East)
Anacapa-Dume
Elysian Park
Whittier
Compton
Elsinore
Glen Ivy
S. Bernardino
San Jac. Val.
San Jacinto
San Jacinto - Anza
Brawley Seism. Zone
PACIFIC OCEAN
Palos Verdes
Newport-Inglewood (offshore)
Elsinore
Temecula
Elsinore - Julian
San Jacinto
Coyote Creek
Earthquake Valley
Elmore Ranch
Coronado Bank
Rose Canyon
APPROXIMATE SCALE
0 20 40 60 80 100
(km)
N
NOTICE
The information presented on this map was derived all or in part from the digital data file of the California Department of Conservation, Division of Mines & Geology, and is protected by the United States Copyright Law.
The fault locations were digitized by CDMG from their Fault Activity Map of California and Adjacent Areas by Charles Jennings, published in 1994.
CDMG has estimated that source point locations may be uncertain by up to about one kilometer, and they indicate that the data are not appropriate for site-specific fault location evaluations.
CALIFORNIA FAULT MAP (CDMG)
SEISMIC HAZARD ANALYSIS
PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, CALIFORNIA
Earth Systems
Southern California
3-26-2003
PL-06003-02

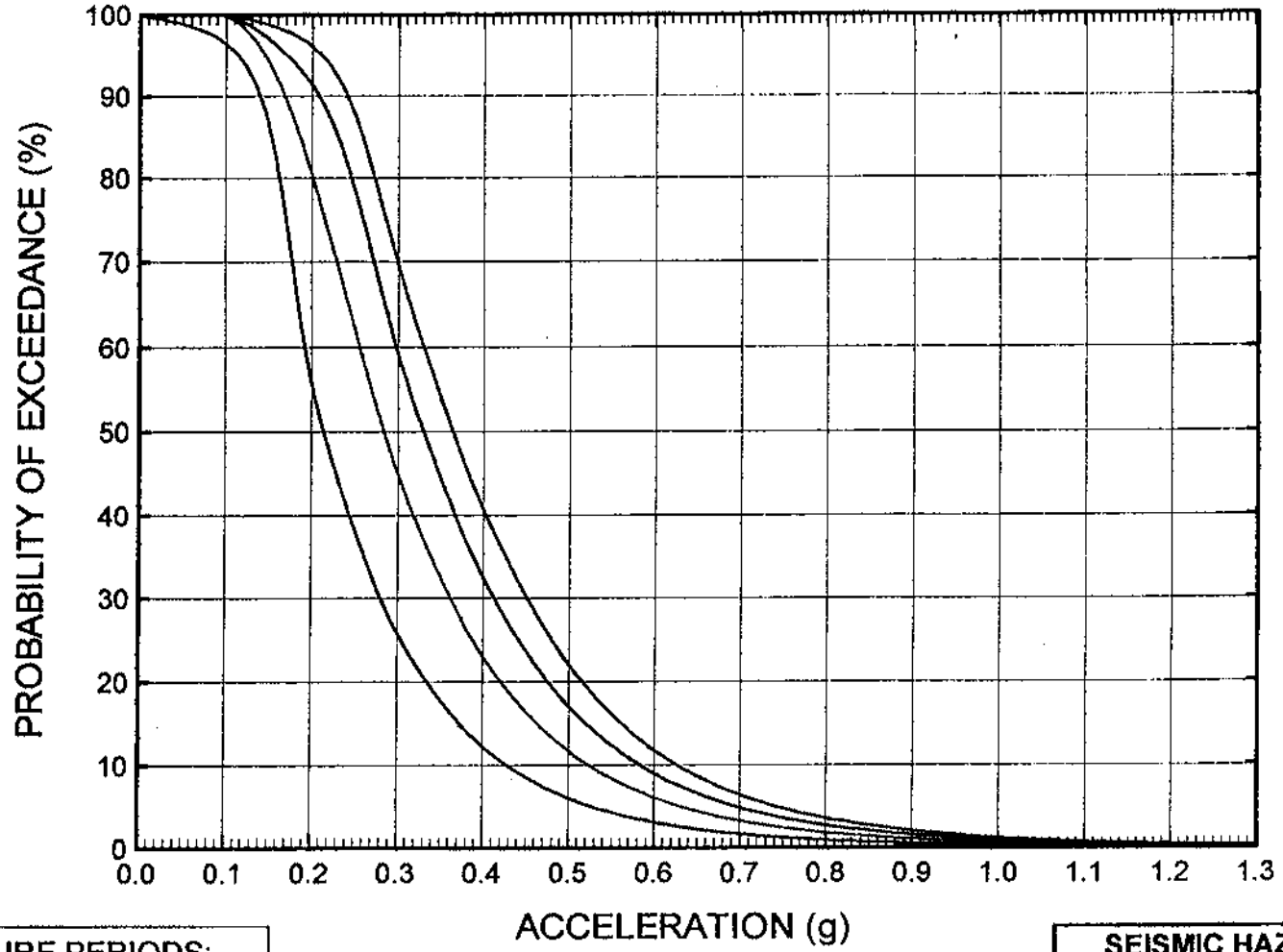
SUMMARY OF FAULT SOURCE-MODEL PARAMETERS

ABBREVIATED FAULT NAME	SLIP RATE (mm/year)	BETA VALUE	ARATE (#/year)	EXRATE (#/year)	CHRATE (#/year)	ECTR (km)	ECDP (km)	MIN. MAG.	MAGNITUDE STEP	MAX. MAG.	PROB	DISTANCE TO SITE (km)*
SAN ANDREAS - 1857 Rupture	34	2.072	0.22372	0.20895	0.01477	17.2	2	5	0.1	7.8	1	16.8
SAN ANDREAS - Mojave	30	2.072	0.17754	0.13551	0.04202	4.9	2	5	0.1	7.1	1	16.8
CLAMSHELL-SAWPIT	0.5	2.072	0.00273	0.00125	0.00148	0.6	2	5	0.1	6.5	1	34.0
SIERRA MADRE	3	2.072	0.02034	0.01469	0.00565	2.8	2	5	0.1	7	1	40.1
CUCAMONGA	5	2.072	0.01809	0.01307	0.00503	1.4	2	5	0.1	7	1	44.1
SAN ANDREAS - Southern	24	2.072	0.19048	0.16368	0.02679	10.1	2	5	0.1	7.4	1	46.5
SAN ANDREAS - San Bernardino	24	2.072	0.17864	0.14858	0.03006	5.3	2	5	0.1	7.3	1	46.5
SIERRA MADRE (San Fernando)	2	2.072	0.00781	0.00447	0.00334	0.9	2	5	0.1	6.7	1	48.7
VERDUGO	0.5	2.072	0.00315	0.0018	0.00135	1.4	2	5	0.1	6.7	1	49.0
CLEGHORN	3	2.072	0.01849	0.00846	0.01003	1.2	2	5	0.1	6.5	1	50.0
HELENDALE - S. LOCKHARDT	0.6	2.072	0.00414	0.00316	0.00098	4.8	2	5	0.1	7.1	1	50.8
SAN GABRIEL	1	2.072	0.00616	0.00445	0.00171	3.6	2	5	0.1	7	1	50.9
RAYMOND	0.5	2.072	0.00259	0.00118	0.0014	1	2	5	0.1	6.5	1	51.0
SAN JACINTO-SAN BERNARDINO	12	2.072	0.07597	0.0435	0.03248	1.7	2	5	0.1	6.7	1	52.8
SAN JOSE	0.5	2.072	0.00271	0.00124	0.00147	1.1	2	5	0.1	6.5	1	56.7
SAN ANDREAS - Cantzo	34	2.072	0.24626	0.19696	0.0493	7.2	2	5	0.1	7.2	1	59.8
LENWOOD-LOCKHART-OLD WOMAN SPRGS	0.6	2.072	0.00449	0.00373	0.00076	7.4	2	5	0.1	7.3	1	60.5
HOLLYWOOD	1	2.072	0.00575	0.00229	0.00346	0.8	2	5	0.1	6.4	1	62.8
ELYSIAN PARK THRUST	1.5	2.072	0.01006	0.00576	0.0043	1.7	2	5	0.1	6.7	1	62.8
NORTHRIDGE (E. Oak Ridge)	1.5	2.072	0.00891	0.00602	0.00288	1.5	2	5	0.1	6.9	1	63.0
SANTA SUSANA	5	2.072	0.03249	0.01677	0.01573	1.3	2	5	0.1	6.6	1	64.1
SANTA MONICA	1	2.072	0.00597	0.00308	0.00289	1.4	2	5	0.1	6.6	1	64.3
CHINO-CENTRAL AVE. (Elsinore)	1.0	2.072	0.00574	0.00329	0.00245	1.4	2	5	0.1	6.7	1	66.1
HOLSER	0.4	2.072	0.00212	0.00097	0.00115	1	2	5	0.1	6.5	1	66.7
GARLOCK (West)	6	2.072	0.03807	0.02906	0.00901	4.8	2	5	0.1	7.1	1	66.9
WHITTIER	2.5	2.072	0.01355	0.00849	0.00506	1.8	2	5	0.1	6.8	1	71.9

* Approximate distance from fault surface based on subsurface projection

Fault model summary based on PSHA analysis using FRISKSP (Blake 2000a) and Peterson and others (1996) fault database.

