



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE: **W-0**

March 27, 2003

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 40-23 (4-103)  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

### **IT IS RECOMMENDED THAT YOUR BOARD:**

As the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley:

1. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of property into Los Angeles County Waterworks District No. 40, Antelope Valley.
2. Approve the enclosed Negative Declaration.
3. Find that Annexation 40-23 to Los Angeles County Waterworks District No. 40, Antelope Valley, will have no adverse effect on wildlife resources and authorize the Director of Public Works to complete and file a Certificate of Fee Exemption for the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This recommended action is for your Board to adopt the enclosed Resolution Requesting the Local Agency Formation Commission (LAFCo) to initiate proceedings for the reorganization of territory shown on the enclosed Exhibits "A" and "B" into Los Angeles County Waterworks District No. 40, Antelope Valley.

LAFCo requires a Board-adopted Resolution to initiate proceedings for the reorganization of territory.

### **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 the future customers within the annexed area.

### **FISCAL IMPACT/FINANCING**

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

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

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution requesting LAFCo to initiate proceedings for the reorganization of territory.

### **ENVIRONMENTAL DOCUMENTATION**

The enclosed Negative Declaration provides adequate documentation that shows there will not be a significant effect on the environment.

The Honorable Board of Supervisors  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services as a result of this action.

**CONCLUSION**

After approval of this recommendation, 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,

JAMES A. NOYES  
Director of Public Works

MR:nm  
BDL2136

Enc.

cc: Chief Administrative Office  
County Assessor  
County Counsel

RESOLUTION OF APPLICATION BY THE  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY  
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO  
INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY

RESOLVED by the Board of Directors of the Los Angeles County Waterworks District No. 40, Antelope Valley, that:

WHEREAS, Los Angeles County Waterworks District No. 40, Antelope Valley, 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 reorganization which would annex territory to Los Angeles County Waterworks District No. 40, Antelope Valley; and

WHEREAS, this reorganization is being proposed based upon petitions filed by property owners requesting said reorganization; and

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

WHEREAS, the boundaries of the proposed areas are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," respectively, and are by this reference incorporated herein; 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, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Los Angeles County Waterworks District No. 40, Antelope Valley, 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 waive protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the \_\_\_\_ day of \_\_\_\_\_, 2003 by the Board of Supervisors of the County of Los Angeles as the governing body of Los Angeles County Waterworks District No. 40, Antelope Valley.

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

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By \_\_\_\_\_  
Deputy

## **NEGATIVE DECLARATION**

### **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**

#### **ANNEXATION NO. 40-23 (4-103)**

1. **Location and Brief Description of Project**

The annexation of 19.69 acres of vacant and undeveloped land located at the northeast corner of Avenue N and 55th Street West (Tract No. 53522) in the Antelope Valley.

The project is located in the City of Palmdale. It consists of the annexation of 19.69 acres of vacant property to the Los Angeles County Waterworks District No. 40, Antelope Valley.

The property owner has paid the District's cost to process the annexation, and will pay other processing fees required by the Local Agency Formation Commission and the State Board of Equalization.

2. **Finding of No Significant Effect**

Based on the enclosed Initial Study, it has been determined that this project will not have a significant effect on the environment.

Enclosed: Initial Study

## **INITIAL STUDY**

### **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**

#### **ANNEXATION OF PROPERTY OF DISTRICT ANNEXATION NO. 40-23 (4-103)**

The Los Angeles County Department of Public Works, Waterworks and Sewer Maintenance Division, prepared this Initial Study pursuant to the California Environmental Quality Act of 1970, as amended (Division 13, California Public Resources Code), the State Environment Impact Report Guidelines (Division 6, California Administrative Code), and the County of Los Angeles and Special District (under the Board of Supervisors) Environmental Document Report Procedures and Guidelines as latest adopted.

#### **A. Location and Description of Project**

The project is located in the City of Palmdale. The project description is as follows: It consists of the annexation of 19.69 acres of vacant property to the Los Angeles County Waterworks District No. 40, Antelope Valley.

The property owner has paid the District's processing costs to process the annexation, and will pay other processing fees required by the Local Agency Formation Commission and the State Board of Equalization.

#### **B. Compatibility with General Plan**

The property seeking annexation is located in the City of Palmdale. The 19.69 acres are currently vacant, but have been proposed to be developed as single-family residences.

#### **C. Environmental Setting**

The land is gently sloping high desert.

