



CVUSD | *Facilities Master Plan*



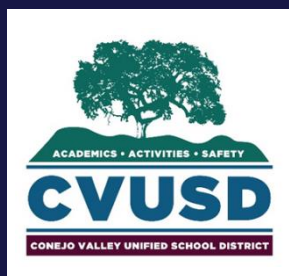
CVUSD – WESTLAKE CLUSTER

Los Cerritos Middle School | *Survey*

2100 E. Avenida De Las Flores | Thousand Oaks, CA 91362

Conejo Valley Unified School District

December 16, 2016 – Draft V3



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Existing Site Summary

Neighborhood:

Los Cerritos Middle School is in Thousand Oaks, bound by East Avenida De Las Flores to the north, Erbes Road to the east, Aleppo Court to the west and an open strip of land to the south. The campus is in a mixed commercial/residential area, and has Thousand Oaks Library and Conejo Creek Equestrian Park as local resources. The closest major intersection is Erbes Road and East Avenida De Los Arboles.

Instruction:

Los Cerritos Middle School currently serves a total of 967 students from 6th through 8th grade. In addition to their general education instruction, the campus incorporates many specialty programs into the students' curriculum. The woodshop gives students hands-on experience with construction techniques. Ceramics are introduced and mastered in the art program. Several different music and choral classes are offered.

Summary of Facilities:

The main campus building was built in 1973, with the Gymnasium Building and several portable buildings added between 1997 and 2003. The uniqueness of the campus lies in the 2-story structure that holds most of the school's program. Composed of concrete masonry construction, the structure appears to be in good working condition. However, it lacks windows. Circulation is composed of internal hallways and exterior walkways with deep overhangs, creating an environment that lacks the benefits of natural daylighting.

The site is organized into three sections, with buildings occupying the northeast corner of campus, hardcourts on the southeast and generous plays fields to the west. While several mature trees frame the school front on East Avenida De Las Flores, the rest of the site lacks landscaping. The lunch shelter is the sole source of shade in the school's open areas.

Building Systems:

The building and site infrastructure is aging. The Main Building runs on a central plant, and has been maintained with by the District; however, the system is inefficient, generates poor airflow and does not meet the needs of the school. The plumbing system was noted to be in working condition. While electrical supply is sufficient, better distribution in instructional spaces is desirable. Roofing was noted to be in good working condition.

Technology:

New fiber infrastructure has been installed on campus, with copper slated for construction in 2017. Wireless internet access is available in the buildings, though not in exterior spaces where it would benefit physical education teachers. About eight laptop carts are open for student use, with a projected addition of four to six new carts each year.

Energy:

There are currently no renewable energy systems installed on campus. Gas and electricity use across the past 3 years are relatively consistent indicating similar demands and the unlikelihood of gas leaks and/or errant electricity use. Water use data for the past year indicates an increase in water use in from 2015. As the current HVAC equipment is nearing the end of their useful life, there is an opportunity to install more energy efficient models/systems to further reduce the demand for energy.

Site Attributes:

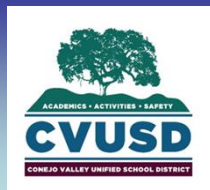
The site enjoys the use of large playfields that cater to softball, baseball, soccer and track. An area for outdoor exercise equipment was added as a student amenity. An exterior student courtyard framed by the Gymnasium Building and Main Building is currently underutilized, but is well placed for further development. On the west side of the Gymnasium Building is a Boys and Girls Club, which is regularly used by Los Cerritos Middle School students for after school activities.

Site Opportunities:

There are several opportunities for improving the campus environment. The Main Building lacks daylighting, clear circulation and proper ventilation. Taking a holistic approach to resolving these concerns would be a great benefit to the school. Moreover, the creation of a more inviting campus front through the combination of façade modernizations, landscaping and reconfiguration of the parking/drop-off zone is a possibility. There are several portable classroom buildings south of the Main Building that may be enhanced and formalized into a vibrant academic zone of the campus. Moreover, the large open areas of the site could be enriched by installation of varied paving, landscaping and shade structures to distinguish one area of activity from the next. While the school has the amenity of large playgrounds, the vastness of the space reduces the diversity of activities that could occur. Finally, a music dedicated room would be beneficial as string currently utilizes a Home Economics room.

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CVUSD Westlake Cluster



Legend

- Elementary School
- Middle School
- High School
- Special Education School
- Magnet School
- Parks
- Other Community Resources

CVUSD Westlake Cluster Sites

LOCATION CODE	SITE NAME	SCHOOL MANAGEMENT SERVICES SITE TYPE	GRADE LEVEL CONFIG
WESTLAKE	WESTLAKE	Elem. School	K-5
WESTLAKE	WESTLAKE	High School	9-12
WESTLAKE	CARDEN CONEJO	Charter School	Pre K- 5
WESTLAKE	CONEJO	Magnet/Elem. School	K- 5
WESTLAKE	WESTLAKE HILLS	Elem. School	K- 5
WESTLAKE	COLINA	Middle School	6-8
WESTLAKE	LANG RANCH	Elem. School	K- 5
WESTLAKE	LOS CERRITOS	Middle School	6-8
WESTLAKE	MEADOWS ARTS AND TECHNOLOGY	Charter School	K-5
9	Total Sites		

Community Resources

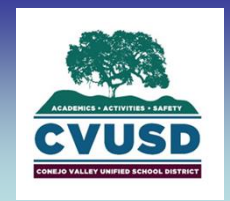
DESCRIPTION	LOCATION	CITY
Conejo Ridge Open Space	Various trailheads	Thousand Oaks
Triunfo Community Park	980 Aranmoor Ave	Thousand Oaks
Westlake Village Library	31220 Oak Dr	Westlake Village
Berniece Bennett Park	31800 Village Center Rd	Westlake Village
Evenstar Triunfo Greenbelt	Various trailheads	Westlake Village
Conejo Valley Makerspace	31352 Via Colinas #104	Westlake Village
The Discovery Center for Science and Technology	600 Hampshire Rd #140	Westlake Village
Westlake Village Park/YMCA	31105 Thousand Oaks Blvd	Westlake Village
Thousand Oaks Civic Arts Plaza	2100 Thousand Oaks Blvd	Thousand Oaks
Conejo Creek South Park	1300 E Janss Rd	Thousand Oaks





Los Cerritos Middle School | Survey
2100 East Avenida De Las Flores | Thousand Oaks, CA 91362
Conejo Valley Unified School District
December 16, 2016 – Draft V3

Project Location Map



FACILITIES - CLASSROOM INVENTORY																				
K-12 School Facility	Grade/Type	Number of Teaching Stations						Projections												
		Total # of Teaching Stations	Permanent	Modulars			Capacity	Teaching Stations												
				Quality	Owned	Leased		Rms Utilized	Ratio	Capacity Needed										
As used for the 15/16 School Year										Based on 16/17										
**7-8 inclds Band, Art, Cons Ed, Comp Lab and 1 rm SDC pit	6	10	10				300	10	30.00	303										
	7-8	27	16	4	7		810	20	30.00	604										
	SDC	7	5	2				7	0											
	Lab	1	1					1	0											
	PE	0					189	0	0											
							0	0	0											
Sub-Total 6-8		45	32	6	7		1299	38		907										
ENROLLMENT HISTORY																				
Grade	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
6		276	310	328	264	306	300	332	323	332	327	367	340	356	310	288	288	283	275	210
7		306	333	278	317	310	344	321	309	337	377	396	428	374	396	388	368	370	332	335
8		342	296	321	326	341	333	322	330	377	393	446	360	382	396	381	380	350	353	357
Total 7-8	0	648	629	599	643	651	677	643	639	714	770	842	788	756	792	769	748	720	685	692
Total Middle	0	924	939	927	907	957	977	975	962	1046	1097	1209	1128	1112	1102	1057	1036	1003	960	902
Special Ed	0	43	44	41	32	33	38	37	40	30	28	22	25	21	17	21	19	22	24	21
TOTAL	0	967	983	968	939	990	1015	1012	1002	1076	1125	1231	1153	1133	1119	1078	1055	1025	984	923
PRINCIPAL PROJECTIONS																				
Grade	FORECAST		4/23/2015	Carried from previous	8/19/2015	TBD	Teacher Calculation			Budget Acctg Calc										
	Students	Teachers					By Grade 30.00	Totals x 6 & 7-8	Students per class											
Special Ed			30	30	30															
6	331	11.03	303	303	322		10.10	10.10	30	10										
7	274	9.13	321	321	342		10.70	20.13	30	20										
8	330	11.00	283	283	305		9.43		30											
Total 7-8	604		604	604	647	0														
Total Middle	935		907	907	969	0			0											
TOTAL	935	31.17	937	937	969	0	30.23			30										

Enrollment Data

•For Secondary Schools

Classrooms 800 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 799 Square Feet and under, they will be considered a "Small Room", with a different Color Code. Provide a description in the keynote as to its current use.

•For Elementary Schools

Classrooms 720 Square Feet and greater will be considered an "Available Classroom". On the color coded survey plan they can occur as BASIC CLASSROOM (Orange); SPECIALITY CLASSROOM (Light Blue); SCIENCE (Yellow).

If the rooms are being used for instruction and they are 719 Square Feet and under, they will be considered a "Small Room", with a Different Color Code. Provide a description in the keynote as to its current use.

For Span and other types of Schools

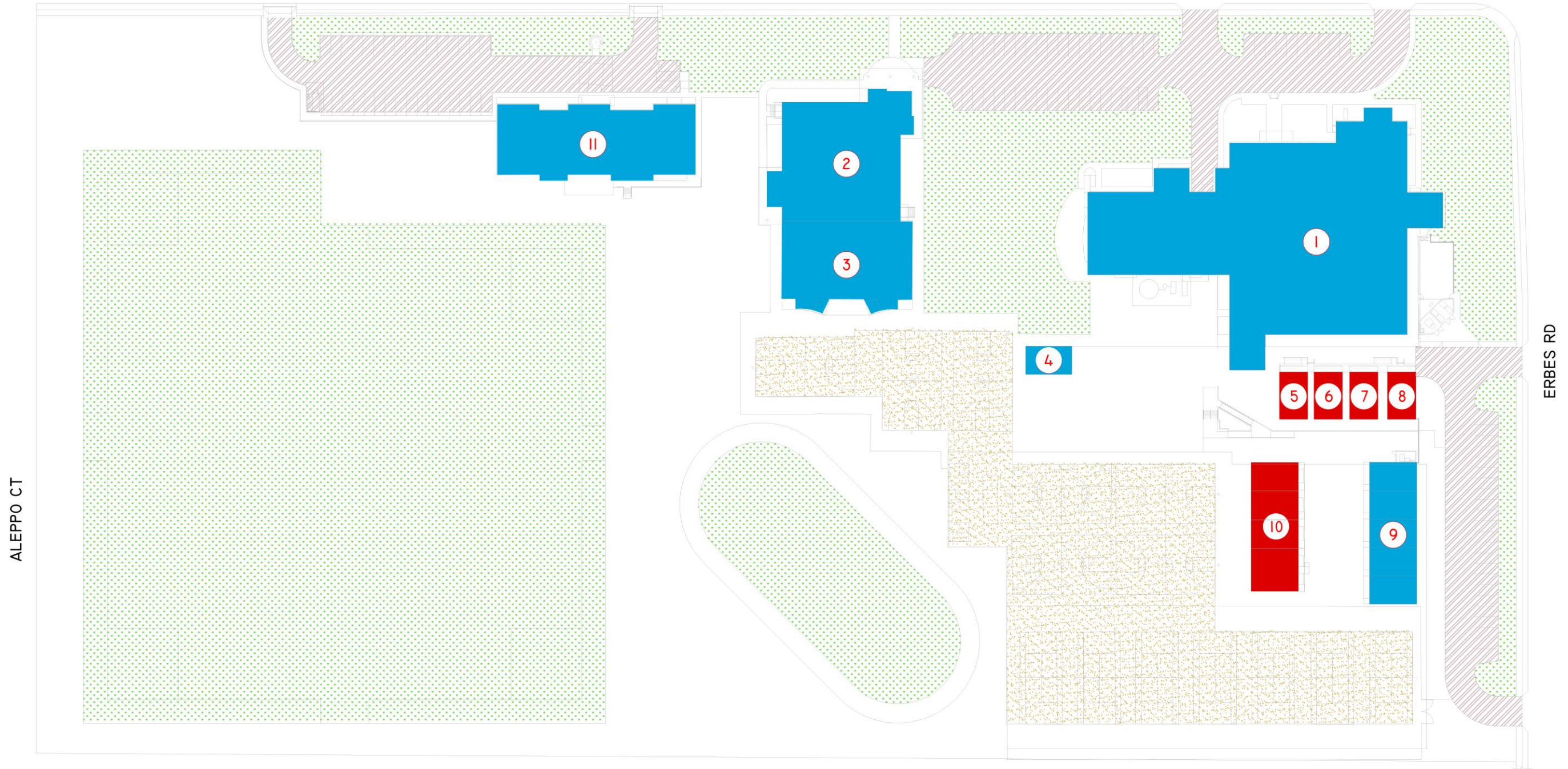
Identify what age group the space is used for the majority of the day – use rules above for Secondary Schools and Elementary Schools. Provide a description in the keynote as to its current use.