PROBABILITY OF EXCEEDANCE vs. ACCELERATION



EXPOSURE PERIODS:

25 years
50 years DBE (design based earthquake)
75 years
100 years UBE (upper bounds earthquake)

Attenuation Relationship from Boore and others (1997)
NEHRP Site Class D, Mean plus 1 standard deviation

Site coordinates: Lat. 34.6196°, Long. 117.8617°

SEISMIC HAZARD ANALYSIS

PROPOSED SADDLEBACK ELEMENTARY SCHOOL
150TH STREET EAST AND AVENUE N-12
LAKE LOS ANGELES, CALIFORNIA

Earth Systems
Southern California

3-26-2003	PL-06003-02

Wilsona Elementary School District

Proposed Site Acquisition and New Construction Project Saddleback Elementary School

Biological Assessment

Attachment 5

BIOLOGICAL RESOURCES SECTION

OF INITIAL STUDY FOR

THE PROPOSED SADDLEBACK ELEMENTARY SCHOOL

WILSONA SCHOOL DISTRICT

PALMDALE, CALIFORNIA

prepared for:

Wilsona School District
18050 East Avenue O
Palmdale, CA 93591
Contact: Ned McNabb

prepared by:

Keane Biological Consulting
5546 Parkcrest Street
Long Beach, CA 90808-2030

Contact: Kathleen Keane

July 10, 2003

California Environmental Quality Act Checklist for Impacts on Biological Resources

The California Environmental Quality Act (CEQA) recently revised its guidelines to include a checklist (Appendix G) of environmental effects that may be considered significant. In order to determine, per CEQA, the level of project impacts on biological resources, the checklist includes the following questions, which are answered below with respect to the proposed project with one of the following possible checklist answers: significant impact, potentially significant unless mitigation included, less than significant impact, or no impact:

Would construction and/or operation of the proposed Saddleback Elementary School:

Level of Impact[1]:	SI	PS	LS	NI
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒

POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCLUDED. The project site supports very marginal foraging habitat for desert tortoise, federally-listed as a threatened species. Otherwise, it supports no habitat for any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Surveys for candidate, sensitive and special-status plant species were conducted on June 8, 2003, and none were located on the project site (see Appendix A). A general biological assessment to evaluate habitat for candidate, sensitive and special-status wildlife species including the desert tortoise was conducted April 6, 2003; no habitat for the desert tortoise, aside from marginal foraging habitat for desert tortoise, was detected on the project site (Appendix B).

MITIGATION MEASURE B-1

Because there is a very small chance for the tortoise to forage on the project site, a preconstruction survey is recommended to erect a desert tortoise exclusionary fence prior to construction to reduce the chances of "take" to zero. This mitigation measure would prevent tortoises from entering the construction site in cases where they are drawn to the site from things like pooled water.

---

[1] SI: significant impact
PS: potentially significant unless mitigation included
LS: less than significant impact
NI: no impact

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒

NO IMPACT, because the project site supports no riparian habitat or other sensitive natural community identified in any local or regional plan, policy, regulation or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, as described above.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

NO IMPACT, because, as described above, the project site supports no wetland or other jurisdictional habitat (see Appendix B); thus, the project would not result in any impacts on wetlands as defined by Section 404 of the Clean Water Act.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

NO IMPACT, because the project does not include modifications to any waterway that would harbor fish. Because of previous disturbances on the project site, it functions mnimally for promoting wildlife movement (see Appendix B).

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

NO IMPACT, because no local ordinances protect biological resources. However, the Migratory Bird Treaty Act (MBTA), a national ordinance, protects nests of all native birds, and removal by the project of one or more active nests of birds protected by the MBTA would be a violation of the MBTA and thus a significant impact. The following mitigation measure is proposed to reduce this potential impact to less than significant:

MITIGATION MEASURE B-2

If any project activities including vegetation removal such as grubbing, grading, tree trimming and/or removal are to occur during the breeding season of native birds (approximately March 1 through July 31), the Wilsona School District shall retain the services of a qualified ornithologist to conduct a survey of the project site not more than two days prior to the initiation of any construction activities. The purpose of the survey would be to identify any nesting on the site by native birds protected by the MBTA. If the ornithologist's survey detects any active nests (nests with one or more eggs or young being attended by a parent bird) of native

birds on the project site, the Wilsona School District will flag off the area(s) supporting bird nests, providing a minimum buffer of 100 feet between the nest and limits of construction. The construction crew will be instructed to avoid any activities in this zone until those native bird nests are no longer occupied, based on the subsequent survey by the qualified ornithologist.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

NO IMPACT, because the project area is not part of an adopted Habitat Conservation Plan, Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

APPENDIX A
RESULS OF BOTANICAL SURVEY

30 June 2003

Kathy Keane
KEANE BIOLOGICAL CONSULTING
5546 Park Crest St.
Long Beach, CA 90808-2030

Reg. Wilsona School District site

Dear Kathy:

On 8 June 2003 I visited the Wilsona School District site near the community of Lake Los Angeles, in the western Mojave Desert, Los Angeles County to conduct botanical surveys and evaluate habitat suitability for special status plants occurring in the region. I spent about 5 hours walking over the area.

Before the field survey, I reviewed available literature to identify special status plants or plant communities known from the project site and vicinity. Literature included California Natural Diversity Data Base (CNDDB 2003, USGS Lovejoy Buttes, Alpine Butte, Hi Vista, and Littlerock 7½' topo quads), California Native Plant Society's *Inventory of Rare and Endangered Vascular Plants of California* (Tibor 2001), the CNPS *Electronic Inventory* (2003, for the same quads) and compendia of special status species published by the US Fish and Wildlife Service (1999) and California Department of Fish and Game (CDFG, 2003). All species identified by this literature review, as well as others known from the general region, are included in the attached table, which lists special status plants known from comparable habitats in the region and summarizes their natural history, agency status, and occurrence probability on-site.

All plant species observed were identified in the field or collected for later identification. Plants were identified using keys, descriptions, and illustrations in Hickman (1993), Munz (1974), Abrams (1923, 1960), and other regional references. All species noted on the site are listed in the attached species list. In conformance with California Department of Fish and Game guidelines (2000), surveys were (a) conducted during flowering seasons for the special status plants known from the area, (b) floristic in nature, (c) consistent with conservation ethics, (d) systematically covered all habitat types on the site, and (e) well documented, by this report and by voucher specimens to be deposited at Rancho Santa Ana Botanic Garden.

The site is at the southeast corner of 150th Street East and Avenue N-12. Soil is loose, windblown sand. A mix of native and non-native herbaceous plants covers the entire property. Large, woody shrubs have been removed from most of the property (roughly, the northern 3/4 of the site), but remaining sandy soils show no other obvious signs of human disturbance. The southern portion of the site is covered by undisturbed desert shrubland.

No special status plants were found on the property, and I can conclude that none occur there, based on my field surveys and the habitat requirements and geographic distributions of special status plants in the region. I have enclosed a species list, list of literature sources, and a chart summarizing the habitat, distribution, agency status, and likelihood of occurrence of special status plants known from the region in support of the conclusions presented in this letter.

Please do not hesitate to contact me if you have any further questions about the methods and results described here.

Sincerely,
White & Leatherman BioServices

Scott D. White

	Common Name	Abundance	Voucher
	ASTER FAMILY		
Acamptopappus sphaerocephalus	Desert goldenhead	Occas.	
Ambrosia acanthicarpa	Annual sandbur	Occas.-comm.	
Ambrosia dumosa	White bursage, burrobush	Comm. (S margin of site)	
Chaenactis fremontii	Fremont pincushion	Occas.-comm.	
Chrysothamnus nauseosus	Common rabbitbrush	Uncomm.	
Dicoria canescens	Desert dicoria	Occas.	
Eriophyllum wallacei	Wallace's woolly daisy	Occas.-comm.	9516
Lasthenia californica	California goldfields	Uncomm.	
Lessingia lemmonii	Lemmon lessingia	Uncomm.	9511
Malacothrix glabrata	Desert dandelion	Comm.	9501
Stephanomeria exigua	Small wreath-plant	Occas.	
	BORAGE FAMILY		
Amsinckia tessellata	Checker fiddleneck	Comm.	
Cryptantha micrantha	Purple root cryptantha	Fairly comm.	
Tiquilia nuttallii (Coldenia nuttallii)	Rosette tiquiliz	Occas.	9502
Tiquilia plicata (Coldenia plicata)	Plicate tiquilia	Occas.-comm.	9506
	MUSTARD FAMILY		
Sisymbrium altissimum	Tumble mustard	Occas.	
	BELLFOWER FAMILY		
Nemacladus sp.	Unid. annual	Uncomm. (patchy)	9518
	GOOSEFOOT FAMILY		
Atriplex canescens	Four-winged saltbush	Uncommm.	
Ceratoides lanata (Eurotia lanata, Krascheninnikovia lanata)	Winter fat	Uncomm.	
Salsola tragus	Russian thistle	Comm. (mostly near roadside)	
	SPURGE FAMILY		
Chamaesyce ocellata (Euphorbia ocellata)	Valley spurge	Occas. (patchy)	9504
Croton californicus	California croton	Occas.	
Stillingia pauciradiata	Mohave stillingia	Uncomm.	9415
	PEA FAMILY		
Astragalus lentiginosus var.	Mojave freckled milk vetch	Uncomm.	9507

variabilis				
	GERANIUM FAMILY			
Erodium cicutarium		Red-stemmed filaree	Comm. (mostly near roadside)	
	WATERLEAF FAMILY			
Nama demissum		Purple mat	Fairly common	9505
	MINT FAMILY			
Monardella exilis		Desert monardella	Uncomm. (patchy)	9508
	STICK-LEAF FAMILY			
Mentzelia albicaulis (?)		White-stemmed stick-leaf	Occas.	
	MALLOW FAMILY			
Eremalche exilis		Trailing mallow	Occas.-comm.	9517

Alien species indicated by asterisk. Special status species indicated by two asterisks. This list includes only species observed on the site. Other species may have been overlooked or unidentifiable due to season. Plants were identified using keys, descriptions, and illustrations in Abrams (1923-1951), Hickman (1993), and Munz (1974). Taxonomy and nomenclature generally follow Hickman. Some species were collected and donated as vouchers to the UC Riverside Herbarium or Rancho Santa Ana Botanic Garden; these are indicated by Scott White's collection numbers at right.

