



Castaic High School Site Selection Update

Presented by: Lundgren Management

for

William S. Hart Union School District

AGENDA
6/9/10 Wm. S. Hart Board Meeting Presentation
Castaic Area High School Site Selection

General Introduction

- General Overview of progress for the project
- Status update on 'fatal flaws' – highlight items below, present any significant changes; current status of research and resolution of issues for each property as follows – consultants will be presenting further more detailed information on these issues
 - Romero Cyn
 - Site Geology; landslides and slope stability
 - Roadway from Parker to site
 - Secondary access; gated or non-gated
 - Hydrology
 - Water
 - Oil Well Cap
 - Schedule
 - Environmental Mitigation
 - Hasley/Sloan
 - Flood Plain
 - Access (Bridge and Road Improvements)
 - Water
 - Environmental Mitigation
 - Schedule
 - Site Geology
 - Hydrology
- Update on Final Report from Padre
 - Padre Associates, Inc. has completed reports on both properties; the reports will be made available on the District website. (Padre summary memo, with map, attached.)
- Update on Final Report from Fugro
 - Fugro Onshore Geotechnics has completed reports on both properties; the reports will be made available on the District website. (Fugro summary memo attached)



Consultant Presentation (Traffic): Daryl Zerfass, Austin-Foust Associates, Inc.

- Summary of final report for Romero Canyon property
 - Access Requirements (2-Lanes vs. 4-Lanes on primary access)
 - Off-Site Impacts and Mitigation (Additional requirements needed for development of high school - new traffic signals; re-striping; turn-lanes, etc.)
- Recap of previous traffic study done on Hasley/Sloan property
 - Access Requirements (2-Lanes vs. 4-Lanes on primary access, Sloan Canyon Road, etc.)
 - Off-Site Impacts and Mitigation (Additional requirements needed for development of high school - new traffic signals; re-striping; turn-lanes, etc.)

Consultant Presentation (State Requirements): Jim Bush, School Site Solutions

- State Process for site approval and funding
- Title 5 requirements
- Oil Well Abandonment issue for Romero- Procedural requirements and estimated costs

Consultant Presentation (Civil): Tracy Lund, Lund Assoc.

- Present 60% Grading Plan for both properties
- Present Boundary Survey files for both properties
- Primary Access Requirements
- Secondary Access Requirements
- Hydrology / Floodplain Issues
- Water Availability

Closing Statements

ROMERO CYN

POTENTIAL FATAL FLAW	UPDATE	MITIGATION OPTIONS
Site Geology (Landslide and Slope Stability)	Additional borings are required to determine depth of alluvium removal.	Responsibility for additional testing/borings is yet to be determined. (District responsibility vs. Property Owner responsibility)
Roadway From Parker to Site	Preliminary findings indicate that a 2-lane primary access road is sufficient to open the high school up to 1600 students. A 4-lane road would be required once student enrollment reaches 2600 students. Secondary public access may be required. Additional requirements for development include traffic signals, striping, turn lanes, etc. It had been previously implied that the secondary access would be a gated, private road. Department of Public Works: Preliminary findings indicate that a gate will not be acceptable for a school site.	Obtain approval for Ion property to build primary access two-lane road. Two-lane road from Parker Road to Ion property; public works had no changes to previously approved plans. Must obtain easements for secondary access and pave all-weather road to fire department standards.
Secondary Access	Secondary road easements still in question.	Consultants in progress of obtaining title reports.
Hydrology	Consultants have met with Dept. Public Works to review requirements for water run-off.	A hydrology plan will need to be developed and submitted for approval by Dept. Public Works.
Water Availability	Consultants have met with Newhall Water and LA County District 36. A water tank will be required. A water tank will be installed onsite. No issue.	none
Oil Well Cap	Cost to cap submitted by Jim Bush.	It must be capped to State standards.
Schedule	Property Owner has presented timeline of 18 months for certified pad, and access ready site. Property Owner project 9th grade class opening 2013.	Consultants investigating if property owner timeline is realistic.
Environmental	Will require CEQA documents. Migration corridor may need to be maintained.	Site must be graded to DSA standards. At that point CEQA documents must be developed and submitted for approval.

HASLEY/SLOAN

<i>POTENTIAL FATAL FLAW</i>	<i>UPDATE</i>	<i>MITIGATION OPTIONS</i>
Flood Plain (Easement to Buildings)	Consultants working on meeting with Dept. of Fish & Game and Corps of Engineers to discuss plan review timeline.	Must submit plans to Dept. of Fish & Game and Corps of Engineers for approval
Access (Bridge and Road Improvements)	<p>Preliminary findings indicate that a 2-lane primary access road is sufficient to open the high school up to 1600 students. Secondary access would be required once enrollment reaches 1600+ students. Easements have been obtained and verified for secondary access through to Hillcrest pending review by District Legal Council. Additional requirements for development include traffic signals, striping, turn lanes, etc. Bridges: Dept. of Public Works will not require not require a bridge on Hasley Cyn Rd. Bridges: must obtain Fire Dept. confirmation for secondary access through Sloan Cyn. and bridge requirement on Hasley Cyn. Rd.</p>	<p>Preliminary findings indicate that a secondary access may be required for student enrollment in excess of 1600 students. If secondary access is not in place, a traffic management plan would need to be enforced. It has been determined that easements are in place for the extension of Sloan Cyn to Hillcrest. Obtain easement for 12.4' property on the corner of Sloan Cyn. & Hillcrest.</p>
Water	Consultants have met with LA County District 36. A water tank will be required. A new 12" water line will be required to replace existing 8" water line on Sloan Cyn Rd. No issue.	none
Environmental	Previous EIR studies identified spade-foot toad present at site. Preliminary findings indicate no toads present, however, a 5-year study to determine their presence may be required.	Possible mitigation may require a preserve area where the toads were previously identified, or relocated to another preservation area.
Schedule	Property Owner has presented timeline of 18 months for certified pad, and access ready site. Property Owner project 9th grade class opening 2013.	Consultants investigating if property owner timeline is realistic.
Site Geology	Possible faults onsite.	Trenching may be required to determine if fault exists on site.
Hydrology	Onsite by civil complete-no problems.	none