CVUSD MIDDLE SCHOOL										
Location Code: 0000					Campus Summary					
Site Information		Totals			Total Planned Site Capacity:			Totals		
Current Useable Area:		18.0 Acres			Current Enrollment:			967		
Current Playground Area:		7.8 Acres			Planning 2-Semester Capacity:			1,299		
Playground Area Required:		4.4 Acres			Enrollment to use for Planning			907		
Classroom Status for School:		Current Classrooms		Potential Classrooms + Current Classrooms			Classrooms Identified by the School			
		Permanent	Portable	Totals	Permanent	Portable	Totals	Permanent	Portable	Totals
Available Classrooms 800 Square Feet or greater:		35	8	43	36	8	44	35	8	43
Available Small Rooms 799 Square Feet or smaller:		1	0	0	1	0	0	1	0	0
Totals:		36	8	44	37	8	45	36	8	44

Analysis:

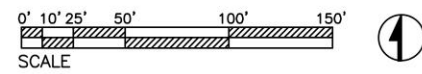
To meet the needs of the campus, portable classrooms were added over time and several general classrooms were converted to specialty classrooms. All possible instructional spaces on campus are utilized.



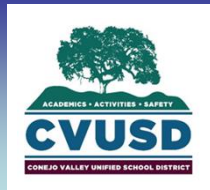


EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS



LOS CERRITOS MS - LEGEND	
25	BUILDING NUMBER
	PERMANENT
	PORTABLE



School District	Street	Zip Code	School District	Building Rating	Square	Fire Const.	Fire	Roof	Year	Year Renovated				Is Vacant			
Site Name	Address	City	St	Plus Four	Building Name	Classification	Footage	Code	Const. Type	Type	Built	Roof	HVAC	Electric	Plumbing	Status	Y/N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	1- Main Building	Intermediate/Middle	72,784	6	Fire Resistive	Composition	1973	1995	2007	1999	2007	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	2- Gymnasium	Intermediate/Middle	11,057	1	Frame	Composition	2001	2002	2002	2002	2002	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	3- Shower/Locker	Intermediate/Middle	7,581	6	Fire Resistive	Composition	1974	1994	2007	1999	2007	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	4- Lunch Shelter	Permanent	936	NA	NA	NA	1997	1997	NA	NA	NA	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	5- Classroom P1	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	6- Classroom P2	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	7- Classroom P3	Portable	960	5	Modified Fire Resistive	Metal	1997	1997	1997	1997	1997	Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	8- Classroom P4	Portable	960	5	Modified Fire Resistive	Metal	1999	1999	1999	1999		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	9- Classroom P5-P9	Portable*	4,800	5	Modified Fire Resistive	Metal	1999	1999	1999	1999		Owned and occupied by the district	N
Los Cerritos Middle	2100 Avenida de las Flores	Thousand Oaks	CA	91360-1599	10- Classrooms P10-P13	Portable	4,320	5	Modified Fire Resistive	Metal	2003	2003	2003	2003		Owned and occupied by the district	N

* Buildings noted here as Portable but observed on site to be modular construction have been identified as permanent buildings in the site plans

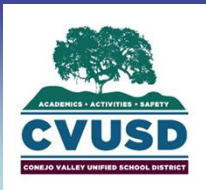


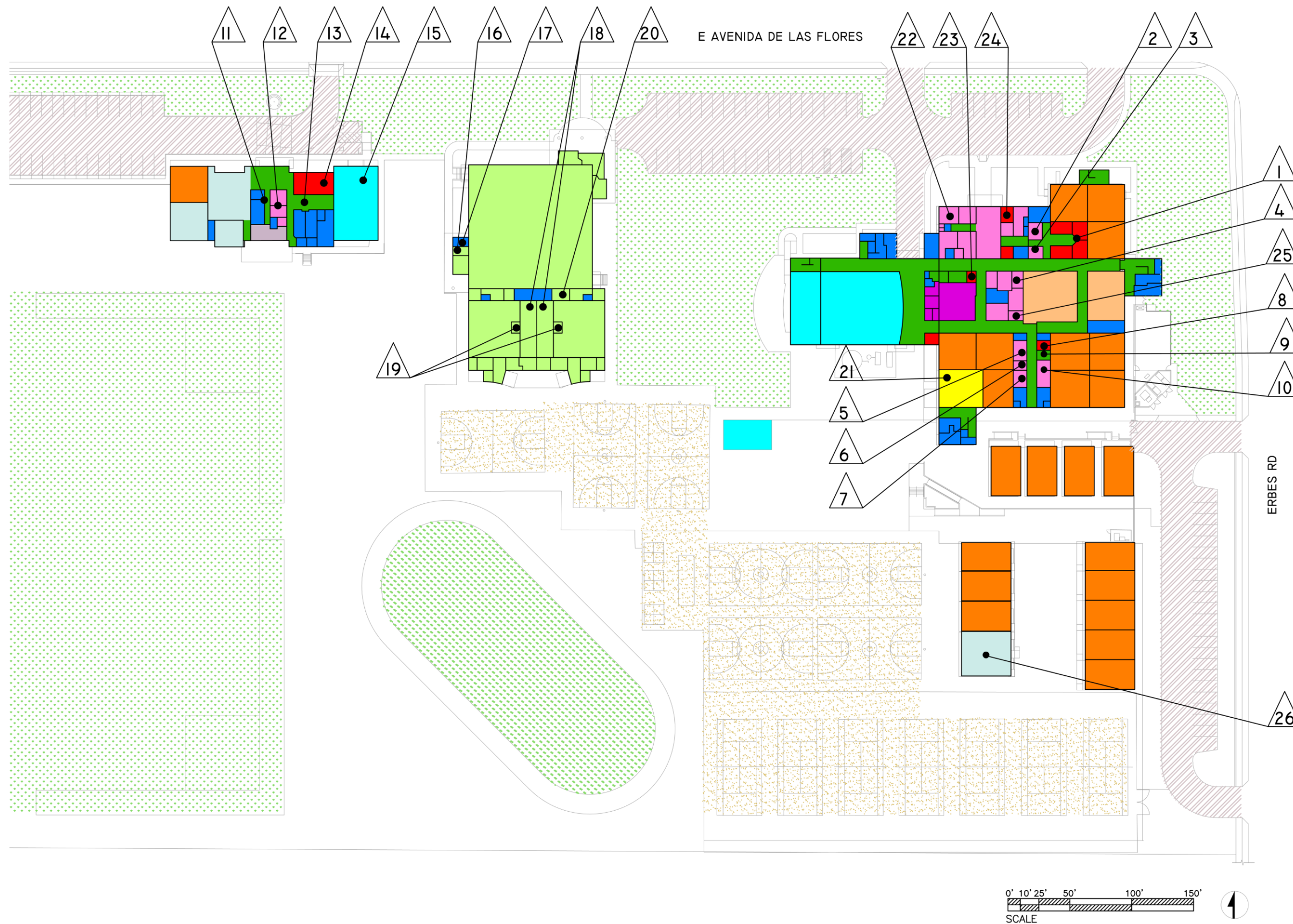
Existing Facilities:

2 buildings are over 40 years old

Analysis Summary:

The permanent buildings on the campus were between 15 and 43 years old at the time this survey was taken. The portable buildings were between 13 and 19 years old. The portable buildings were noted to be in good working condition. Roofing at permanent buildings is between 14 and 22 years old; roofing maintenance for the Gymnasium Building is forthcoming. Major building systems of permanent buildings are between 9 and 17 years old. The central plant serving the Main Building is aging, inefficient and does not serve the needs of the campus. Plumbing leaks were noted at the Gymnasium Building. All portable building systems and roofing are original.





**INTERIOR BUILDING SPACES
CURRENT USES
LEGEND**

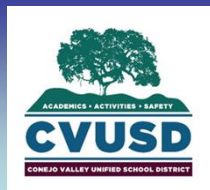
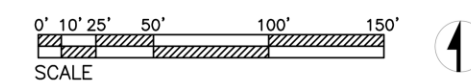
INSTRUCTIONAL

- BASIC CLASSROOM
- SPECIALITY CLASSROOM
- SCIENCE CLASSROOM
- SMALL ROOM
- CLASSROOM SUPPORT

GENERAL

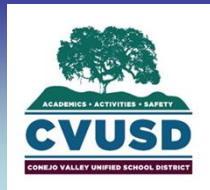
- ATHLETIC*
- LIBRARY/MEDIA
- STUDENT SUPPORT
- ADMINISTRATIVE
- ASSEMBLY*
- CIRCULATION
- OPERATIONAL SUPPORT
- FOOD SERVICE*
- SPACE IS NOT USED

*INCLUDES ALL ASSOCIATED CIRCULATION AND OPERATIONAL SUPPORT AREAS.