	FOUR O'CLOCK FAMILY			
Abronia pogonantha		Mojaev sand verbena	Uncomm.	9509
Abronia villosa var. villosa		Sand verbena	Occas.	9510
	EVENING PRIMROSE FAMILY			
Camissonia boothii		Desert primrose	Uncomm.	
Camissonia campestris		Field evening-primrose	Comm.	9512
Camissonia claviformis		Pierson's evening primrose	Uncomm.	9513
	PHLOX FAMILY			
Loeseliastrum matthewsii (Langloisia matthewsii)		Desert calico	Occas.comm.	9519
	BUCKWHEAT FAMILY			
Erioigonum brachyantherum		Short-flowered	Uncomm. (patchy)	9503

		buckwheat		
Eriogonum gracillimum		Slender eriogonum	Occas. (patchy)	9500
Eriogonum mohavense		Mojave buckwheat	Uncomm. (patchy)	9514
	NIGHTSHADE FAMILY			
Lycium cooperi		Peach desert thorn	Uncomm.	
	CALTROP FAMILY			
Larrea tridentata		Creosote bush	Comm. (S margin of site)	
	LILY FAMILY			
Yucca brevifolia		Joshua tree	Uncomm. (S margin of site)	
	GRASS FAMILY			
Bromus madritensis v. rubens (B. rubens)		Red brome	Occas.	
Schismus barbatus		Mediterranean schismus	Fairly comm.	
Stipa hymenoides (Achnatherum hymenoides)		Indian ricegrass	Occas.	

Special-status plants of the Western Mojave Desert
and Probability of Occurrence on the Wilsona School Site

Special Status Plant Species	Habitat and Distribution	Flower season	Status Designation	Occurrence Probability
Astragalus preussii var. *laxiflorus* Lancaster milk-vetch	Alkaline flats; only known California occurrences near Lancaster, ca. 2300 ft. elev.; also disjunct in Colorado Riv. Valley (AZ, Nev.)	March - May	Fed: none Calif: S1.1 CNPS: List 1B R-E-D:3-3-2	Absent (no suitable habitat)
Calochortus striatus Alkali mariposa lily	Alkaline meadows and saltbush scrub; Mojave Desert and springs at northern margins of San Bernardino Mts	April - June	Fed: none Calif: S2.2 CNPS: List 1B R-E-D:2-2-2	Absent (no suitable habitat)
Camissonia boothii ssp. *boothii* Booth's evening-primrose	Sandy washes and bajadas, S Mojave Des, Little Lk and Mono Lk, Grand Cyn area, and much of Nevada; about 2500 - 8000 ft. elev.	Spring - summer	Fed: none Calif: S2.3 CNPS: List 2 R-E-D: 2-1-1	Absent (no suitable habitat)
Canbya candida Pygmy poppy	Sandy soils, about 1900 to 4000 ft. elev.; Joshua tree woodland, Mojave Desert shrublands, N foothills of San Bernardino Mts. and W Mojave Desert	March - June	Fed: none Calif: S3.2 CNPS: List 4 R-E-D:1-2-3	Absent (field survey)
Castela emoryi Crucifixion thorn	Widespread, Calif. deserts, Ariz., Baja and Sonora (Mexico); slopes, washes, bajadas; gen. on fine-textured alluvial soil, about 350-2100 ft. elev.	June-July	Fed: none Calif: S2.2 CNPS: List 2 R-E-D:2-1-1	Absent (field survey)
Chamaesyce vallis-mortae (=*Euphorbia vallis-mortae*) Death Valley sand plant	Arid sandy habitats, shrublands, western Mojave Desert and southern Owens Valley; below about 4300 ft. elev.	May - Oct.	Fed: none Calif: S3.2 CNPS: List 4 R-E-D:1-2-3	Absent (field survey)
Chorizanthe spinosa Mojave spineflower	Mojave Des. scrub, about 2500-3900 ft. elev.; W Mojave Des, east to Rabbit Spring	April - July	Fed: none Calif: S 3.2 CNPS: List 4 R-E-D:1-2-3	Absent (field survey)
Cymopteris deserticola Desert cymopteris	Gen loose sandy or gravelly soils, desert shrubland; W Mojave desert; Edwards AFB and (perhaps now extinct) Apple Valley areas, about 2000-5000 ft. elev.	March - May	Fed: none Calif: S2.2 CNPS: List 1B R-E-D:3-2-3	Absent (field survey)
Cynanchum utahense (*Astephanus utahensis*) Utah vine milkweed	Sandy and gravelly soils, Mojave Des and W margin Sonoran Des, to S Nevada, NW Ariz., and SW Utah; below about 3300 ft. elev.	April-June	Fed: none Calif: S3.3 CNPS: List 4 R-E-D:1-1-1	Absent (field survey)
Eriophyllum mohavense Barstow woolly-sunflower	Central Mojave Desert (Barstow area); sandy or rocky open patches, shadscale or creosote scrub; flat, poorly drained alluvium, about 2000 - 3600 ft. elev.	April - May	Fed: none Calif: S2.2 CNPS: List 1B R-E-D:2-2-3	Absent (field survey, no habitat, geogr. range)

Special Status Plant Species	Habitat and Distribution	Flower season	Status Designation	Occurrence Probability
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	Chaparral & coastal sage scrub below about 1700 ft. elev.; LA Co, inland to Riverside & San Bernardino Cos, S to Baja Calif; one report from Mojave Desert at Lovejoy Buttes area	January - July	Fed: none Calif: SH (error) CNPS: List 1B R-E-D:3-2-2	Absent (field survey, no suitable habitat, above elev. range)
Mimulus mohavensis Mojave monkeyflower	Desert shrubland, Joshua tree woodland, about 1900 - 3500 ft. elev.; central Mojave Desert (Barstow, Apple Valley, Newberry Spr., Oro Grande, and E of Lucerne Val.)	April - June	Fed: none Calif: S 2.2 CNPS: List 1B R-E-D:2-2-3	Absent (field survey, probably outside geogr. range)
Phacelia parishii Parish's phacelia	Playa beds; generally germinates only in years of high precipitation; widely scattered from near Barstow to S Nevada	April - July	Fed: none Calif: S1.1 CNPS: List 2 R-E-D:3-3-1	Absent (field survey, no suitable habitat)
Plagiobothrys parishii Parish's popcorn-flower	Desert alkaline wetlands; widely scattered sites in Mojave Desert and Owens Valley; presumed extirpated from all locations except Rabbit Springs (San Bernardino Co)	March - Nov.	Fed: none Calif: S1.1 CNPS: List 1B R-E-D: 3-3-3	Absent (field survey, no suitable habitat)
Potentilla glandulosa var. *ewanii* Ewan's cinquefoil	Seeps, yellow pine forest, about 6500-7500 ft. elev., endemic to San Gabriel Mts around Mt. Islip. Mojave Desert report presumably erroneous.	June	Fed: none Calif: S1.3 CNPS: List 1B R-E-D:3-1-3	Absent (no habitat, well outside elev. and geogr. ranges)
Sclerocactus polyancistrus Mojave fish-hook cactus	Desert shrubland and Joshua tree woodland, limestone soils, Mojave Desert, Calif. & Nevada	April - June	Fed: none Calif: S3.2 CNPS: List 4 R-E-D:1-2-2	Absent (field survey, no suitable habitat)
Sidalcea neomexicana Salt spring checkerbloom	Alkaline playas; SW Calif., Baja Calif., SW US, mainl. Mexico; about sea level to 5000 ft. elev.	March - June	Fed: none Calif: S2S3 CNPS: List 2 R-E-D:2-2-1	Absent (field survey, no suitable habitat)
Viola aurea Golden violet	Arid slopes and bajadas, Mojave Desert and adjacent mountains, about 3200-6000 ft.; one record from Cajon Pass, ca. 3800 ft. elev.	April - June	Fed: none Calif: S2S3 CNPS: List 2 R-E-D:2-2-1	Absent (field survey)

General references: Calif. DFG 2003, Hickman (ed.) 1993, Munz 1974, Tibor 2001, US Fish and Wildlife Service 1999.

Federal designations: (federal Endangered Species Act, US Fish and Wildlife Service). Some agencies, but not FWS, continue to use "SOC" as a federal status designation. Until 1996, FWS maintained a list of "category 2 candidates," described as species of concern, but for which insufficient data were available to support listing. This list is no longer maintained and FWS has no "SOC" category.

END: Federally listed, endangered.
THR: Federally listed, threatened.
Candidate: Sufficient data are available to support federal listing, but not listed at this time.
Proposed: Formally proposed for federal status shown.

Special-status plants of the Western Mojave Desert
and Probability of Occurrence on the Wilsona School Site

***State designations*:** (California Endangered Species Act, California Dept. of Fish and Game)

END: State listed, endangered.
THR: State listed, threatened.
RARE: State listed as rare (Listed "rare" animals have been re-designated as threatened, but rare plants have retained the rare designation.)
CSC: Species of special concern

CDF&G Natural Diversity Data Base Designations: Applied to special status plants and sensitive plant communities; where correct category is uncertain, CDF&G uses two categories or question marks.

S1: Fewer than 6 occurrences or fewer than 1000 individuals or less than 2000 acres.
S1.1: Very threatened
S1.2: Threatened
S1.3: No current threats known
S2: 6-20 occurrences or 1000-3000 individuals or 2000-10,000 acres (decimal suffixes same as above).
S3: 21-100 occurrences or 3000-10,000 individuals or 10,000-50,000 acres (decimal suffixes same as above).
S4: Apparently secure in California; this rank is clearly lower than S3 but factors exist to cause some concern, i.e., there is some threat or somewhat narrow habitat. No threat rank.
S5: Demonstrably secure or ineradicable in California. No threat rank.