KEY NOTES

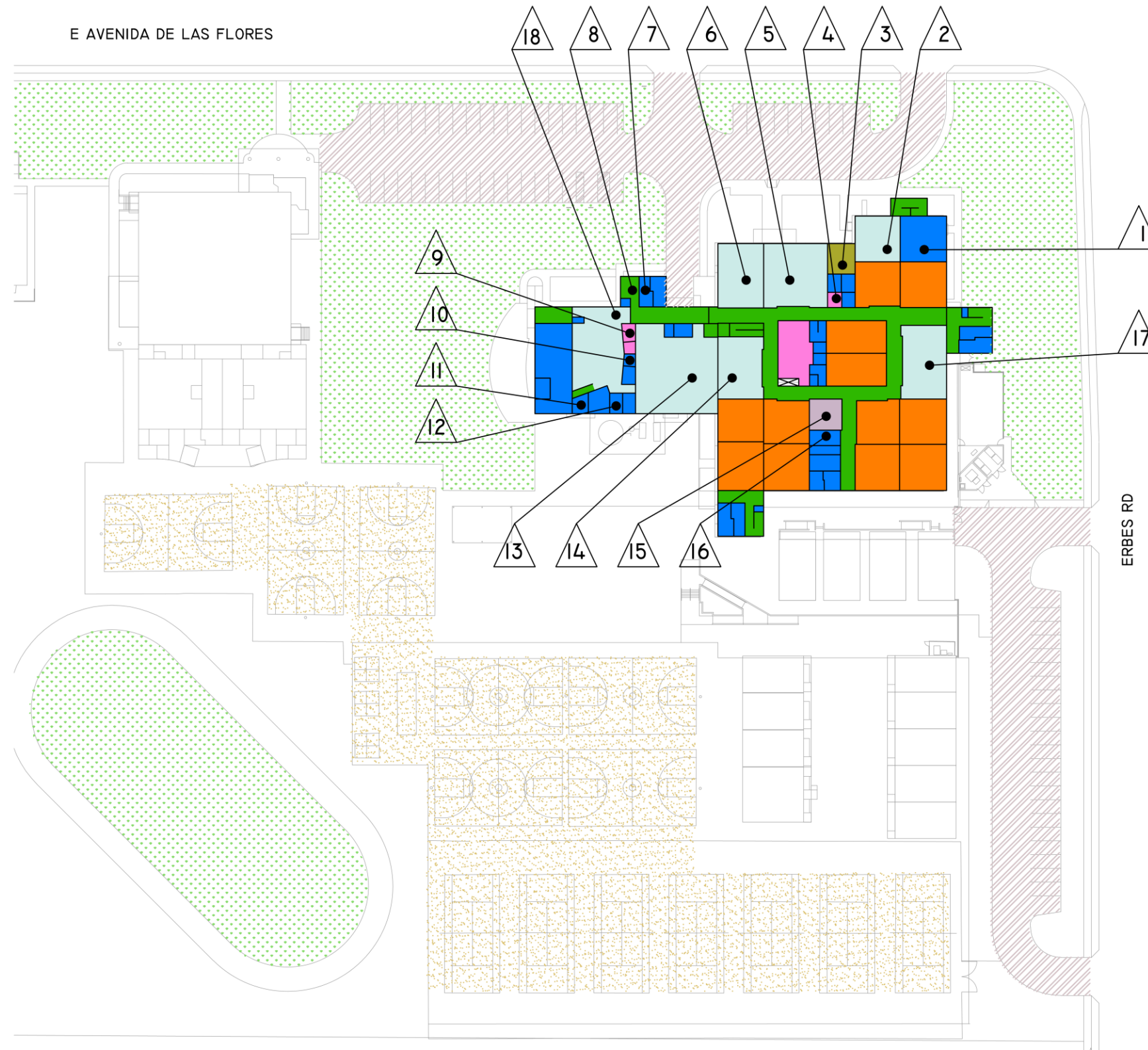
-  ROOM 125 WAS A CLASSROOM AND ROOM 126 SPECIAL EDUCATION, CURRENTLY USED AS COUNSELING OFFICES. THE ROOM WAS DIVIDED INTO 4 ROOMS WITH A HALLWAY.
-  ROOM 119 WAS FOR SPECIAL EDUCATION, CURRENTLY USED AS COUNSELING SECRETARY.
-  ROOM 121 WAS FOR SPECIAL EDUCATION, CURRENTLY USED AS I.T. OFFICE.
-  ROOM 135 WAS A COMPUTER ROOM, CURRENTLY USED FOR SPEECH.
-  ROOM 175 AND 176 WERE SEPARATE STORAGE ROOMS, CURRENTLY USED AS OFFICE AND WORKROOM. TWO ROOMS COMBINED.
-  ROOM 174 WAS STORAGE, CURRENTLY USED AS OFFICE.
-  ROOM 173 WAS STORAGE, CURRENTLY USED AS OFFICE AND WORKROOM.
-  ROOM 180 WAS AN OFFICE, CURRENTLY USED AS KITCHENETTE.
-  ROOM 181 WAS AN OFFICE, CURRENTLY USED AS A HALLWAY.
-  ROOM 182 WAS STORAGE, CURRENTLY USED AS AN OFFICE.
-  ROOM 1108 AND 1109 REMODELED TO ADD A CORRIDOR ROOM 1107 TO ROOM 1110, ROOM 1108 WAS GENERAL WORK AREA, RENOVATED FOR A COMPUTER STATION. ROOM 1109 WAS A LOCKER ROOM, RENOVATED FOR A MUSIC ROOM.
-  ROOM 1111 AND 1112 WAS FOR PROGRAMMING AND SPECIAL EDUCATION, BOTH CURRENTLY USED AS OFFICES.
-  ROOM 1116 WAS A STUDY HALL, CURRENTLY USED AS CORRIDOR ONLY.
-  ROOM 1115 WAS A STUDY HALL, CURRENTLY USED AS MEDIA CENTER AND GAME ROOM.
-  ROOM 1124 WAS A MULTI-PURPOSE ROOM, ALSO USED FOR DANCE.
-  ROOM 202 WAS DRAWN AS ONE LARGE STORAGE ROOM, IT IS ACTUALLY DIVIDED INTO 3 ROOMS. THIS ROOM IS FOR CHAIR STORAGE.
-  ROOM 202 WAS DRAWN AS ONE LARGE STORAGE ROOM, IT IS ACTUALLY DIVIDED INTO 3 ROOMS. THIS ROOM IS FOR ELECTRICAL.
-  ROOMS 301 AND 320 ARE SHOWERS, THEY ARE CURRENTLY UNUSED AND UNDER CONSTRUCTION.
-  ROOMS 302 AND 319 ARE TOWEL ROOMS, CURRENTLY UNUSED.
-  ROOM 312 ARE PRIVATE SHOWERS THAT ARE UNUSED.
-  THIS WAS A CLASSROOM. IT IS CURRENTLY A SCIENCE CLASSROOM.
-  THIS WAS WORK ROOM. IT IS NOW THE DEAN'S OFFICE
-  THIS JANITORS CLOSET IS CURRENTLY USED AS A LOST AND FOUND ROOM
-  THIS WAS THE DEAN'S OFFICE. IT IS NOW THE PSYCHOLOGIST'S OFFICE.
-  THIS WAS A COMPUTER ROOM. IT IS CURRENTLY AN OFFICE
-  THIS WAS A CLASSROOM. IT IS CURRENTLY A WOOD SHOP.



KEY NOTES

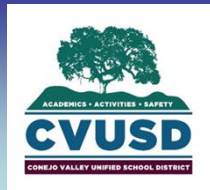
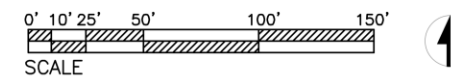
- 1 ROOM 203 WAS A GENERAL CLASSROOM, CURRENTLY USED AS STORAGE.
- 2 ROOM 204 WAS A GENERAL CLASSROOM, CURRENTLY USED AS COMPUTER ROOM.
- 3 ROOM 210 WAS A STORAGE ROOM, CURRENTLY USED AS CLASSROOM SUPPORT FOR THE KILN.
- 4 ROOM 209 WAS A STORAGE ROOM, CURRENTLY USED AS AN OFFICE.
- 5 ROOM 211 WAS A GENERAL CLASSROOM, CURRENTLY USED AS A SPECIALTY ROOM FOR ART.
- 6 ROOM 212 WAS A GENERAL CLASSROOM, CURRENTLY USED AS A COMPUTER ROOM.
- 7 ROOM 215 IS INCORRECTLY DOCUMENTED AS STAIRS, IT IS ACTUALLY A RESTROOM.
- 8 ROOM 214 IS INCORRECTLY DOCUMENTED AS A RESTROOM, IT IS ACTUALLY STAIRS.
- 9 ROOMS 225 AND 226 WERE PRACTICE ROOMS, CURRENTLY USED AS OFFICES.
- 10 ROOMS 223 AND 224 WERE PRACTICE ROOMS, CURRENTLY USED AS STORAGE.
- 11 ROOM 219 WAS A PRACTICE ROOM, CURRENTLY USED AS A KITCHENETTE.
- 12 ROOMS 220, 221, AND 222 WERE PRACTICE ROOMS, CURRENTLY USED AS STORAGE.
- 13 ROOM 230 IS DOCUMENTED AS A GENERAL CLASSROOM, IT WAS A SPECIALTY ROOM FOR HOME ECONOMICS, CURRENTLY USED AS THE STRINGS ROOM FOR BAND.
- 14 ROOM 233 WAS A GENERAL CLASSROOM, CURRENTLY USED AS COMPUTER ROOM.
- 15 ROOM 242 WAS STORAGE, CURRENTLY USED AS A SMALL ROOM FOR INSTRUCTION.
- 16 ROOM 243 WAS A CORRIDOR, CURRENTLY USED FOR STORAGE. WALL AND DOOR ADDED TO CLOSE UP SPACE.
- 17 ROOM 252 WAS A GENERAL CLASSROOM, CURRENTLY USED AS A COMPUTER ROOM.
- 18 THIS SPACE WAS RECONFIGURED TO ELIMINATE A PORTION OF HALLWAY 227.

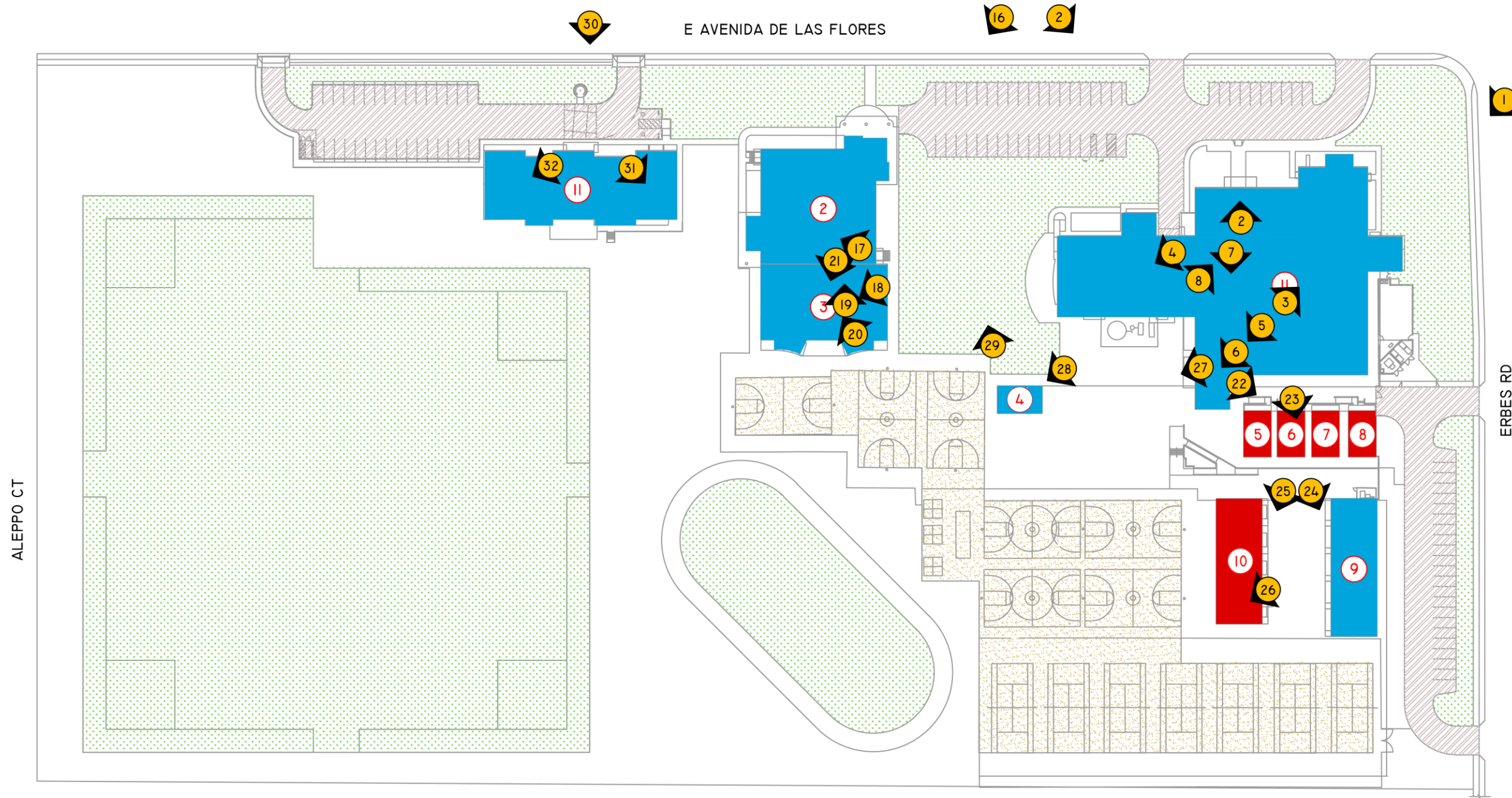
E AVENIDA DE LAS FLORES



INTERIOR BUILDING SPACES CURRENT USES LEGEND

- INSTRUCTIONAL**
 - BASIC CLASSROOM
 - SPECIALITY CLASSROOM
 - SCIENCE CLASSROOM
 - SMALL ROOM
 - CLASSROOM SUPPORT
- GENERAL**
 - ATHLETIC *
 - LIBRARY/MEDIA
 - STUDENT SUPPORT
 - ADMINISTRATIVE
 - ASSEMBLY *
 - CIRCULATION
 - OPERATIONAL SUPPORT
 - FOOD SERVICE *
 - SPACE IS NOT USED

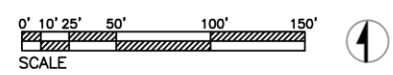




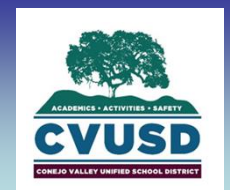
EXISTING SITE IMAGE
KEY MAP - FIRST FLOOR

← IMAGE KEY

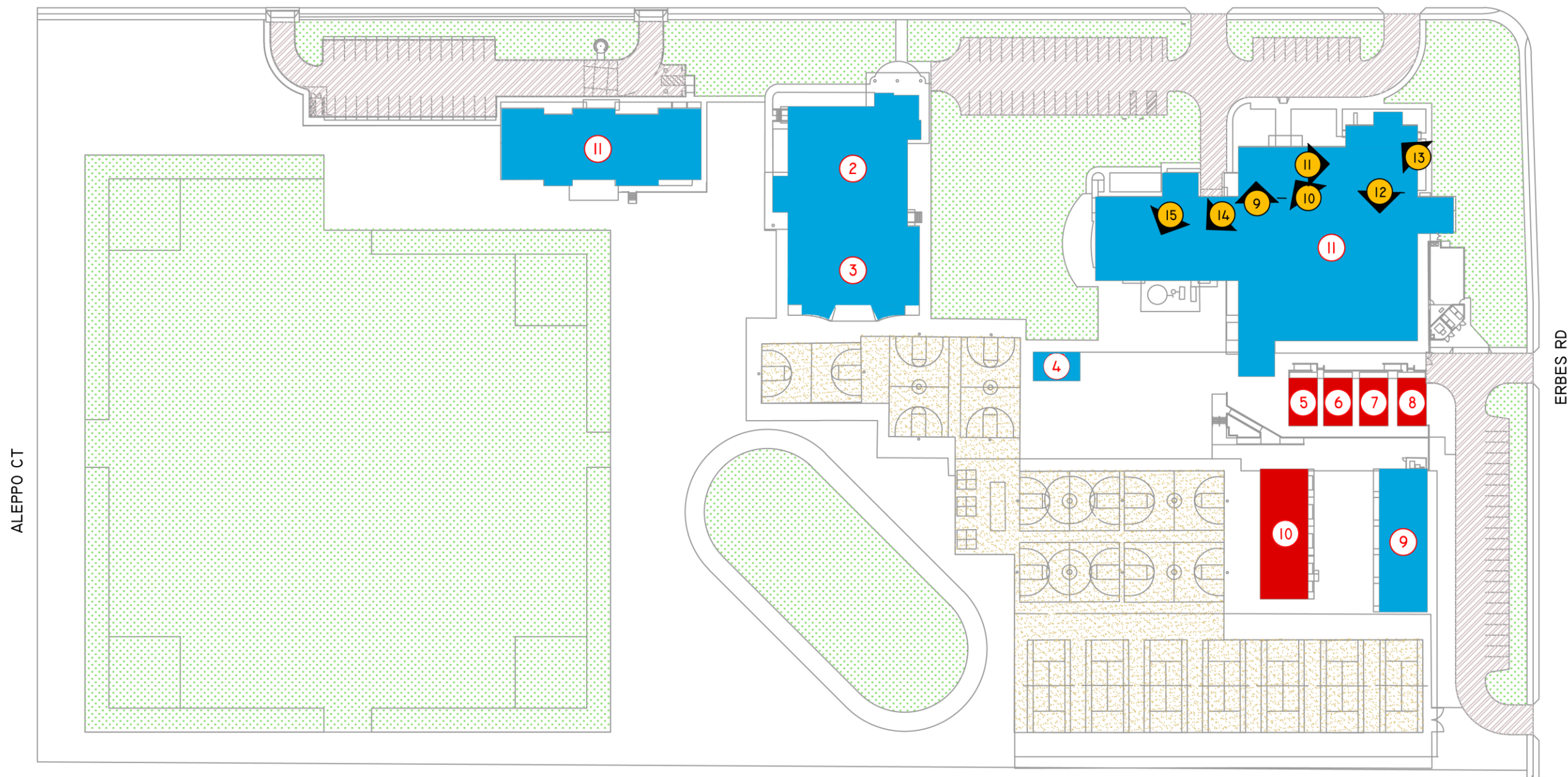
PERMANENT & PORTABLE
BUILDINGS



LOS CERRITOS MS - LEGEND	
25	BUILDING NUMBER
	PERMANENT
	PORTABLE



E AVENIDA DE LAS FLORES

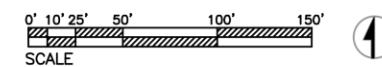


EXISTING SITE IMAGE
KEY MAP - SECOND FLOOR

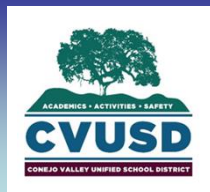


IMAGE KEY

PERMANENT & PORTABLE
BUILDINGS



LOS CERRITOS MS - LEGEND	
(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE



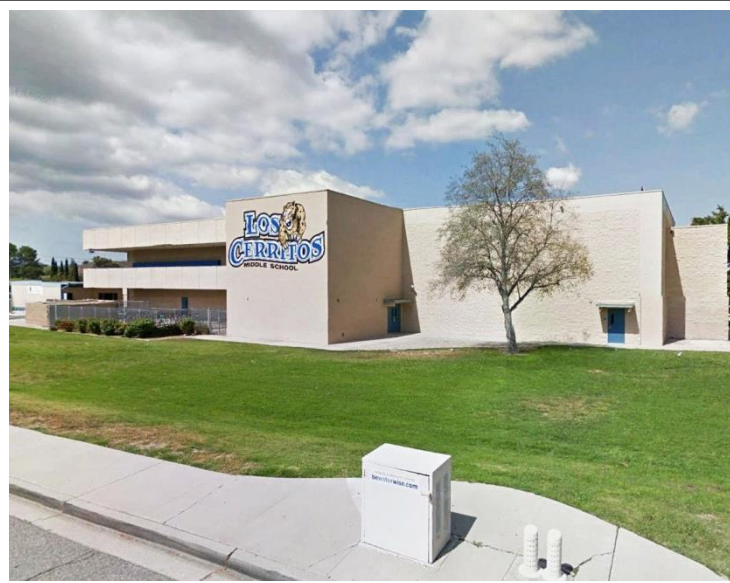


Photo 1

Building Name: Administration/Classrooms
Building Number: 1
Main building view from Erbes Road



Photo 2

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Administration front desk



Photo 3

Building Name: Administration/Classrooms
Building Number: 1, First Floor
View within Library of Media Center and corridor



Photo 4

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Multi-purpose Room and stage



Photo 5

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Typical classroom



Photo 6

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Science lab

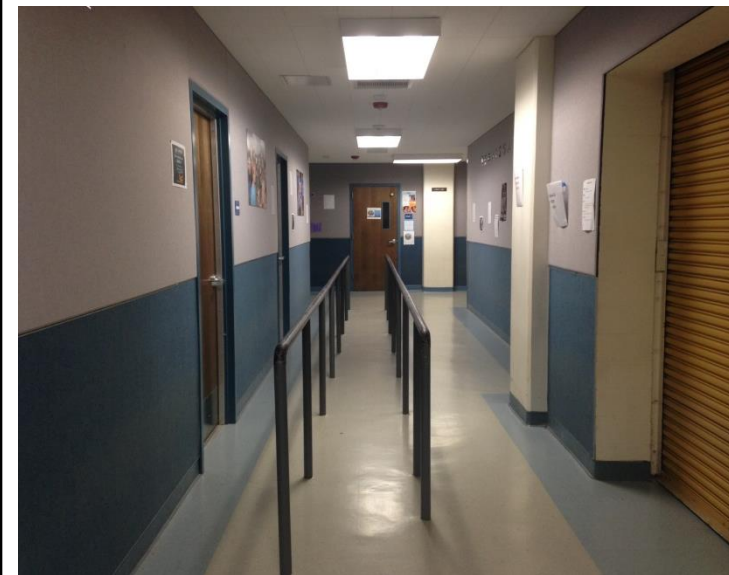


Photo 7

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Line to lunch service



Photo 8

Building Name: Administration/Classrooms
Building Number: 1, First Floor
Kitchen



Photo 9

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Computer lab



Photo 10

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Fine Arts

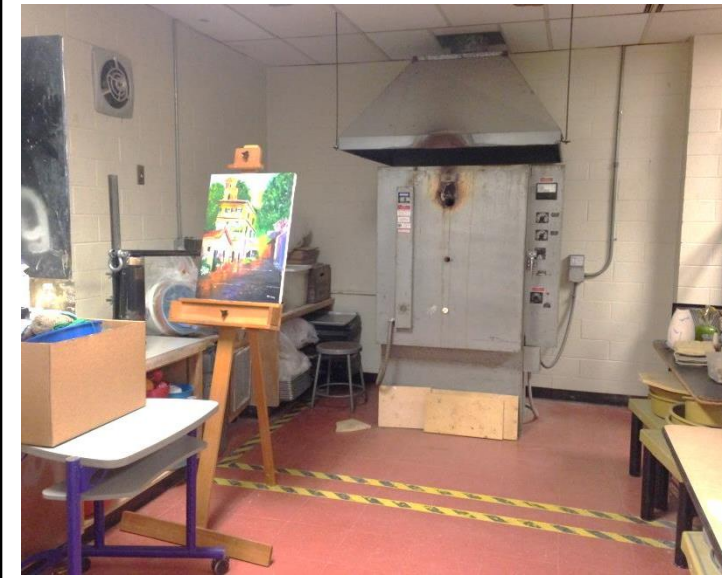


Photo 11

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Fine Arts kiln room

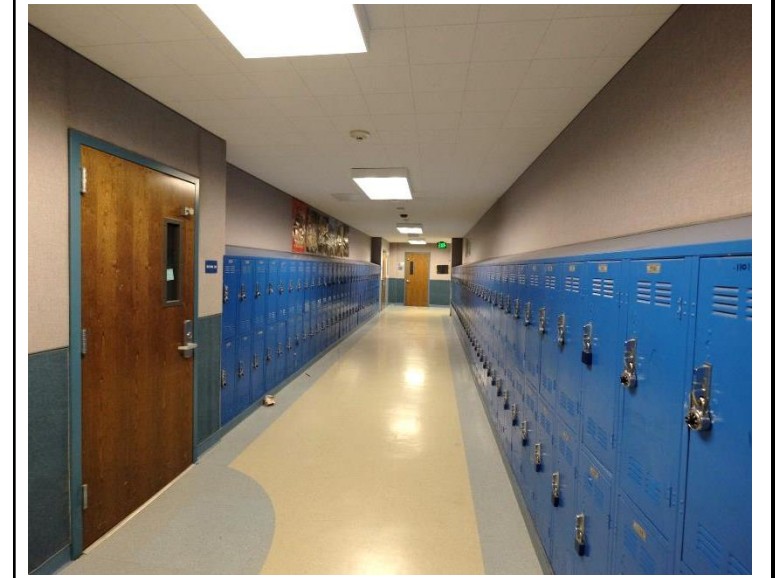


Photo 12

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Typical corridor with lockers on both sides of walkway.



Photo 13

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Storage room shared with computer lab divided by partition



Photo 14

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Home economics classroom, which is used as the strings band room

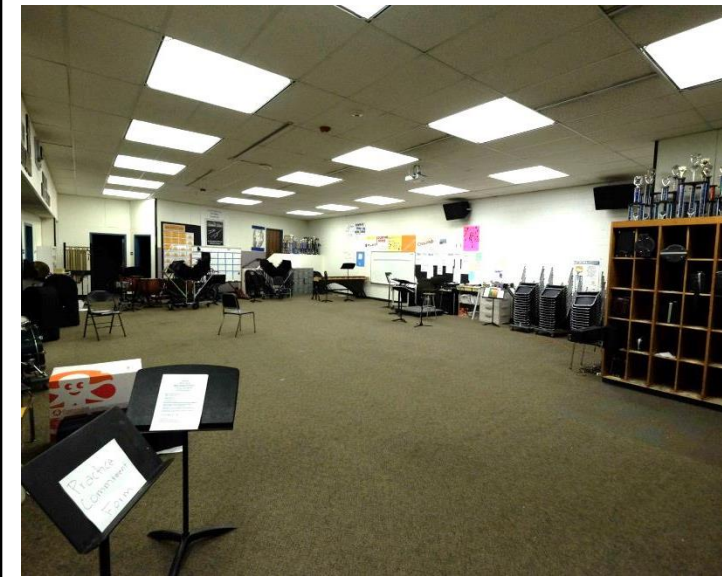


Photo 15

Building Name: Administration/Classrooms
 Building Number: 1, Second Floor
 Band room



Photo 16

Building Name: Gymnasium
 Building Number: 2
 View from Avenida De Las Flores

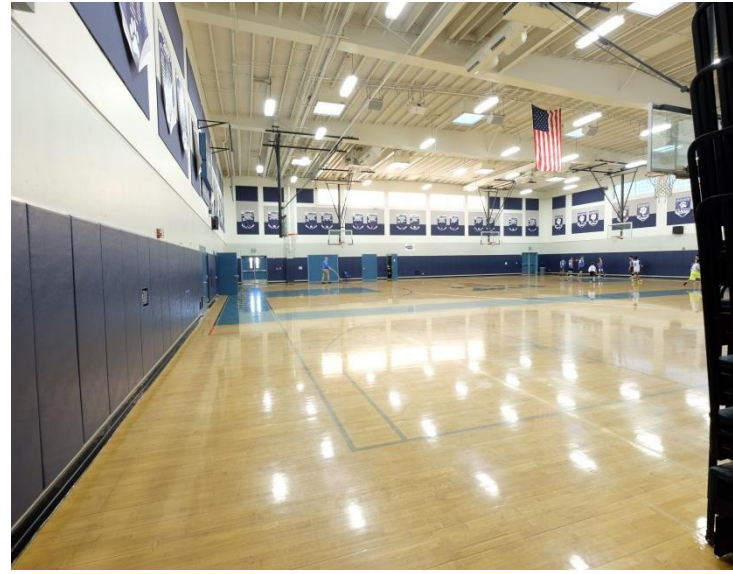


Photo 17
Building Name: Gymnasium
Building Number: 2
View of gymnasium courts.