California Native Plant Society (CNPS) designations. Note: According to CNPS (Tibor, ed., 2001 p. 54-55), plants on Lists 1A, 1B, and 2 meet definitions as threatened or endangered and "are eligible" for state listing.

List 1A: Plants presumed extinct in California.
List lB: Plants rare and endangered in California and throughout their range.
List 2: Plants rare, threatened or endangered in California but more common elsewhere in their range.
List 3: Plants about which we need more information; a review list.
List 4: Plants of limited distribution; a watch list.

CNPS R-E-D Code:

Rarity 1: Rare, but sufficient numbers and distribution that the potential for extinction is presently low.
2: Occurrence confined to several populations or one extended population.
3: Occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.
Endangerment 1: Not endangered.
2: Endangered in a portion of its range.
3: Endangered throughout its range.
Distribution 1: More or less widespread outside California.
2: Rare outside California.
3: Endemic to California (i.e., does not occur outside California).

Definitions of occurrence probability:

Occurs: Observed on the site by qualified biologists.
High: Habitat on the site is a type often utilized by the species and the site is within the known range of the species.
Moderate: Site is within the known range of the species and habitat on the site is a type occasionally used by the species.
Low: Site is within the species' known range but habitat on the site is rarely used by the species; or, the species was not found during focused surveys covering less than 100% of potential habitat or completed in marginal seasons
Absent: No suitable habitat on the site; or the site is well outside the species' known elevational or geographic ranges; or a focused study covering 100% of all suitable habitat, completed during the appropriate season and during a year of appropriate rainfall, failed to detect the species.
Unknown: No focused surveys have been performed in the region, and the species' distribution and habitat are poorly known.

Selected references

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APPENDIX B
RESULTS OF WILDLIFE SURVEY

GENERAL BIOLOGICAL ASSESSMENT
AND
FOCUSED DESERT TORTOISE SURVEY
FOR THE PROPOSED
SADDLEBACK ELEMENTARY SCHOOL
Near LAKE LOS ANGELES, LOS ANGELES COUNTY, CA

Prepared for:
Keane Biological Consulting

Prepared by:

Jeff W. Kidd Biological Consulting
18562 Frantz Road
Perris, CA 92570
(909) 776-0304 work
(949) 636-7769 cell

April 7, 2003

1.0 INTRODUCTION

1.1 PURPOSE

This report describes the findings of a general biological assessment and focused survey for Desert Tortoise (*Gopherus agassizzii*) for the proposed Saddleback Elementary School, Wilsona School District, hereafter referred to as the Project.

1.2 SITE LOCATION

The proposed 20-acre project site is located on the southeast corner of 150th Street East and Avenue N-12, Lake Los Angeles, Los Angeles County, California. The site is depicted in Section 8 of Township 11S, Range 9W on the Lovejoy Butte 7.5 minute USGS Quadrangle Map (Exhibit 1& 2).

2.0 METHODOLOGY

2.1 GENERAL BIOLOGICAL ASSESSMENT

A general biological assessment was conducted by biologist Jeff W. Kidd on April 6, 2003 to assess the existing on-site conditions and the potential for sensitive resources to be present on and adjacent to the project site. This assessment included a vehicle survey of the project boundaries and adjacent lands, as well as, a 100% pedestrian survey of the project site. The pedestrian survey consisted of walking transects from the northeast project boundary towards the southwest boundary. Field notes were taken on the general biological conditions of the site with particular concentration focused on sensitive biological resources including habitats that may support sensitive plant and wildlife species. A list of species observed during this survey is reported in Table 1. – Floral and Faunal Compendiums.

2.2 PROTOCOL SURVEY FOR THE DESERT TORTIOSE

A focused protocol survey for the federally threatened desert tortoise was conducted by biologists Jeff W. Kidd and Milo Rivera on April 6, 2003. Methods followed the 1992 USFWS Field Survey Protocol for any Non-Federal Action that may Occur within the Range of the Desert Tortoise. Accordingly, the entire site property was surveyed using belt transects 10 yards wide (100 percent coverage) (Exhibit 2). In addition, a Zone of Influence was surveyed from and parallel to the edge of the property boundaries. Transects outside the project boundaries were surveyed at 100', 300', 600', 1,200' and 2,400' intervals (Exhibit 2). Survey times and conditions are reported in Table 2.

3.0 EXISTING CONDITIONS

3.1 NATURAL COMMUNITIES

Natural community names and hierarchical structure follows the California Department of Fish and Game List of California Terrestrial Natural Communities Recognized by the Natural Diversity Data Base, January 1999 Edition. A brief summary of each natural community is discussed below. Natural community descriptions are based on my findings, Sawyer-Keeler Wolfe (1995), and/or Holland (1986 and 1992 update) as appropriate.

3.2 PHYSICAL DESCRIPTION

This region contains a wide variety of physical features, and can be considered topographically diverse. A small portion of the project site contains native habitat whereas the majority of all habitat onsite can be characterized as ruderal/disturbed habitats.

Creosote Bush Scrub

Approximately 15% of the project site, in the southern portion, is composed of this "community". In this community, creosote bush (*Larrea tridentata*) dominates while smaller percentages of saltbushes (*Atriplex species*), white bursage (*Ambrosia dumosa*) and Joshua trees (*Yucca brevifolia*) are found. This habitat types is one of many native habitats located in the western Mojave Desert which is home to many common native species such as California quail, horned larks, loggerhead shrikes, ravens, black-tailed jackrabbits, coyotes, and numerous reptile species.

Ruderal/Disturbed

The Project area is primarily composed of this "community". Examples of disturbance on site include, but are not limited to, illegal trash dumping, off-road vehicle use, two dirt access roads and signs of feral dogs and cats. This community comprises approximately 85% of the project area. Although this habitat is considered to have low value to most species, it provides sufficient foraging habitat for many resident and migratory birds such as ferruginous hawks, red-tail hawks, American kestrels, prairie falcons, logger-headed shrikes, California quail and horned larks and habitat for native reptiles.

3.3 ADJACENT / SURROUNDING LAND USE

Lands located to the north and east are primarily sub-urban housing tracts with some vacant parcels. However lands to the south and west do support various native habitats such as alluvial fans, bajadas, upland slopes, washes and small washes. All of these areas to the south and west are considered habitats of the desert tortoise.

4.0 CONCLUSIONS

4.1 GENERAL BIOLOGICAL SURVEY RESULTS

Results of the general biological assessment indicate that habitats located within the 20-acre proposed project footprint are considered of a low biological constraint and value. This designation is due to the high level of disturbance, low biological diversity onsite, absence of native plant communities and the overall low potential for special status species to utilize or reside within the project area. Development of this small site would not be expected to substantially affect potentially occurring sensitive plant or wildlife species due to pre-existing, extensive site disturbance and absence of suitable habitat(s) required by sensitive species. The loss of the disturbed habitats onsite is not expected to substantially affect special status resources or populations of common native, plant or wildlife species to drop below self-sustaining levels.

4.2 DESERT TORTOISE SURVEY RESULTS

Results of the focused desert tortoise survey indicate that habitats located within the project footprint are considered to be sub-optimal for the tortoise. The site does provide limited foraging opportunities for desert tortoise; however, no suitable burrows sites were observed. As described earlier, lands to the south and west do support optimal habitat(s) for the desert tortoise. Hence, it is feasible, but very unlikely, that a tortoise would utilize this site for foraging.

One burrow was located west of the site on the 2,400' zone of influence transect. Because this was an old, vacant, burrow it is difficult to determine if a tortoise actually created it. It is more likely a small mammal created this burrow based on the shape however it is difficult to determine since it was a vacant burrow. No other potential burrows were observed along the zone of influence transects hence it is unlikely the tortoise occurs in this area. Many factors associated with urbanization including loss of native habitats, construction of roads, off-road vehicle use, trash dumping and increase in feral animals all reduce the potential for the tortoise to occur on-site.

4.3 JURISDICTIONAL HABITATS

No jurisdictional drainages or wetlands were located within the Project boundaries.

4.4 WILDLIFE MOVEMENT

Wildlife movement corridors link together areas of suitable habitat(s) that are otherwise separated by rugged terrain, changes in vegetation, human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated islands of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. Because of past disturbances, the site functions minimally as a portion of a wildlife corridor.

4.5 MITIGATION

Because there is a very small chance for the tortoise to forage on the project site, a preconstruction survey is recommended to erect a desert tortoise exclusionary fence prior to construction to reduce the chances of "take" to zero. This mitigation measure would prevent tortoises from entering the construction site in cases where they are drawn to the site from things like pooled water.

Table 1. FLORAL AND FAUNAL COMPENDIUM

Scientific Name	Common Name
Falco sparverious	American Kestrel
Buteo jamaicensis	Red-tailed Hawk
Lanius ludovicianus	Loggerhead Shrike
Mimus polyglottos	Northern Mockingbird
Zenaida macroura	Mourning Dove
Corvus corax	Common Raven
Callipepla californica	California Quail
Cathartes aura	Turkey Vulture
Eremophila alpestris	Horned Lark
Yucca brevifolia	Joshua Tree
Larrea tridentata	Creosote Bush
Ambrosia dumosa	White Bursage
Atriplex species	Saltbush
Amsinckia tessellate	Checker Fiddleneck
Psathyrotes ramosissima	Desert Velvet

TABLE 2.

DESERT TORTOISE SURVEY CONDITIONS

DATE	TIME START	TIME COMPLETE	TEMP. (F)	WINDSPEED	CLOUD COVER
4/6/03	**0700**	**1400**	**37-57**	**5-13mph**	**0%**

AMENDED BIOLOGICAL RESOURCES SECTION

OF INITIAL STUDY FOR

THE PROPOSED SADDLEBACK ELEMENTARY SCHOOL

WILSONA SCHOOL DISTRICT

PALMDALE, CALIFORNIA

prepared for:

Wilsona School District
18050 East Avenue O
Palmdale, CA 93591
Contact: Ned McNabb

and

Dominic Shambra
[DOM ADD YOUR CONACT INFO]

prepared by:

Keane Biological Consulting
5546 Parkcrest Street
Long Beach, CA 90808-2030

Contact: Kathleen Keane

June 21, 2004

[Dom—I don't know if we need this background info that was included in the Neg Dec:]

Project Description

The proposed Saddleback Elementary School would be constructed on a 20-acre site in the community of Lake Los Angeles east of the City of Palmdale, Los Angeles County, California. The proposed elementary school would accommodate the growing population of schoolchildren in the Lake Los Angeles area and would serve grades K through 8 with a capacity for 750 students. Project construction is proposed to begin in January 2005 and be completed by September 2005. The school would be located at the southeast corner of 150th Street East and Avenue N-12 (Figure 1), Lake Los Angeles, near the City of Palmdale, California. It is located within the southeastern portion of the Antelope Valley and north of the San Gabriel Mountains, approximately 18 miles east of the City of Palmdale and Highway 14 and approximately 7 miles north of Pearblossom Highway (Highway 138)(Figure 2).

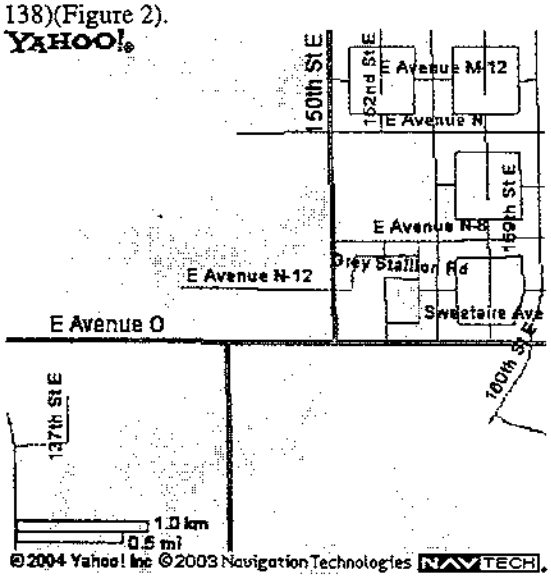

Figure 1. Project Location

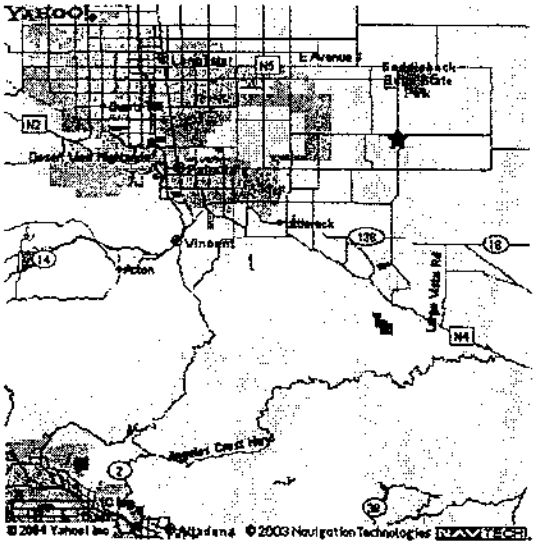

Figure 2. Project Region

Mohave Ground Squirrel

The MGS occupies portions of Inyo, Kern, Los Angeles and San Bernardino counties in the western Mojave Desert. The species ranges from near Palmdale on the southwest to Lucerne Valley on the southeast, Olancha on the northwest and the Avawatz Mountains on the northeast. The MGS occupies all major desert scrub habitats in the western Mojave Desert including Mojave Creosote Scrub, Desert Saltbush Scrub, and Desert Sink Scrub. The habitat on the project site would be described as disturbed Creosote Bush Scrub.

The primary cause of the decline of the MGS is destruction of its habitat and conversion to urban, suburban, agricultural, military and other uses (Gustafson, 1993). Urbanization has resulted in the loss of native habitats, particularly surrounding the cities of Palmdale/Lancaster and Victorville/Adelanto/Hesperia/Apple Valley.

The biological resources section of the Negative Declaration (ND) for the Saddleback Elementary School certified on [Dom provide a date] failed to discuss the Mohave Ground Squirrel (*Spermophilus mohavensis*), listed as threatened under the California Endangered Species Act. Biological surveys conducted as part of the ND did not include focused surveys for the Mohave ground squirrel (MGS) because of the disturbed nature of much of the habitat and the lack of recent California Natural Diversity Data Base (CNDDB) records for the species for the U.S.G.S. quadrangle in which the project site is located. Moreover, the site lacked burrows of any size and quality to support the species. Thus, the Mohave Ground Squirrel was not expected to occur on the project site.

However, a comment letter on the ND from the California CDFG of Fish and Game (CDFG), dated September 5, 2003, states that project site is located within the range of the MGS and the species is known to occupy disturbed habitats in the project vicinity. Burrowing animals such as MGS are not likely to survive grading and other construction-related activities. Thus, although the probability of MGS occurring on the site is very low at best, CDFG concluded that the project could result in potential take of MGS and presented mitigation options to reduce potential impacts on MGS to less than significant.

Thus, the checklist for biological resources included in the ND is amended as follows1, with information that was not included in the original ND:

Impact Analysis

Would construction and/or operation of the proposed Saddleback Elementary School:

Level of Impact2:	SI	PS	LS	NI
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California CDFG of Fish and Game or U. S. Fish and Wildlife Service?				

POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCLUDED. The MGS is known to occupy disturbed habitats in the vicinity of the project site for the Saddleback Elementary School. The lack of burrows of appropriate size and quality suggests the project site provides little to no suitable habitat for MGS.

However construction of the proposed project will remove potential, albeit marginal, habitat for the MGS. Thus, the mitigation measures below are proposed to ensure the project construction and/or operation does not result in significant impact on the MGS population in the project vicinity.

MITGATION MEASURE B1-2:

a) the Wilsona School District (WSD) shall conduct a focused MGS survey following CDFG survey protocol to determine presence/absence of MGS on site. If MGS is found on site, impacts to MGS habitat shall be avoided to the maximum extent feasible and a California Incidental Take Permit for MGS shall be issued (a process which may take up to 120 days) to the WSD before ground disturbance activities commence. Within the Incidental Take Permit, the CDFG shall propose a mitigation condition in the form of habitat acquisition for temporary and permanent impacts to MGS habitat at a mitigation ratio acceptable to the CDFG. Mitigation acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to the CDFG) and be coordinated through the Desert Tortoise Preserve Committee. If focused MGS surveys determine the absence of MGS on the proposed site, the WSD shall not be obligated to get a California Incidental Take Permit and perform mitigation for the MGS. Results of MGS focused surveys are valid for one year.

b) Alternatively, the WSD may choose to forgo focused MGS presence/absence surveys and therefore shall assume presence of MGS on site. Under this option, the WSD shall be issued a California Incidental Take Permit for MGS prior to ground disturbance activities. As under option (a) above, the WSD shall mitigation for temporary and/or permanent impacts to MGS habitat by performing habitat acquisition following a mitigation ratio acceptable to the CDFG. Habitat acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to the CDFG) and be coordinated with the Desert Tortoise Preserve Committee.

The Wilsona School District will choose option (b) above and assume presence of MGS on site in order to avoid the cost and time required for focused MGS presence/absence surveys; thus, this application is being prepared to obtain a California Incidental Take Permit for MGS. The Wilsona School District (permitee) will acquire MGS habitat based upon a CDFG-approved mitigation ratio. Mitigation acquisition will be coordinated through the Desert Tortoise Preserve Committee (DTPC). The Wilsona School District will enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement and management of habitat lands. The following additional Mitigation Measures are proposed:

M-1) The Wilsona School District shall retain the services of a biological monitor with hands-on recent experience regarding MGS biology to be on site during all ground disturbance activities for construction of the Saddleback Elementary School. The name and phone number of the biological monitor shall be given to the California CDFG of Fish and Game (CDFG) regional representative

within fourteen (14) days prior to the initiation of ground disturbing activities. If the biological monitor observes a living MGS on the construction site and/or determines that an MGS was killed by project-related activities during construction or that its death was due to other causes, a written report will be sent to the CDFG within five (5) calendar days. The report will include the date, time of the finding or incident (if known), location of the carcass and 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.

M-2) The Wilsona School District will fund acquisition, management and enhancement of habitat by the DTPC in the fee amount determined by the CDFG and specified in the 2081 California Incidental Take Permit for mitigation of potential impacts to MGS due to construction of the Saddleback Elementary School.

M-3) The Wilsona School District shall place the fee amount determined by CDFG into an escrow account no later than thirty (30) days following execution of this permit for DTPC use in acquiring and managing the habitat, and shall enter in a legally binding agreement with the DTPC that requires the DTPC to:

A. Use funds obtained from the Wilsona School District 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 California Incidental Take Permit;

B. No longer than one year after issuance of this California Incidental Take Permit, execute and deliver to the CDFG a conservation easement approved by the CDFG of the habitat lands acquired to mitigate project impacts on Covered Species; and

C. Use remaining funds to enhance and manage the habitat lands as specified in the DTPC Habitat Management Guidelines.

M-4) The Wilsona School District shall fully cooperate with the CDFG in its efforts to verify compliance with, and/or effectiveness of, mitigation measures.

1 Only the answer to the first question is amended—no other changes to the ND biological resources section are warranted.