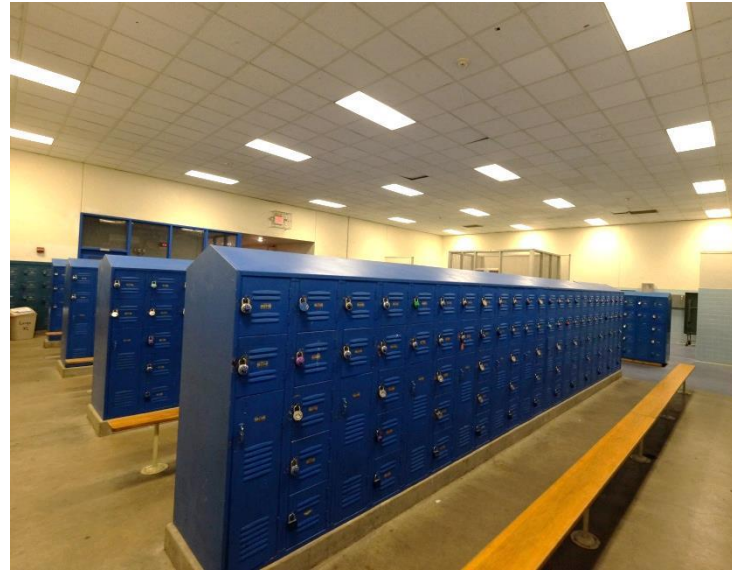


Photo 18
Building Name: Shower/Locker
Building Number: 3
View of typical locker room.



Photo 19
Building Name: Shower/Locker
Building Number: 3
Private showers that generally are not used.



Photo 20
Building Name: Shower/Locker
Building Number: 3
Towel room.

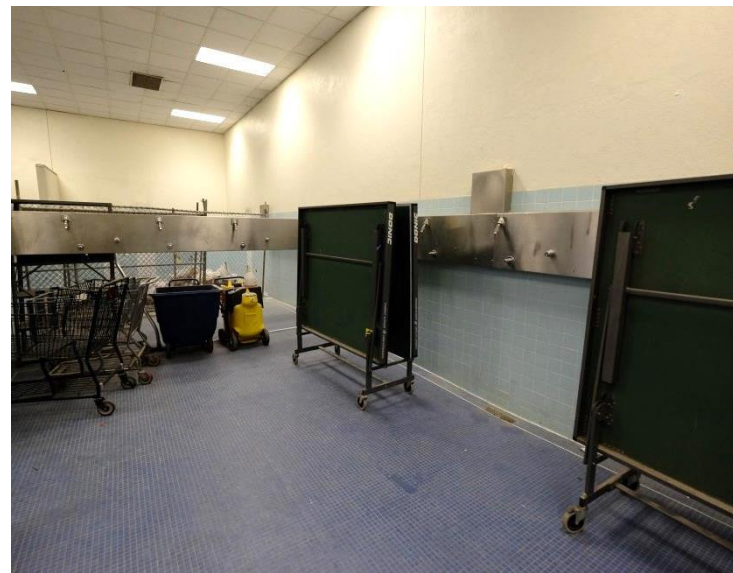


Photo 21
Building Name: Shower/Locker
Building Number: 3
Locker room showers that are currently used as storage.



Photo 22
Building Name: Classroom (Modular)
Building Number: 5-8
Basic classrooms .



Photo 23
Building Name: Classroom (Modular)
Building Number: 5-8
Typical classroom .



Photo 24
Building Name: Classroom (Modular)
Building Number: 9
Basic classrooms .



Photo 25
 Building Name: Classrooms Expansion
 Building Number: 10
 3 basic classrooms and wood shop. Wood is stored in shipping containers beyond.



Photo 26
 Building Name: Classrooms Expansion
 Building Number: 10
 Wood shop



Photo 27
 Building Name: Lunch Shelter
 Building Number: 4
 Outdoor dining area



Photo 28
 Building Name: Lunch Shelter
 Building Number: 4
 Exterior covered dining area.



Photo 29
 Building Name: N/A
 Building Number: N/A
 Underutilized open area adjacent to Buildings 1,2 and 3.



Photo 30
 Building Name: Boys & Girls Club
 Building Number: 11
 View from Avenida De Las Flores

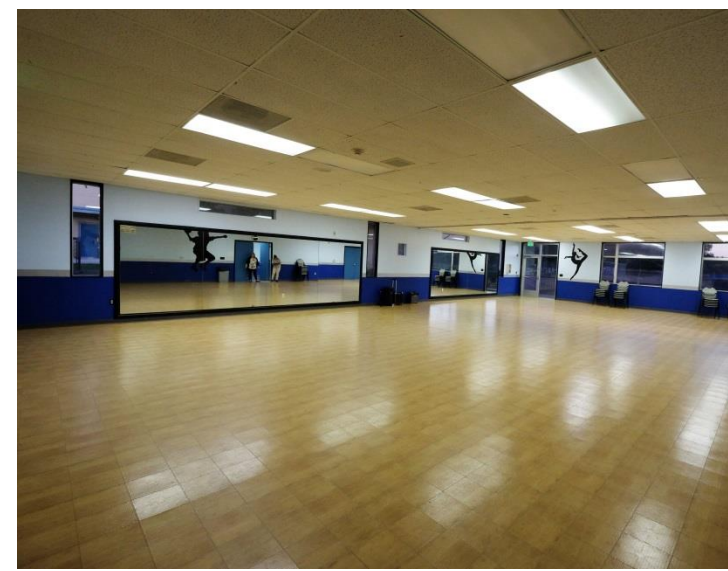


Photo 31
 Building Name: Boys & Girls Club
 Building Number: 11
 Multi-purpose Room and Dance room

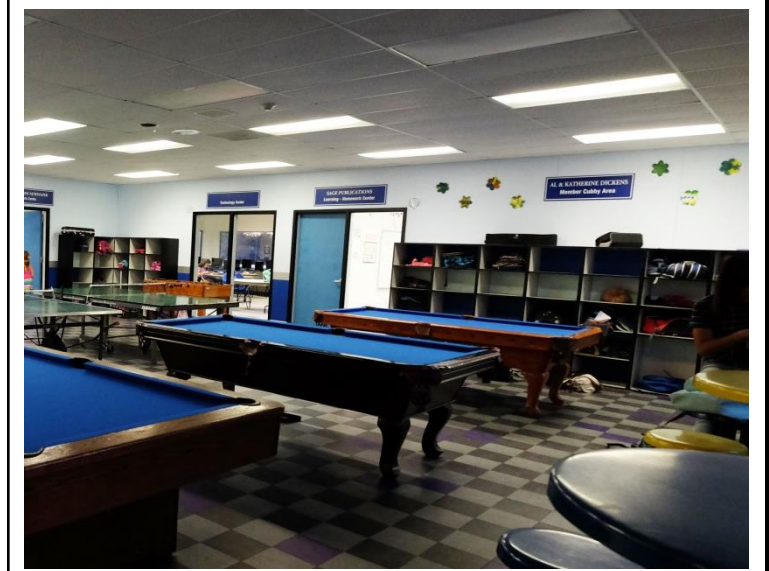


Photo 32
 Building Name: Boys & Girls Club
 Building Number: 11
 Game and commons area

Outdoor School

The Conejo Valley Unified School District's Outdoor School Program is a residential environmental education program for the District's 6th grade students.

Outdoor School is held at Camp Bloomfield in Malibu, California. The camp is located near Leo Carrillo State Beach just off of Pacific Coast Highway. This location allows the students to see the natural setting of the surrounding areas in which they live. The camp has access to riparian woodlands, chaparral, canyons, ponds, and tide pools at the beach.

Students spend 3-1/2 days learning about the environment through nature hikes and activities that focus on the California State Standards for 6th grade science.

The Outdoor School Program

Students who come to Outdoor School learn about the environment in which they live by taking "trail classes" led by Naturalists who are skilled in the subject they teach. There are no classrooms or desks; students learn about the environment by going out and seeing it first-hand.

Naturalists teach classes by first-hand discovery, discussion, activities, experiments, games, and songs. Trail classes include: Astronomy, Geology, Oceanography, and Zoology.

One of the highlights is the Beach Hike. Students hike down the Arroyo Sequit Canyon to Leo Carrillo State Beach where they explore sea caves, tide pools, and watch for dolphins and migrating gray whales.

Students have a chance to relax and have fun during the evening programs. Students watch and perform skits at the campfire and learn about nocturnal animals and astronomy on the Night Hike.



Independent Study P.E.

This program is designed for the extraordinary athlete who competes at a highly advanced level of performance on an individual basis. This program is not designed for team sports and is only for students in 7th and 8th grade.

GetAhead Program

The GetAhead Program (GAP) are summer school sessions that provide both traditional in-the-classroom courses and online courses.

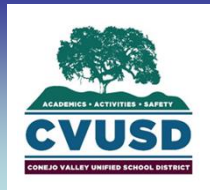
CLU Partnership

Los Cerritos and California Lutheran University are now in year five of our collaborative Professional Development School relationship. The benefits for our students continue to be significant as we apply Active Collaborative Transformative Learning in the classroom under the guidance of Dr. Michael McCambridge, Department of Teacher Education from CLU. This year LCMS and CLU teamed up to present an opening performance at a symposium for Southern California Public School Counselors. Students were able to show professionals in education the concept of ACT and to challenge those professionals to inspire other professionals and educational institutions to teach these and other best practices, employing creative and sophisticated strategies to deepen learning and understanding.

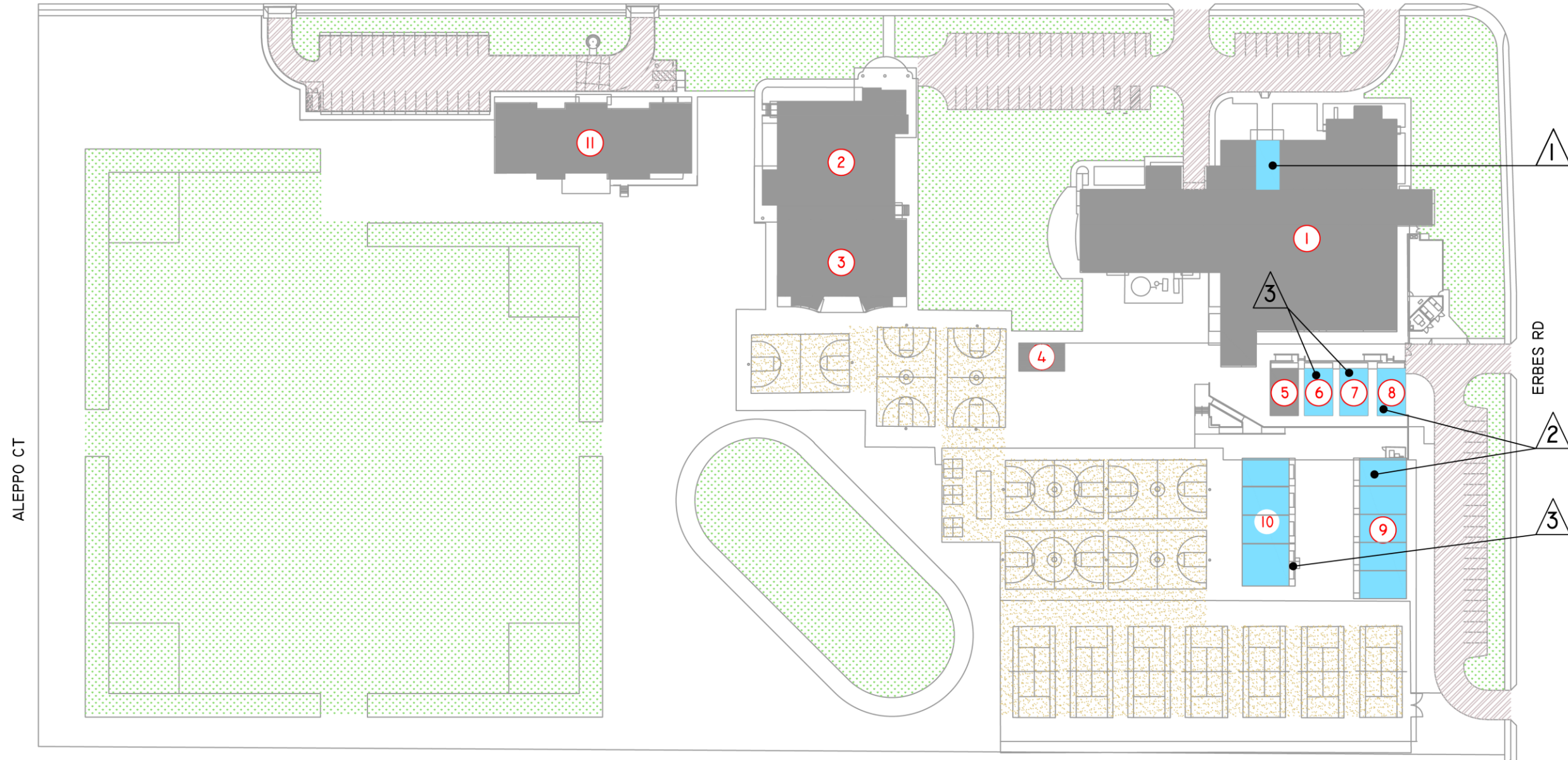


Activities and Clubs




- ASB
- Builders Service Club
- Chess Club
- Leadership Development
- PTSA – Students Group
- Ski and Snowboarding Club
- Spelling Bee
- Surf Team
- Magazine Drive
- Student Council
- PSST
- Reflections
- WEB
- 5 vs 5 Flag Football
- 6 vs 6 Volleyball
- 3 vs 3 Basketball
- 6 vs 6 Soccer
- Boys & Girls Volleyball (Teen Center)
- Boys & Girls Basketball (Teen Center)
- Boys & Girls Soccer (Teen Center)
- Co-ed Volleyball (Teen Center)



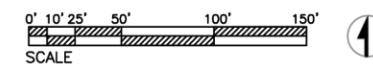
E AVENIDA DE LAS FLORES



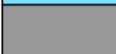


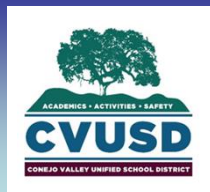
KEY NOTES

-  ALTERATIONS OF MAIN BUILDING IN ADMIN
-  BUILDING 8 AND 9 CERTIFICATION IN PROGRESS
-  CERTIFICATION OF BUILDINGS ARE VOIDED / CANCELLED

CERTIFICATIONS REQUIRED



LOS CERRITOS MS - LEGEND	
	BUILDING NUMBER
	CERTIFICATION REQUIRED
	CERTIFIED STRUCTURES





Site Challenges:

There are three primary site challenges at Los Cerritos Middle School.

First, there are several aspects about the Main Building that do not meet the needs of the school. The cube-like massing of the structure does not allow spaces at the center of the building access to daylight. Meanwhile, programs at the perimeter of the building are disconnected from the main circulation of the internal corridors. The circulation pathways are a combination of interior hallways and exterior walkways. In some cases, one must walk through classrooms to access other classrooms. As such, circulation through the building is not efficient. Additionally, lockers line these hallways, making the flow of student traffic challenging. Foot traffic poses difficulties at the library, as an open passageway divides the space in two.

The building was conceived as a structure that would support open classrooms, with partitions that could easily fold away for large collaborative rooms. Los Cerritos' curriculum, however, requires more permanent division of space; acoustic separation between classrooms is not optimal. Moreover, student security becomes a concern as the pods of classrooms lack lockable hardware at communicating doors. More classroom storage space is needed to fit the needs of the school. The central plant that serves the building is a water-based system and energy inefficient and does not deliver adequate air flow. Built of concrete masonry, only a handful of exterior windows puncture the façade.

The second key challenge is the expanse of exterior playgrounds. While an advantage in one respect, the outdoor environment is quite homogenous and lacks a diversity of zones where students can sit, read, do schoolwork or relax with a group of classmates. With the lack of small scaled places to be, students congregate in the Main Building's corridors. Lastly, the school drop-off zone and parking lots were noted to be insufficient. Parents will often-times pick up students at the commercial center one block north of the school.

Site Modernization Opportunities:

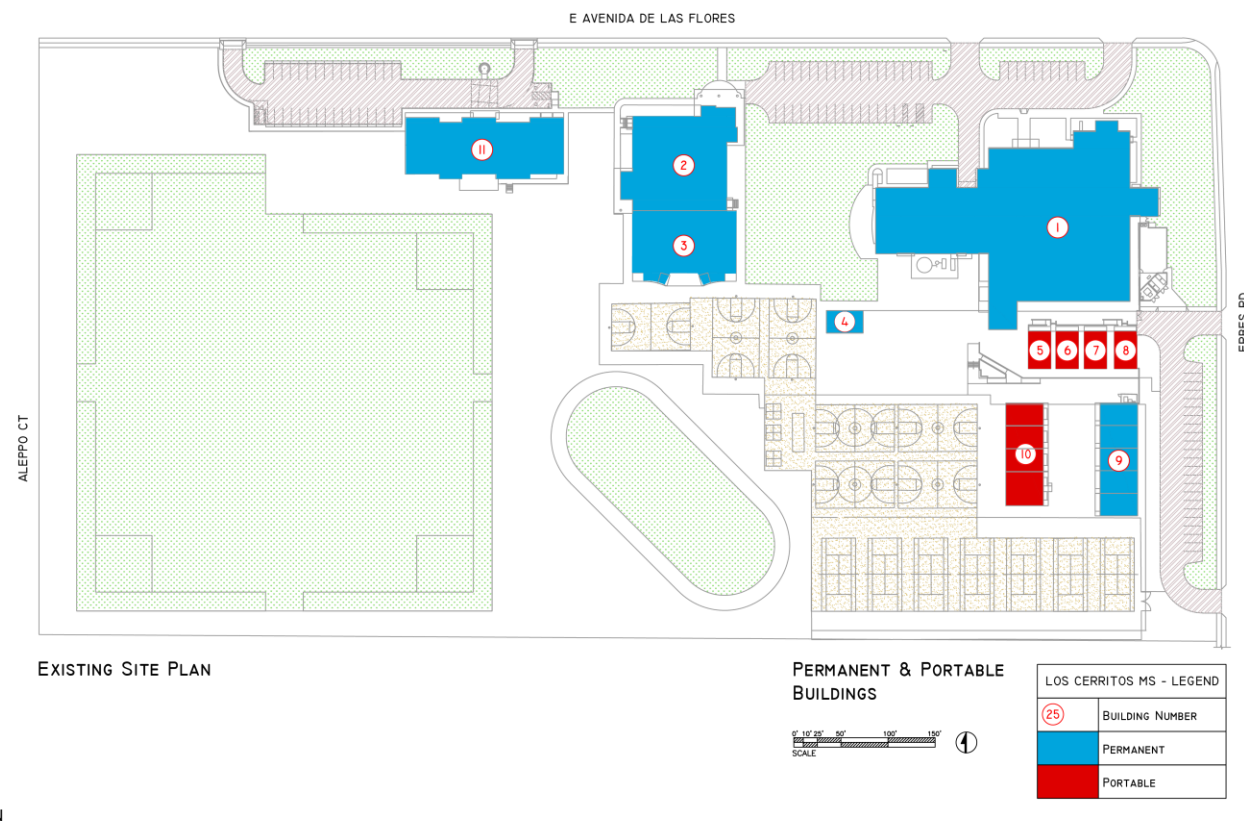
Campus improvement opportunities are as follows:

Campus modernization projects are intended to improve the safety and security of the students, better the instructional and play environments, and beautify the campus internally as well as its face to the neighborhood. Currently, the main face of the campus is the school's parking lot and student drop-off, framed by mature trees. In the background is the façade of the Main Building. There is great opportunity here to improve the school's aesthetic front to the community with school signage, site lighting, and varied planting. Even more impactful would be incorporating glazed openings to lighten the aesthetic quality of the concrete masonry construction, and to provide interior spaces with natural daylight. A rethinking of the campus' drop-off and parking configuration may be incorporated as well.

The interior quality and function of the Main Building's spaces may be greatly enhanced by improving acoustic separation between instructional spaces, providing natural daylighting, streamlining internal foot traffic, and modernizing mechanical infrastructure for more efficient systems.

There is immense potential for modernizing Los Cerritos Middle School's play space. Landscaping, shade structures, varied paving and distinct courtyards would make the most out of the site's large useable area. Creating more student-friendly, small-scaled spaces may also alleviate the congestion in the Main Building's hallways.

To address the general age of the campus, exterior upgrades such as paint will go a long way in improving the aesthetic character of the school. ADA upgrades, including improvements to restrooms, hardware, signage, classroom plumbing fixtures, drinking fountains, and path of travel would ensure that all students, faculty and staff have access to the entire site.



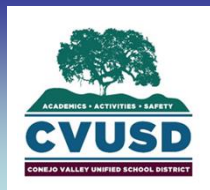
- BUILDING**
- 1- ADMINISTRATION/ CLASSROOMS
 - 2- GYMNASIUM
 - 3- SHOWER/LOCKER
 - 4- LUNCH SHELTER
 - 5- CLASSROOM (MODULAR)
 - 6- CLASSROOM (MODULAR)
 - 7- CLASSROOM (MODULAR)
 - 8- CLASSROOM (MODULAR)
 - 9- CLASSROOM (MODULAR)
 - 10- CLASSROOM EXPANSION

EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS

LOS CERRITOS MS - LEGEND

(25)	BUILDING NUMBER
[Blue Box]	PERMANENT
[Red Box]	PORTABLE



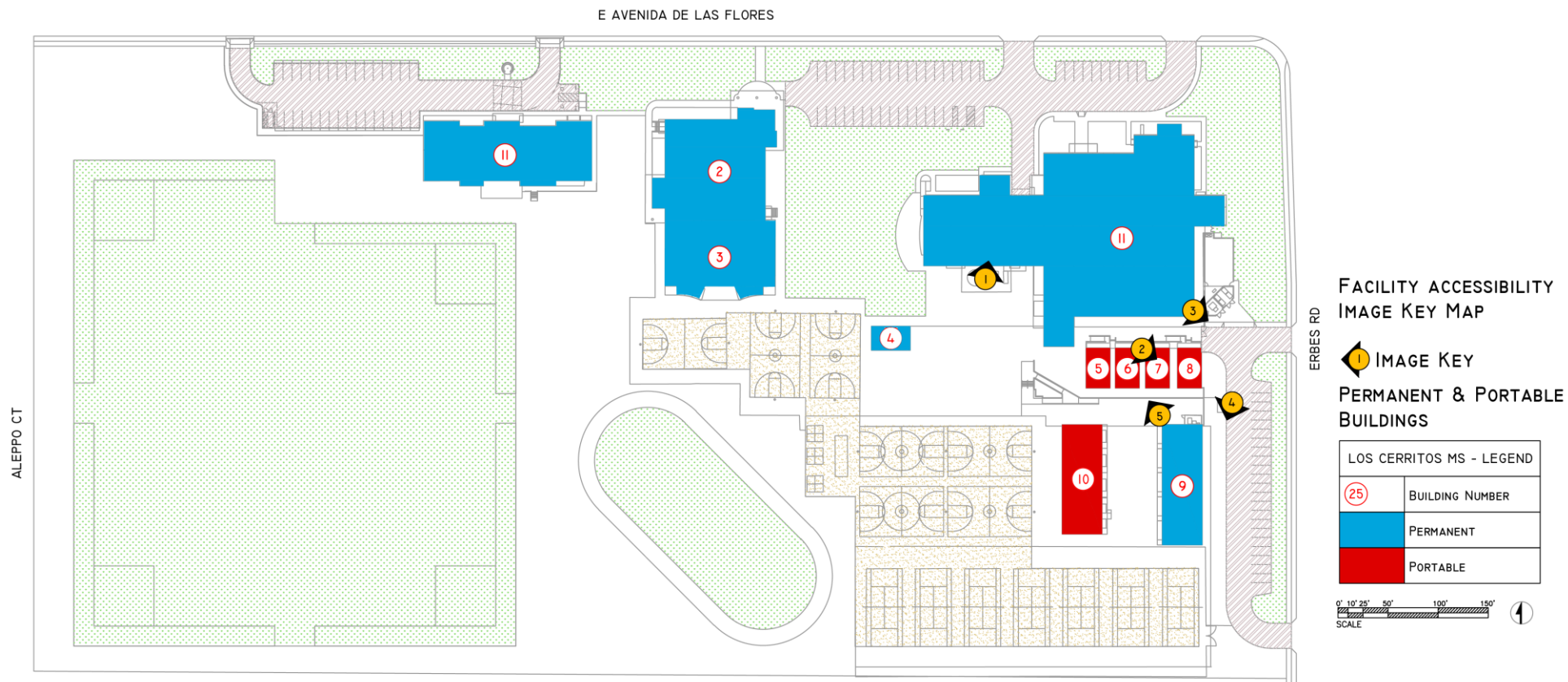


Photo -1
Pavement to ramp access in need of repair.



Photo -2
Ramp to lower athletic courts and fields, and Buildings 9 and 10.



Photo -3
Buildings 5-8 share one ramp to access rooms.



Photo -4
Typical access to portable classrooms.