State of California - The Resources Agency

GRAY DAVIS, *Governor*

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

September 5, 2003

BY FACSIMILE AND U.S. MAIL

Mr. Ned Mc Nabb
Wilsona Elementary School District
18050 E. Avenue O
Palmdale, CA 91355
Fax No.: (661) 261-3259

Draft Negative Declaration for
Saddleback Elementary School
SCH# 2003081048, Los Angeles County

Dear Mr. Mc Nabb:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Initial Study (IS) and Draft Negative Declaration (DND) for the above referenced proposed project relative to impacts to biological resources. The project proposal consists of the acquisition of 10 acres of vacant land for the construction of an elementary school on 20 acres of undeveloped land located on the southeast corner of the intersection of 150th Street East and Avenue N-12, Lake Los Angeles. Approximately 85% of the site is vegetated with nonnative species such as Russian thistle. The remainder of the site is vegetated with creosote scrub and is surrounded on the south and west with large expanses of undeveloped desert habitats and to the north and east by residential development.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Section 15386) and pursuant to our authority as a Responsible Agency under CEQA Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq.) and Fish and Game Code Section 1600 et seq.:

Impacts to Biological Resources

1. Desert Tortoise - The ND indicates that a survey for special status species revealed that the site does not support the Federal and State Threatened desert tortoise (based on a USFW protocol survey conducted on 4/6/03) but that tortoise may forage within adjacent suitable habitat and wonder onto the construction site in harms way. A pre-construction survey and exclusion fencing are proposed for implementation prior to constructing to avoid take of desert tortoise.

a. The Department concurs with the avoidance mitigation measure for desert tortoise, however protective measures should be implemented prior to any ground disturbance/vegetation disturbance activities.

b. Presence/absence conclusions for desert tortoise are valid for one year following surveys.

2. Mohave ground squirrel - The proposed project is located within the range of the State Threatened Mohave Ground Squirrel (MGS). Construction of the proposed school could result in the take of MGS which are known to occupy disturbed habitats and utilize Russian thistle as a succulent food source. The ND does not discuss impacts to MGS or offer measures to avoid and or fully mitigate for take. The Department has concluded that the following mitigation options would reduce impacts to MGS to a less than significant level under CEQA :

a. The Operator should conduct a focused MGS survey following the Department's survey protocol to determine presence/absence of MGS on site. If MGS is found on site, impacts to MGS habitat shall be avoided to the maximum extent feasible and a California Incidental Take Permit for MGS shall be issued (a process which may take up to 120 days) to the Operator before ground disturbance activities commence. Within the Incidental Take Permit, the Department shall propose a mitigation condition in the form of habitat acquisition for temporary and permanent impacts to MGS habitat at a mitigation ratio acceptable to the Department. Mitigation acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to Department) and be coordinated through the Desert Tortoise Preserve Committee. If focused MGS surveys determine the absence of MGS on the proposed site, the Operator shall not be obligated to get a California Incidental Take Permit and perform mitigation for MGS. Results of MGS focused surveys are valid for one year.

b. Alternatively, the Operator may choose to forgo focused MGS presence/absence surveys and therefore shall assume presence of MGS on site. Under this option the Operator shall be issued a California Incidental Take Permit for MGS prior to ground disturbance activities. As under option (a) above the Operator shall mitigate for temporary and/or permanent impacts to MGS habitat by performing habitat acquisition following a mitigation ratio acceptable to the Department. Habitat acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to Department) and be coordinated with the Desert Tortoise Preserve Committee.

c. Adverse project impacts to State and Federally Threatened and/or Endangered species, California Species of Special Concern, Federal Species of Concern and 1B (rare) listed plants are considered significant under CEQA (CEQA Guidelines Sections 15380 (d), 15065 (a)). Significant adverse impacts to

sensitive species and plant communities would require the preparation of an EIR unless appropriate avoidance and/or mitigation measures are implemented. The Department recommends avoidance of impacts and/or onsite preservation or offsite acquisition and preservation of habitat of equal or greater value to mitigate for direct, indirect and cumulative impacts to sensitive species below a significant level under CEQA.

3. Western Burrowing Owl - The site supports wintering, breeding, and foraging habitat for the western burrowing owl (WBO) a California Species of Special Concern and candidate for State listing under the California Endangered Species Act. Impacts to WBO burrow sites would be considered a significant adverse impact under CEQA.

   a. Although the biological assessment referenced in the ND did not indicate that the site supported burrowing owls, this owl may move into and occupy sites months or years after biological surveys have been conducted but before project related ground/ vegetation disturbance activities have commenced. The Department recommends WBO preconstruction surveys be conducted following the Department's recommended burrowing owl habitat assessment and survey protocol, if this has not been accomplished, to determine status of WBO on and adjacent to the proposed project site. The protocol and recommended mitigation measures may be found at the following website: http://www2.uscs.edu/scpbrg/survey.htm.

4. Native Nesting Birds - As recommended with burrowing owls above, project impacts on nesting native birds should be evaluated. The proposed project may result in removal and/or disturbance of vegetation and ground substrates and therefore has the potential to directly impact nesting native bird species.

   a. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918(50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

   b. Proposed project activities (including disturbances to native and non-native vegetation and man-made nesting substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

      If the project activities cannot feasibly avoid the breeding bird season, the Department recommends that beginning thirty days prior to the disturbance of suitable nesting habitat the project proponent should arrange for weekly bird

surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet (as property access allows) of the construction work area (within 500 feet for raptors). The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/ construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities in suitable nesting habitat or within 300 feet of nesting habitat (within 500 feet for raptor nesting habitat) until August 31 or continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.

In conclusion, the Department recommends that the above concerns are addressed prior to lead agency approval of the proposed project.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Scott Harris, Associate Wildlife Biologist, at (818) 360-8140.

Sincerely,

C. F. Raysbrook
Regional Manager

cc: Ms. Morgan Wehtje
Mr. Scott Harris
CFR-Chron; HCP-Chron
Department of Fish and Game

Mr. Scott Morgan, State Clearinghouse

SPH:sph/sl
spharris\ND_WilsonaSchool.doc

Wilsona School District

Resolution 2004-05-03

(This resolution will serve as the Board Action in Adopting the Amendment to the Adopted Negative Declaration)

RESOLUTION OF THE BOARD OF TRUSTEES OF THE WILSONA ELEMENTARY SCHOOL DISTRICT TO AMEND THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION OF SEPTEMBER 18, 2003 FOR THE PROPOSED SITE ACQUISITION AND NEW CONSTRUCTION PROJECT SADDLEBACK ELEMENTARY SCHOOL PROJECT.

WHEREAS, the District adopted a Negative Declaration and the project on September 18, 2003 for the proposed site acquisition and new construction project Saddleback Elementary School Project located at the intersection of 150th Street and Avenue N-12 in Lake Los Angeles in Los Angeles County, California ("Property"); and

WHEREAS, prior to beginning construction of school facilities exceeding a specified size of 10,000 square feet, the District complied with the California Environmental Quality Act ("CEQA"); and

WHEREAS, An Initial Study for the Project ("Initial Study") was prepared to ascertain whether the project may have significant effects on the environment;

WHEREAS, the Initial Study and Negative Declaration (ND) for the Saddleback Elementary School that was certified on September 18, 2003 failed to discuss in the biological resources section the Mohave Ground Squirrel (MGS), which is listed as threatened under the California Endangered Species Act. Biological surveys were conducted as part of the ND did not include focused surveys for the Mohave Ground Squirrel (MGS) because of the disturbed nature of much of the habitat and the lack of recent California Natural Diversity Data Base (CNDDB) records for the species for the U.S.G.S. quadrangle in which the project site is located. Moreover, the site lacked burrows of any size and quality to support the species. Thus, the Mohave Ground Squirrel was not expected to occur on the project site.

Whereas, a comment letter on the ND from the California CDFG of Fish and Game (CDFG), dated September 5, 2003, but received after the 4:30 P.M. deadline on September 12, 2003 stated that project site is located within the range of the MGS and the species is known to occupy disturbed habitats in the project vicinity. Burrowing animals such as MGS are not likely to survive grading and other construction-related activities.

Thus, although the probability of MGS occurring on the site is very low at best, CDFG concluded that the project could result in potential take of MGS and presented mitigation options to reduce potential impacts on MGS to less than significant.

WHEREAS, the Negative Declaration was prepared and the project adopted pursuant to CEQA and the State CEQA Guidelines; and

WHEREAS, the District, as the lead agency for the Project, provided copies of the draft Mitigated Negative Declaration ("Draft Negative Declaration") and Initial Study to the public for review and comment pursuant to Public Resources Code Sections 21091 and 21092; and

WHEREAS, the District received, considered and responded to comments received from the public and other interested agencies by the identified Public Comment closing date of September 12, 2003 regarding the Negative Declaration, such comments were attached as Exhibit "A"; and

WHEREAS, the District carefully reviewed the concerns of the California Department of Fish and Game (DFG) and determined that an Amended Biological Survey be conducted to determine the impact of the project on the Mojave Ground Squirrel (MGS). The results of that study indicate that the lack of burrows of appropriate size and quality suggests the project site provides little to no suitable habitat for Mojave Ground Squirrel. However construction of the proposed project will remove potential, albeit marginal, habitat.

WHEREAS, the District will choose option (b) as identified in Attachment "A" and assume the presence of Mojave Ground Squirrel on the site in order to avoid the cost and time required for focused surveys as is required by the DFG; thus, an application is prepared to obtain a California Incidental Take Permit. The District will also forward the DFG requisite fee of $1250.00 for the permit.

NOW, THEREFORE, the Board of the School District hereby finds, determines, declares, orders and resolves as follows:

Section 1 - Recitals. That all of the recitals set forth above are true and correct.

Section 2 - Compliance with CEQA. That the Board reviewed and considered the information prepared and contained in the Amended Biological Resources Section of Initial Study for the Proposed Saddleback Elementary School for the Wilsona School District (Attachment "A") including without limitation, the identified Mitigation Measures B1-2 set forth in the study, comments from the public, and the District's responses to such comments. The Board hereby makes the following specific findings with respect to the Amendment to the Adopted Negative Declaration:

(a) The Original Negative Declaration prepared for the Project did not recognize the potential impact that the project could have on the Mojave Ground Squirrel, and

(b) The Amendment to the Negative Declaration has been completed in compliance with the requirements of the California Department of Fish and Game and within the State CEQA Guidelines; and

(c) On the basis of the whole record before the Board, including the Amended Biological Resources Study and any comments received, that as mitigated any potentially significant impact can be reduced to a level of insignificance by the adoption of the mitigation measures incorporated in the Project, as shown on Exhibit "A" hereto.