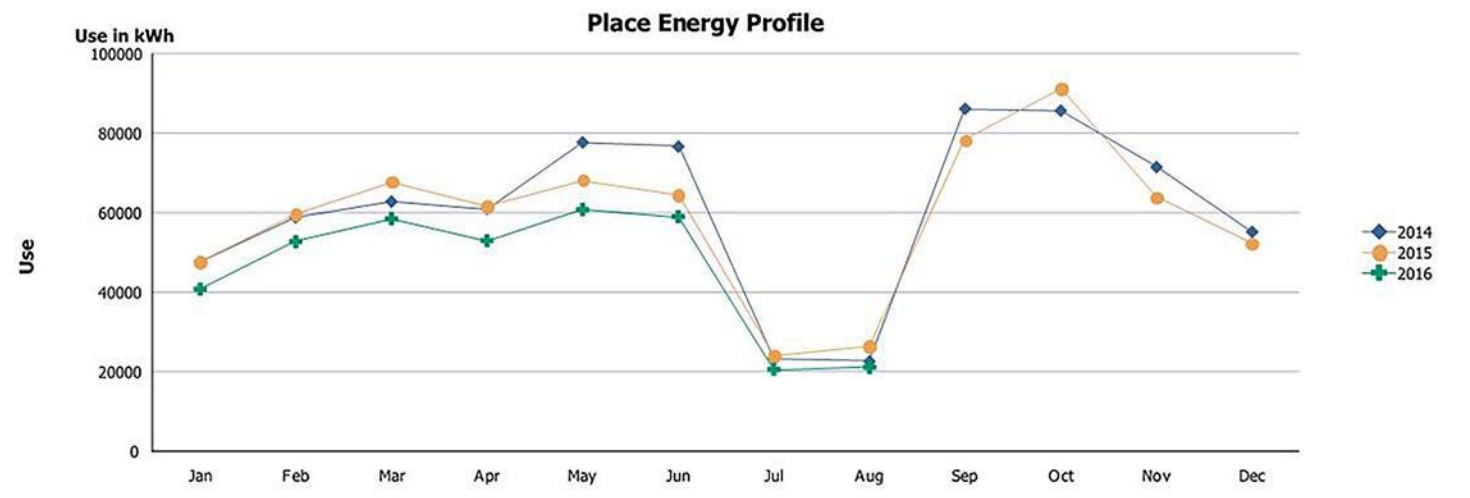


Photo -5
Stairs to lower athletics do not appear to comply with accessibility standards.

Energy Use Summary:

[LOSCER_1] Los Cerritos MS						
Electric	21,125	KWH	\$8,314	\$4,675	\$3,639	43.8%
Water	1,427	CCF	\$9,898	\$7,710	\$2,187	22.1%
Totals:	72	MMBTU	\$18,211	\$12,385	\$5,826	32.0%

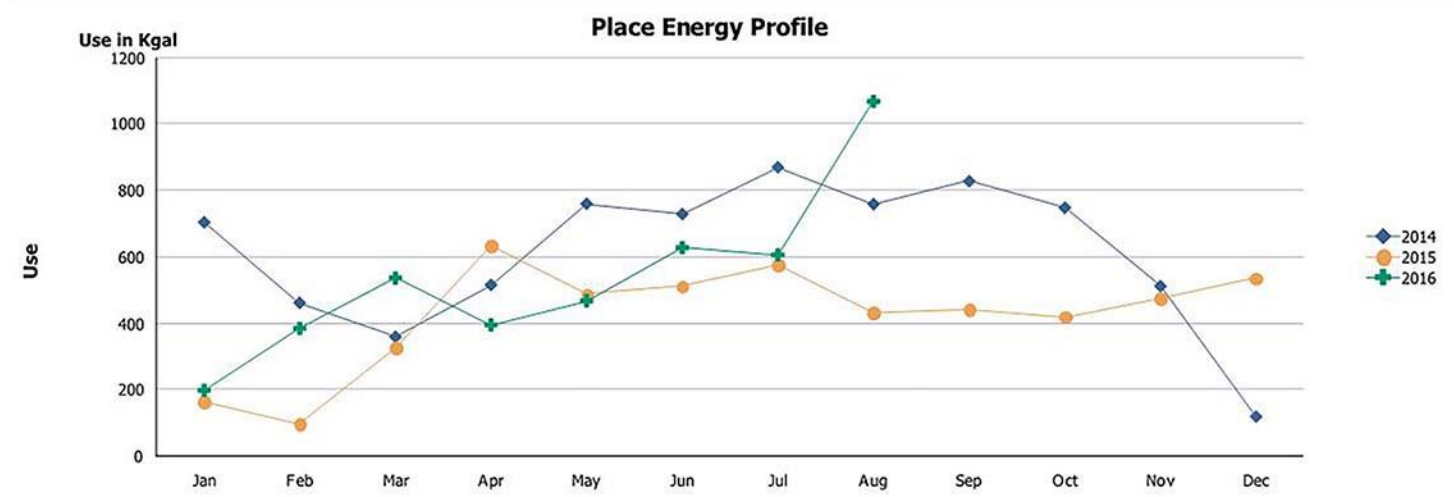
Place: [LOSCER_1] Los Cerritos MS



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	47,548	58,760	62,703	60,934	77,604	76,538	23,256	22,596	86,054	85,575	71,385	55,128	728,081
2015	47,573	59,524	67,712	61,549	68,111	64,290	23,893	26,293	78,126	91,004	63,782	52,171	704,028
2016	40,769	52,697	58,407	52,935	60,702	58,920	20,582	21,125	0	0	0	0	366,137
Totals	135,890	170,981	188,822	175,418	206,417	199,748	67,731	70,014	164,180	176,579	135,167	107,299	1,798,246

Electrical:

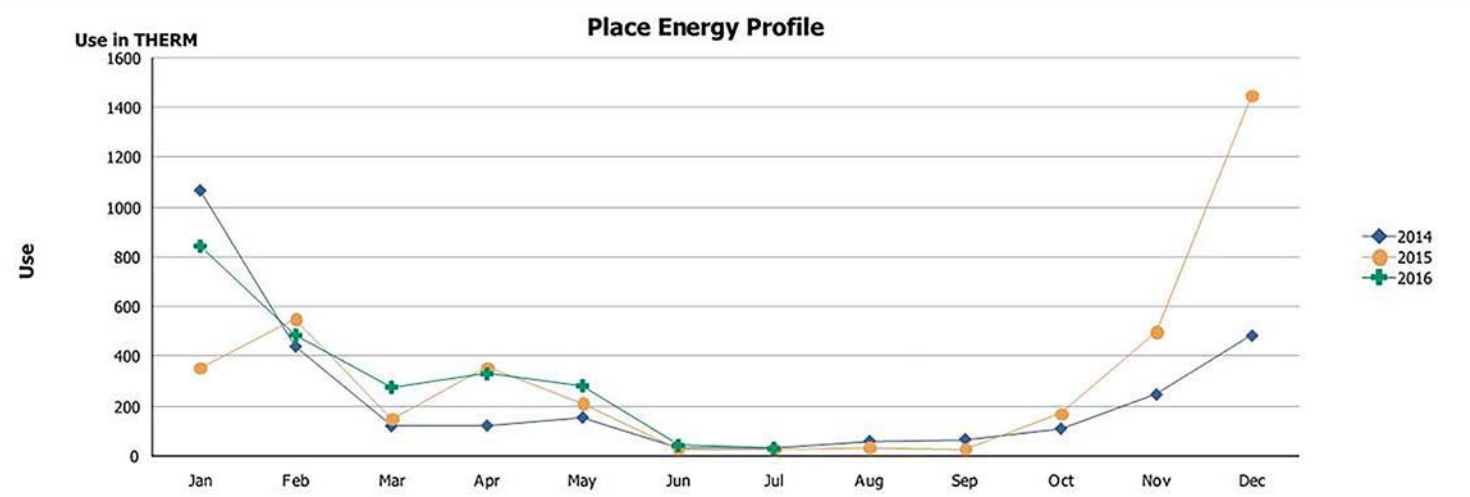
Place: [LOSCER_1] Los Cerritos MS



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	704	462	359	515	759	729	869	759	827	747	512	119	7,361
2015	162	95	325	632	487	512	576	432	440	420	475	535	5,091
2016	198	385	536	395	468	628	606	1,068	0	0	0	0	4,283
Totals	1,065	941	1,221	1,543	1,714	1,868	2,051	2,258	1,267	1,167	987	654	16,735

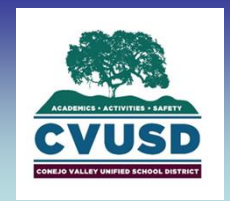
Water:

Place: [LOSCER_1] Los Cerritos MS



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
2014	1,066	440	121	122	155	33	32	60	67	110	247	484	2,937
2015	354	552	150	356	210	29	28	35	28	170	498	1,447	3,857
2016	843	486	276	330	282	42	30	0	0	0	0	0	2,289
Totals	2,263	1,478	547	808	647	104	90	95	95	280	745	1,931	9,083

Gas:



Los Cerritos Middle School | Survey
 2100 East Avenida De Las Flores | Thousand Oaks, CA 91362
 Conejo Valley Unified School District
 December 16, 2016 – Draft V3

Energy Use

Core Facilities			
Item	Category	Existing Square Footage	Standard Square Footage Based on Planning 2- Semester Capacity
1	Food Prep & Serving Areas	1,175 Square Feet	3,299 Square Feet
2	Indoor Dining	00 Square Feet	5,196 Square Feet
3	Lunch Shelter	936 Square Feet	3,897 Square Feet
4	Multi Purpose/Assembly/Auditorium	6,512 Square Feet	9,196 Square Feet
5	Library	1,680 Square Feet	5,097 Square Feet
6	Administration	4,119 Square Feet ** (Office Square Footage)	4,098 Square Feet * (Office Square Footage)
7	Gymnasium Building	11,057 Square Feet	14,297 Square Feet
8	Playground	7.8 Acres	4.4 Acres
9	Parking	100 Stalls	117 Stalls

*(Office Square Footage)

This calculation includes the Front Office/Main Office; Waiting Room/Space; Conference Room; Administrative Offices. ** This calculation includes the Staff Lounge in addition to the spaces listed above.

Core Facilities Summary

1. Food Prep & Serving Areas
The food service queue is located in the Main Building corridor, leading to poor circulation and congestion.

2. Indoor Dining
The multi-purpose room is utilized as the choir classroom, and thus, lunch is eaten under the lunch shelter.

3. Lunch Shelter
The Lunch Shelter was built in 1997. The size is too small to shelter all the students. The administration must run 2 periods of lunch when raining, which is troublesome to work around schedules.

4. Multi Purpose/Assembly/Auditorium
The multi-purpose room is utilized as a choral classroom.

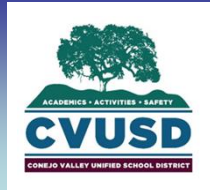
5. Library
The library is located at the center of the Main Building and has an open corridor dividing the space into two halves. Acoustic separation between the library and its surroundings is lacking.

6. Administration
The administration area is adequate and meets the school's needs. The conference room was noted to be difficult to access.

7. Gymnasium Building
The Gymnasium Building meets the school's needs. The gymnasium is used for all school assemblies and is able to hold most students.

8. Playground
The playground meets the needs of the school.

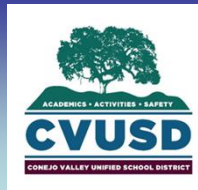
9. Parking
The number of parking stalls does not meet the needs of the school. Documented number includes 32 stalls located at the Boys and Girls club parking lot.



Technology Summary:

Los Cerritos: The network infrastructure backbone has been upgraded to meet current and future needs. Each building that has an IDF is connected to the MDF via 12 strands of single mode fiber. Every classroom has four CAT6 A cables in the ceiling along with two locations with CAT5 cables along the wall. All other instructional and office spaces have a newly installed CAT6 A cable in the ceiling. Wireless access points have been installed in all indoor instructional and office spaces in a micro-cell arrangement to ensure the ability to support a 1 to 1 student to device rollout. Outdoor wireless coverage is currently being evaluated. Switch gear that support a 10Gbps backbone and 1Gbps Power Over Ethernet connections is installed in every IDF and MDF. The current speed of the backbone is limited to 1Gbps but can be increased with new fiber optic transceivers. A new CAT6 A horizontal cabling infrastructure is needed to replace the outdated CAT5 installation.

Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Classroom								Aerohive		
Classroom	Lenovo M93P		Epson W16		HPLJ Pro M201	HoverCam		Aerohive	Allied Telesyn AT-FS708 (2)	
	Dell O390	4			HP1320n					
	Dell O330									
Classroom	Lenovo M93P		Epson 97			Lumens DC-192	Dell Vostro 1510 Laptop	Aerohive	Allied Telesyn AT-FS708	
	Dell O380	2					ipad 2 (1)			
	Dell O745	3								
	Dell O780									
Classroom	Lenovo M93P		Epson 92		HPLJ Pro M201	Elmo TT-12		Aerohive	Allied Telesyn AT-FS708	
	Dell O745	2								
	Dell O780				HP 2430n					
Classroom	Lenovo M93P		Epson 83c		HPLJ Pro M201	Lumens DC-192		Aerohive		
Classroom	Dell O745	2			HPLJ Pro M201			Aerohive		
Classroom	Lenovo M93P		Epson 455W		Xerox 3260	Elmo TT-12	ipad 2	Aerohive		
Classroom 4	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192		Aerohive		
	Dell O745						Lenovo Chromebook N22 (20) in cart			
Classroom 3	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Dell O745									
Classroom 1	Lenovo M93P		Epson W16		HPLJ Pro M201	Elmo TT-02		Aerohive	TP-Link TL-SG105	
	Dell O745	2			Bro HL2070n					
Classroom 2	Lenovo M93P		Epson 93+		HPLJ Pro M201, Xerox 3260	Elmo TT-12		Aerohive		
Band Room	Lenovo M93P		Epson 1810p		HP DeskJet 3054		ipad 2 (2)	Aerohive		
	Lenovo M93P				HPLJ Pro M201					
Classroom	Lenovo M93P				HPLJ Pro M201			Aerohive		
Classroom	Dell O780	40	Epson 93+		Xerox 3320			Aerohive		
Classroom	Lenovo M93P		Epson 93+			Lumens DC-192	ipad 2 (1)	Aerohive		
	iMac	2			HPLJ Pro M201				Netgear GS105	
	Dell O745									
	Dell O780									
Classroom	Lenovo M93P		Epson 93+		HP P2015dn	Elmo TT-12	Dell Laptop	Aerohive	Allied Telesyn AT-FS708	
	Dell O745	4			HPLJ Pro M201					
Classroom	Lenovo M93P		Epson 93+		Dell 2330dn, HPLJ Pro M201	Elmo TT-02	Dell Vostro 1510 Laptop	Aerohive	Allied Telesyn AT-FS708	
	Dell O745				Bro HL2070n					
	Dell O380	4								
Classroom	Lenovo M91P		Epson 97		Xerox 3320			Aerohive		
	Lenovo M93P									
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Lenovo N23	40								
	Dell O745							Aerohive		



Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
Classroom	Lenovo M93P		NEC V260x		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Lenovo N23	40			HP P2035n					
Classroom	Dell O980	40			Xerox 3320			Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Lenovo N23	40								
Classroom	Lenovo M93P		Epson W16		HP P1102w	Lumens DC-192	Dell Vostro 1510 Laptop	Aerohive	Allied Telesyn AT-FS708	
	Dell O745				Bro HL2070n					
	Dell O745	2			HPLJ Pro M201					
Classroom	Lenovo M93P		Epson W16		HPLJ Pro M201	Lumens DC-192		Aerohive	Allied Telesyn AT-FS708	
	Dell O380	2								
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC265		Aerohive		
					HP P2055n					
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
Classroom	Dell O760	22	Epson 811p		HP4200n			Aerohive	Netgear GS108T (5); Allied Telesyn AT-FS708	
	Dell O780	8								
	Dell O745	4								
	Dell O755	5								
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Lenovo N23	40								
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192		Aerohive		
	Lenovo N23	40								
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive	Allied Telesyn AT-FS708 (2)	
	Dell O760				HPLJPro 400 M401					
	Lenovo M90p									
	Dell O745									
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12	iMac	Aerohive	Netgear FS116	
	Dell O745	3			HP1320n					
Classroom	Lenovo M93P		Epson W16		HPLJ Pro M201	Lumens DC-192		Aerohive		
	Dell O745				Epson PIXMA MG6220		iMac			
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-12		Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Elmo TT-02		Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192	Canon RE-350 Visualizer	Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192		Aerohive	Allied Telesyn AT-FS708	
	Dell O745	2								
	Dell O780									
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192		Aerohive		
	Lenovo N23	40								
Classroom	Lenovo M93P		Epson 83+		HPLJ Pro M201	Elmo TT-12		Aerohive		
	Dell O745									
Classroom	Lenovo M93P		Epson 83c		HPLJ Pro M201	Elmo TT-12	Bro DCP-8080dn (EADMS)	Aerohive		
Classroom	Lenovo M93P		Epson 93+		HPLJ Pro M201	Lumens DC-192	Canon RE-350 Visualizer	Aerohive		
	iMac	2								
Classroom	Lenovo M93P				HPLJ Pro M201			Aerohive		
	Dell O780									
	ShopBot Desktop CNC									
	Dell O760									



Room Name	Computer	Quantity	Projector Model	Smartboard Model	Printer Model	Document Reader	Other	Wireless AP	Network Switch	Remarks
	Dell O780				Bro HL2070n					
	Dell Latitude									
Library	Dell O745	2						Aerohive (2)		
Classroom	Lenovo M93P	25	Epson 61p		HPLJ Pro 400 M401			Aerohive	Allied Telesyn AT-FS708 (3); Linksys SD-208 (2); Dlink DSS8+	
	Lenovo M93P	3			HPLJ Pro M201					
	Lenovo M93P	2			HPLJ Pro 400 M401					
					HPLJ M1522nf					
					HPLJ Pro M201					
	Lenovo M93P		NEC V260x					Aerohive (2)		
	Dell O780				HP 1022			Aerohive (2)		
	Microsoft Surface 4									
	Dell Latitude E6420									
	Dell O780				HPLJ Pro 400 M401					
	Microsoft Surface 3 Pro									
	ipad 2									
	netbook									
	Fujitus Laptop									
	Dell O780				HP 1022					
	ipad 2									
	Lenovo N22									
	Dell O780				HPLJ Pro M201					
	Dell O780									
	Lenovo M93p									
	Dell O780				HP P2035n					
	Dell O780				HPLJ Pro M201					
	Dell O780									
	Dell O780							Aerohive		
	Dell O780									
	Dell O780									
					Ricoh MP C5503					
					HP4100n			Aerohive		
	Lenovo M93p				HPLJ Pro M201					
	Lenovo M93p				HPLJ Pro M201					
	Dell Latitude E5530				HP1320n				Linksys GEB1040	
	Dell O780				HP4200n			Aerohive		
					HP4250n					
					Ricoh Aficio SP 5200dn			Aerohive		
	Lenovo N22	20					Dell Lat 2120 Netbooks (6)			
	Lenovo N22	20								
	ipad 2	22								
	ipad 2	20								



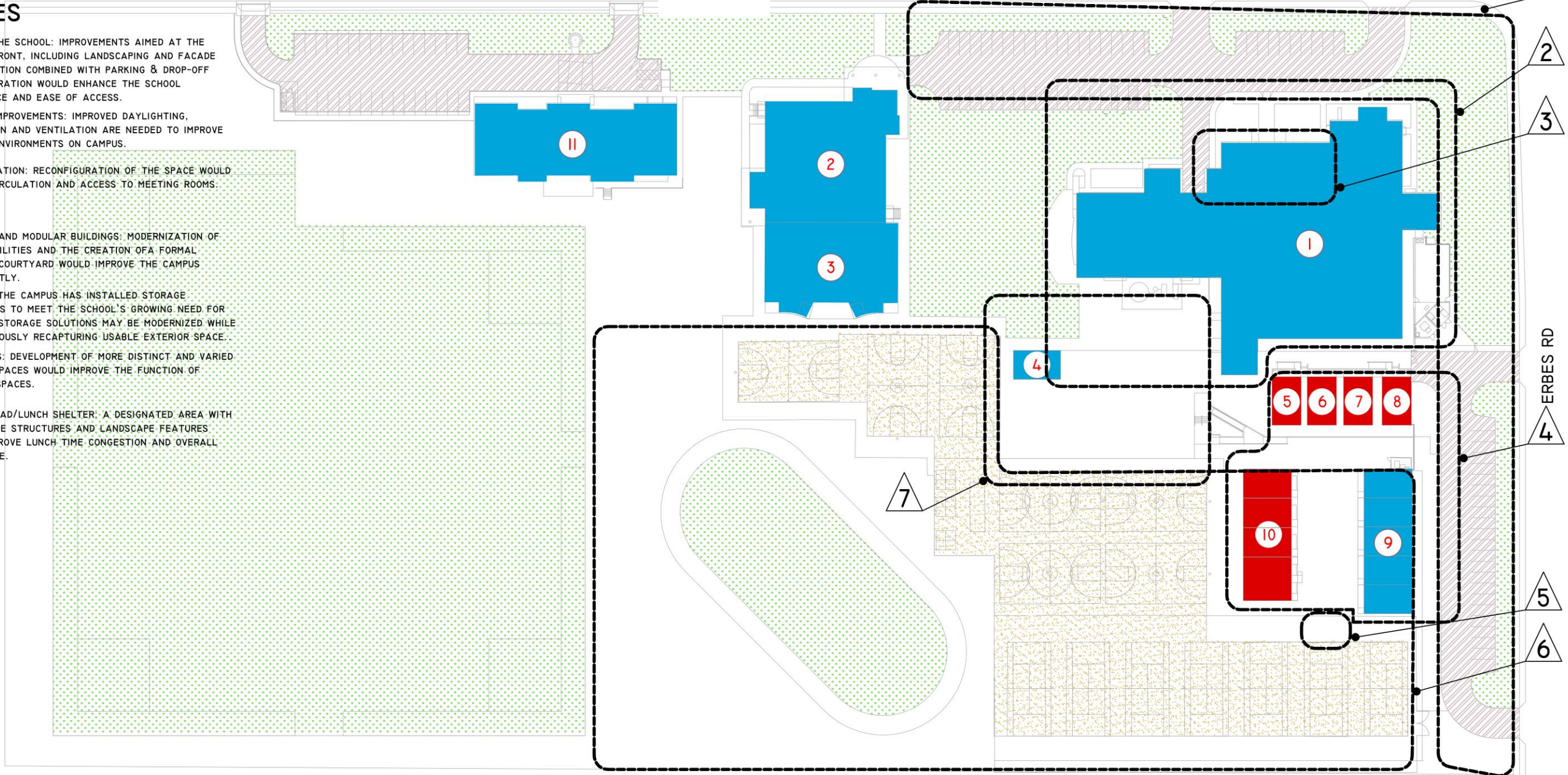
KEY NOTES

- 1 FACE OF THE SCHOOL: IMPROVEMENTS AIMED AT THE SCHOOLS FRONT, INCLUDING LANDSCAPING AND FACADE MODERNIZATION COMBINED WITH PARKING & DROP-OFF RECONFIGURATION WOULD ENHANCE THE SCHOOL APPEARANCE AND EASE OF ACCESS.
- 2 BUILDING IMPROVEMENTS: IMPROVED DAYLIGHTING, CIRCULATION AND VENTILATION ARE NEEDED TO IMPROVE INTERIOR ENVIRONMENTS ON CAMPUS.
- 3 ADMINISTRATION: RECONFIGURATION OF THE SPACE WOULD IMPROVE CIRCULATION AND ACCESS TO MEETING ROOMS.
- 4 PORTABLE AND MODULAR BUILDINGS: MODERNIZATION OF THESE FACILITIES AND THE CREATION OF A FORMAL ACADEMIC COURTYARD WOULD IMPROVE THE CAMPUS SIGNIFICANTLY.
- 5 STORAGE: THE CAMPUS HAS INSTALLED STORAGE STRUCTURES TO MEET THE SCHOOL'S GROWING NEED FOR STORAGE. STORAGE SOLUTIONS MAY BE MODERNIZED WHILE SIMULTANEOUSLY RECAPTURING USABLE EXTERIOR SPACE.
- 6 PLAYFIELDS: DEVELOPMENT OF MORE DISTINCT AND VARIED OUTDOOR SPACES WOULD IMPROVE THE FUNCTION OF EXTERIOR SPACES.
- 7 CAMPUS QUAD/LUNCH SHELTER: A DESIGNATED AREA WITH MORE SHADE STRUCTURES AND LANDSCAPE FEATURES WOULD IMPROVE LUNCH TIME CONGESTION AND OVERALL CAMPUS USE.

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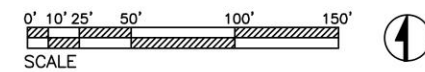
DE LAS FLORES

ERBES RD



EXISTING SITE PLAN

PERMANENT & PORTABLE BUILDINGS



LOS CERRITOS MS - LEGEND	
25	BUILDING NUMBER
 	PERMANENT
 	PORTABLE