(d) The Board does hereby adopt the proposed mitigation measures and Mitigation Monitoring Program, attached hereto as Exhibit "A".

(e) The Amendment to the Adopted Negative Declaration, the Negative Declaration, and the Initial Study reflect the independent judgment of the District; and

Section 3 - Location and Custodian of Records. The location and custodian of records with respect to all of the relevant documents and any other material which constitutes the administrative record for the Negative Declaration are as follows: Superintendent, Wilsona Elementary School District, 18050 E. Avenue O, Palmdale, CA 93591.

Section 4 - Adoption of the Amendment to the Adopted Negative Declaration. That the Board hereby adopts the Amendment to the Negative Declaration.

Section 6 - Notice of Determination. That the Board hereby directs School District staff to file a notice of determination with the County of Los Angeles and the State of California within five (5) working days after the Board's adoption of the Amended Negative Declaration.

APPROVED, PASSED AND ADOPTED by the Board of the School District on the 16th day of September, 2004, by the following vote:

AYES: 4

NOES: 0

ABSTENTIONS: 0

Christina Behringer

President of the Governing Board of the
Wilsona Elementary School District

Attested to:

Sharon Sr. Lopez

Clerk of the Governing Board of the
Wilsona Elementary School District

NOTICE OF DETERMINATION

TO: Registrar-Recorder, County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90638

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM : Wilsona Elementary School District
18050 E. Avenue O
Palmdale, CA 93591

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE.

Project Title: New Site Acquisition and New Construction Project – Saddleback Elementary School , Wilsona Elementary School District

State Clearinghouse Number: SCN ----------

Contact Person: Mr. Ned Mc Nabb,
Superintendent,
Telephone: (661) 264- 1111

Project Location – The site is located at the intersection of 150th and Avenue N-12, Palmdale, CA 93591 within Los Angeles County, State of California.

Project Description:

The Wilsona Elementary Union School District proposes to purchase 10 acres of unimproved land and construct a new elementary school (Saddleback Elementary) to serve students grade K-5.

This is to certify that the Wilsona Elementary School District approved the above-described project on –September 8, 2003.

1. This project ____ will _X_ will not have a significant effect on the environment.
2. ____ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. _X_ A Negative Declaration with mitigation was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
5. A Statement of Overriding Considerations ____were_X_were not adopted for this project.
6. Findings _X_ were ___ were not made pursuant to the provisions of CEQA.

THIS IS TO CERTIFY THAT THE final negative declarations with mitigations (with comments and responses) and a record of project approval is available to the general public and may be examined at:

Ned M Nabb Date 9-22-04

Ned Mc Nabb
Superintendent, Business
Wilsona Elementary School District

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (including County):

Proposed New Site Acquisition and New Construction Project
150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County

Project Description:

The Wilsona Elementary School District proposes to acquire a new Site and construct a new Elementary School to house projected additional students.

The new elementary school will be constructed on the 10 acre site. The school will be initially built to serve 800 students and will consist of approximately 46,753 square feet of one-story permanent and modular buildings. The school is also planned for future expansion of one additional building with 8 classrooms. Future expansion will depend on the enrollment trends and funds available for construction.

Findings of Exemption (attach as necessary):

Notice was given and comments were solicited from the California Department of Fish and Game as well as other public resource agencies. Findings of exemption were made at a public hearing based on the specific findings of non-impact included in the initial study for the project.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ned M Nabb Date: 9-22-04

Title: Mr. Ned Mc Nabb, Superintendent,
Wilsona Elementary School District

Lead Agency: Wilsona Elementary School District

Wilsona Elementary School District

NOTICE OF COMPLETION AND PREPARATION OF AMENDMENT TO NEGATIVE DECLARATION

Notice is hereby given that the Wilsona Elementary School District is proposing to Amend the previously adopted Negative Declaration on September 18, 2003 for the Proposed Site Acquisition and New Construction Project Saddleback Elementary School Project located at Southeast Corner of the Intersection of 150th Street and Avenue N-12, Lake Los Angeles, Los Angeles County, California in accordance with the State Guidelines for implementing the California Environmental Quality Act. This Amendment is to comply with the concerns of the California Department of Fish And Game regarding the possibility that the project may have a significant effect on the Mojave Ground Squirrel. On the basis of a Biological Impact Assessment, the School District's staff has concluded that the project will not have a significant effect on the Ground Squirrel, and has therefore prepared an Amendment to satisfy the requirements of the California Department of Fish and Game. Copies of the Biological Impact Assessment are on file at the School District's Office, 18050 E. Avenue O, Palmdale CA 93591 and are available for public review after July 12, 2004 and thereafter during regular business hours, until 4:30 p.m., July 27, 2004. The comment period extends for a fifteen (15) day period.

At its meeting on August 18, 2004, at, 18050 E. Avenue O, Palmdale CA 93591 the School District Board of Education will conduct a public meeting and adopt the Amendment to Declaration together with any comments received during this public review period.

Any person wishing to comment on this matter may submit such comments, in writing, to the School District on or before July 27, 2004.

Dated: July 9, 2004

EXHIBIT "A"

AMENDED NEGATIVE DECLARATION, MITIGATIONS AND MONITORING PROGRAM

Negative Declaration:

It has been determined that based on the current authorized use approved for this property, the above project will not have a significant effect on the environment for the following reasons:

1. It does not affect any rare or endangered species;

2. It does not cause interference with the movement of any resident migratory fish or wildlife species.

3. It does not breach any published national, state or local standards relating to solid waste or litter control.

4. It does not result in detrimental effects on air or water quality or on ambient noise levels for adjoining areas.

5. It does not involve the possibility of contaminating the public water system or adversely affecting ground water;

6. It could not cause substantial flooding, erosion or siltation; and

7. The project will not individually or collectively have an adverse effect on wildlife species, as defined in Section 711.2 of the California Fish and Game Code.

Mitigations:

The following mitigation measures will be a part of this project:

1. Site grading and preparation will be designed to minimize soil disruptions and surface runoff in accordance with the approved grading plans. Necessary compaction testing will be conducted and compaction standards met pursuant to DSA standards and the utilization of identified options to correct soil settlement differentials.

2. Building structures will be designed to withstand the maximum credible and probable ground acceleration in accordance with Title 24 Building Standards. Liquefaction concerns will be addressed by utilizing the identified options by the architects and soil engineers and within Title 24 Building Standards.

3. Dust generated during construction will be controlled by water application in accordance with South Coast Air Quality Management standards.

4. Noise attenuation will be included in the design. Compliance with local noise standards will be followed during construction. Additionally, the site will comply with State of California, Department of Education Noise Guidelines.

5. All lighting will be designed to reduce glare through diffusion.

6. A "safe route to school" package will be maintained and implemented. The District shall also review and modify as necessary, the walking routes (if any) for students to assure the safety of all concerned.

7. Fire hydrant, fire alarms, sprinkler systems and firewalls will be installed as required by the State Fire Marshal.

8. Fire truck access and adequate turning radius for fire equipment will be maintained.

9. The additional facilities will utilize current principles of energy and water conservation, including but not limited to, water-conserving plumbing fixtures, energy efficient lighting systems, double-glazed windows, and insulation.

10. The new buildings will be submitted to the Division of the State Architect

for approval and will comply with all criteria and regulations affecting educational facilities including geological/seismic design safety features required by Title 24 (Field Act) and current building codes.

11. The Wilsona Elementary School District shall erect, in accordance with the recommendation of the biological resources section of this study, a desert tortoise exclusionary fence around the project site prior to construction to reduce the potential for desert tortoise to wander onto the site during construction.

12. Should the School District remove any vegetation, grading, or tree trimming during the breeding season of native birds (March 1 through July 31) then the district shall retain the services of a qualified ornithologist to conduct a survey of the project site no more than two days prior to the initiation of construction activities. If the survey detects any active nests of native birds, the district will flag the areas and the construction crew will be instructed to avoid any actives in the area until all nests are no longer occupied.

13. *The Wilsona School District shall retain the services of a biological monitor with hands-on recent experience regarding MGS biology to be on site during all ground disturbance activities for construction of the Saddleback Elementary School.*

14. *The Wilsona School District will fund acquisition, management and enhancement of habitat by the DTPC in the fee amount determined by the CDFG and specified in the 2081 California Incidental Take Permit for mitigation of potential impacts to MGS due to construction of the Saddleback Elementary School.*

15. *The Wilsona School District shall place the fee amount determined by CDFG into an escrow account no later than thirty (30) days following execution of this permit for DTPC use in acquiring and managing the habitat, and shall enter in a legally binding agreement with the DTPC that requires the DTPC to:*

    a. *Use funds obtained from the Wilsona School District 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 California Incidental Take Permit;*
    b. *No longer than one year after issuance of this California Incidental Take Permit, execute and deliver to the CDFG a conservation easement approved by the CDFG of the*

habitat lands acquired to mitigate project impacts on Covered Species; and

c. *Use remaining funds to enhance and manage the habitat lands as specified in the DTPC Habitat Management Guidelines.*

16. *The Wilsona School District shall fully cooperate with the CDFG in its efforts to verify compliance with, and/or effectiveness of, mitigation measures.*

Monitoring Plan:

A District mitigation-monitoring program encompassing all of the mitigation measures identified will be implemented under the supervision of Mr. Ned Mc Nabb, Superintendent of the Wilsona Elementary School District or his designee. Documentation of the implementation of each of the mitigations will be created and maintained by the district in the Business Services Office.

**Amendments in Italics*

EXHIBIT "B"

AMENDED BIOLOGICAL RESOURCES SECTION

OF INITIAL STUDY FOR

THE PROPOSED SADDLEBACK ELEMENTARY SCHOOL

WILSONA SCHOOL DISTRICT

PALMDALE, CALIFORNIA

prepared for:

Wilsona School District
18050 East Avenue O
Palmdale, CA 93591
Contact: Ned McNabb

Prepared by:

Keane Biological Consulting
5546 Parkcrest Street
Long Beach, CA 90808-2030

Contact: Kathleen Keane

June 21, 2004

Project Description

The proposed Saddleback Elementary School would be constructed on a 20-acre site in the community of Lake Los Angeles east of the City of Palmdale, Los Angeles County, California. The proposed elementary school would accommodate the growing population of schoolchildren in the Lake Los Angeles area and would serve grades K through 8 with a capacity for 750 students. Project construction is proposed to begin in January 2005 and be completed by September 2005. The school would be located at the southeast corner of 150 th Street East and Avenue N-12 (Figure 1), Lake Los Angeles, near the City of Palmdale, California. It is located within the southeastern portion of the Antelope Valley and north of the San Gabriel Mountains, approximately 18 miles east of the City of Palmdale and Highway 14 and approximately 7 miles north of Pearblossom Highway (Highway 138)(Figure 2).

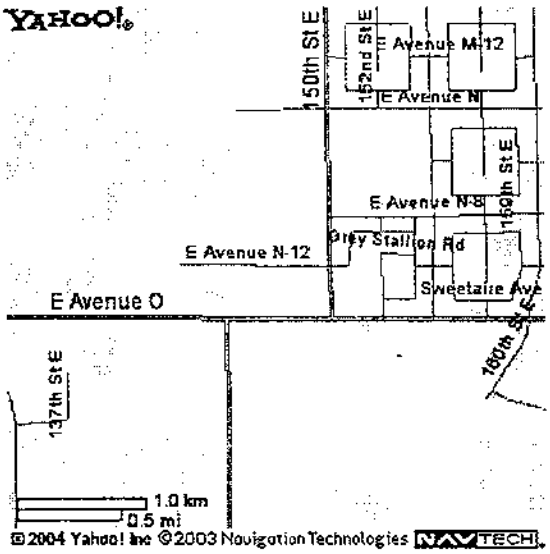

Figure 1. Project Location

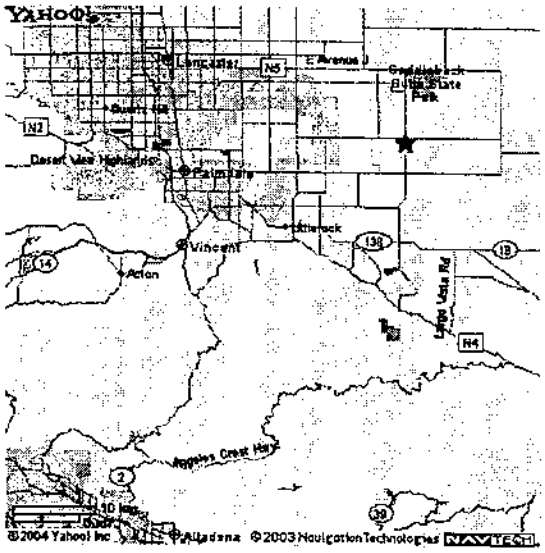

Figure 2. Project Region

Mohave Ground Squirrel

The MGS occupies portions of Inyo, Kern, Los Angeles and San Bernardino counties in the western Mojave Desert. The species ranges from near Palmdale on the southwest to Lucerne Valley on the southeast, Olancha on the northwest and the Avawatz Mountains on the northeast. The MGS occupies all major desert scrub habitats in the western Mojave Desert including Mojave Creosote Scrub, Desert Saltbush Scrub, and Desert Sink Scrub. The habitat on the project site would be described as disturbed Creosote Bush Scrub.

The primary cause of the decline of the MGS is destruction of its habitat and conversion to urban, suburban, agricultural, military and other uses (Gustafson, 1993). Urbanization has resulted in the loss of native habitats, particularly surrounding the cities of Palmdale/Lancaster and Victorville/Adelanto/Hesperia/Apple Valley.

The biological resources section of the Negative Declaration (ND) for the Saddleback Elementary School certified on September 18, 2003 failed to discuss the Mohave Ground Squirrel (*Spermophilus mohavensis*), listed as threatened under the California Endangered Species Act. Biological surveys conducted as part of the ND did not include focused surveys for the Mohave ground squirrel (MGS) because of the disturbed nature of much of the habitat and the lack of recent California Natural Diversity Data Base (CNDDB) records for the species for the U.S.G.S. quadrangle in which the project site is located. Moreover, the site lacked burrows of any size and quality to support the species. Thus, the Mohave Ground Squirrel was not expected to occur on the project site.

However, a comment letter on the ND from the California CDFG of Fish and Game (CDFG), dated September 5, 2003, states that project site is located within the range of the MGS and the species is known to occupy disturbed habitats in the project vicinity. Burrowing animals such as MGS are not likely to survive grading and other construction-related activities. Thus, although the probability of MGS occurring on the site is very low at best, CDFG concluded that the project could result in potential take of MGS and presented mitigation options to reduce potential impacts on MGS to less than significant.

Thus, the checklist for biological resources included in the ND is amended as follows[1], with information that was not included in the original ND:

Impact Analysis

Would construction and/or operation of the proposed Saddleback Elementary School:

vel of Impact?:	SI	PS	LS	NI
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California CDFG of Fish and Game or U. S. Fish and Wildlife Service?				

POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCLUDED. The MGS is known to occupy disturbed habitats in the vicinity of the project site for the Saddleback Elementary School. The lack of burrows of appropriate size and quality suggests the project site provides little to no suitable habitat for MGS.

However construction of the proposed project will remove potential, albeit marginal, habitat for the MGS. Thus, the mitigation measures below are proposed to ensure the project construction and/or operation does not result in significant impact on the MGS population in the project vicinity.

MITGATION MEASURE B1-2:

a) the Wilsona School District (WSD) shall conduct a focused MGS survey following CDFG survey protocol to determine presence/absence of MGS on site. If MGS is found on site, impacts to MGS habitat shall be avoided to the maximum extent feasible and a California Incidental Take Permit for MGS shall be issued (a process which may take up to 120 days) to the WSD before ground disturbance activities commence. Within the Incidental Take Permit, the CDFG shall propose a mitigation condition in the form of habitat acquisition for temporary and permanent impacts to MGS habitat at a mitigation ratio acceptable to the CDFG. Mitigation acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to the CDFG) and be coordinated through the Desert Tortoise Preserve Committee. If focused MGS surveys determine the absence of MGS on the proposed site, the WSD shall not be obligated to get a California Incidental Take Permit and perform mitigation

for the MGS. Results of MGS focused surveys are valid for one year.

b) Alternatively, the WSD may choose to forgo focused MGS presence/absence surveys and therefore shall assume presence of MGS on site. Under this option, the WSD shall be issued a California Incidental Take Permit for MGS prior to ground disturbance activities. As under option (a) above, the WSD shall mitigation for temporary and/or permanent impacts to MGS habitat by performing habitat acquisition following a mitigation ratio acceptable to the CDFG. Habitat acquisition may take place at the Desert Tortoise Preserve in Kern County (or another location acceptable to the CDFG) and be coordinated with the Desert Tortoise Preserve Committee.

The Wilsona School District will choose option (b) above and assume presence of MGS on site in order to avoid the cost and time required for focused MGS presence/absence surveys; thus, this application is being prepared to obtain a California Incidental Take Permit for MGS. The Wilsona School District will acquire MGS habitat based upon a CDFG-approved mitigation ratio. Mitigation acquisition will be coordinated through the Desert Tortoise Preserve Committee (DTPC). The Wilsona School District will enter into a binding legal agreement with the DTPC describing the terms of acquisition, enhancement and management of habitat lands. The following additional Mitigation Measures are proposed:

M-1) The Wilsona School District shall retain the services of a biological monitor with hands-on recent experience regarding MGS biology to be on site during all ground disturbance activities for construction of the Saddleback Elementary School. The name and phone number of the biological monitor shall be given to the California CDFG of Fish and Game (CDFG) regional representative within fourteen (14) days prior to the initiation of ground disturbing activities. If the biological monitor observes a living MGS on the construction site and/or determines that an MGS was killed by project-related activities during construction or that its death was due to other causes, a written report will be sent to the CDFG within five (5) calendar days. The report will include the date, time of the finding or incident (if known), location of the carcass and 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.

M-2) The Wilsona School District will fund acquisition, management and enhancement of habitat by the DTPC in the fee amount determined by the CDFG and specified in the 2081 California Incidental Take Permit for mitigation of potential impacts to MGS due to construction of the Saddleback Elementary School.

M-3) The Wilsona School District shall place the fee amount determined by CDFG into an escrow account no later than thirty (30) days

following execution of this permit for DTPC use in acquiring and managing the habitat, and shall enter in a legally binding agreement with the DTPC that requires the DTPC to:

A. Use funds obtained from the Wilsona School District 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 California Incidental Take Permit;

B. No longer than one year after issuance of this California Incidental Take Permit, execute and deliver to the CDFG a conservation easement approved by the CDFG of the habitat lands acquired to mitigate project impacts on Covered Species; and

C. Use remaining funds to enhance and manage the habitat lands as specified in the DTPC Habitat Management Guidelines.

M-4) The Wilsona School District shall fully cooperate with the CDFG in its efforts to verify compliance with, and/or effectiveness of, mitigation measures.

[1] Only the answer to the first question is amended—no other changes to the ND biological resources section are warranted.