D. Identification of Environmental Effects

This project does not appear to have a significant effect on the environment because it does not:

1. Conflict with adopted environmental plans and goals of the community where it is located;
2. Have a substantial, demonstrable negative aesthetic effect;
3. Substantially affect a rare or endangered species of animal or plant, or the habitat of species;
4. Interfere substantially with the movement of any resident fish or wildlife species, or migratory fish or wildlife species;
5. Breach published national, state, or local standards relating to solid waste or litter control;
6. Substantially degrade water quality;
7. Contaminate a public water supply;
8. Substantially degrade or deplete ground water;
9. Interfere substantially with ground water recharge;
10. Disrupt or alter an archaeological site over 200 years old, a historical site, or a paleontological site;
11. Induce substantial growth or concentration of population;
12. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
13. Displace a large number of people;
14. Encourage activities which result in the use of large amounts of fuel or energy;
15. Use fuel or energy in a wasteful manner;
16. Substantially increase ambient noise levels for adjoining areas;
17. Cause substantial flooding, erosion, or siltration;



18. Expose people or structures to major geologic hazards;
19. Substantially diminish habitat for fish, wildlife, or plants;
20. Disrupt or divide the physical arrangement of an established community;
21. Create a public health or safety hazard or a potential health or safety hazard;
22. Conflict with established recreational, educational, religious, or scientific uses in the area;
23. Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

E. Discussion of Ways to Mitigate Significant Effects

No significant effects were identified in our study.

F. Initial Study Preparation

This Initial Study was prepared under the supervision of Mr. Brian D. Hooper, Assistant Deputy Director of the Waterworks and Sewer Maintenance Division of the Los Angeles County Department of Public Works located at 1000 South Fremont Avenue, Alhambra, California 91803, pursuant to the County and Special Districts Guidelines. This study was made with the use of the enclosed Initial Study Questionnaire and the Environmental Assessment Form provided by the Local Agency Formation Commission.

Enclosure: Questionnaire

**LOS ANGELES COUNTY WATERWORKS DISTRICT  
INITIAL STUDY QUESTIONNAIRE**

Project: Annexation 40-23 (4-103)  
Date: June 12, 2002  
Thomas Guide Page: 4015-A7  
U.S.G.S. Quad: Antelope Valley, California

A. GENERAL INFORMATION (to be completed by applicant)

1. Name and address of developer or project sponsor:  
Los Angeles County Waterworks District No. 40, Antelope Valley.
2. Name, address, and telephone number of person to be contacted concerning this project:  
Brian D. Hooper, Assistant Deputy Director, Waterworks and Sewer Maintenance Division, 1000 South Fremont Avenue, Alhambra, California, 91803 (626) 300-3300.
3. Street location of project:  
Northeast corner of Avenue N & 55th Street West, in the City of Palmdale.
4. Present use of site:  
Vacant.
5. Present zoning:  
Agricultural.
6. Action requested:  
Annexation to Waterworks District No. 40, Antelope Valley.
7. Brief project description (proposed use):  
This project will annex 19.69± acres into Los Angeles County Waterworks District No. 40, Antelope Valley.

Proposed Project

8. Number and types of units (residential):  
N/A.
9. Number and size of buildings:  
N/A.
10. Number of floors:  
N/A.
11. Total floor area of non-residential structures (square feet):  
N/A.
12. Number of employees and shifts (non-residential):  
N/A.
13. Maximum number per shift (non-residential):  
N/A.
14. Operating hours (non-residential):  
N/A.
15. Gross area of project site (acres/square feet):  
19.69± acres.
16. Area devoted to structures:  
N/A.
17. Area devoted to parking:  
N/A.
18. Area devoted to open space:  
N/A.

19. List and describe any other related permits and other public approvals required for this project, including those required by County, Regional, State and Federal Agencies. Specify the type of permit/approval and the granting agencies.

Approval required by the Local Agency Formation Commission and then the Board of Supervisors of the County of Los Angeles, as the governing body of Los Angeles County Waterworks District No. 40, Antelope Valley .

B. ENVIRONMENTAL DATA (to be completed by applicant)

1. Phasing and Relationship to Other Projects:

Discuss in more detail any future phases or extensions and the relationship of the project to larger plans or programs. A time schedule should be included. If the project is part of a larger project or prior approval for which an EIR or Negative Declaration has been prepared, please attach a copy of the environmental documentation or give the case number(s).

Annexation is a pre-requisite to receive water service from the District. It is not a guarantee that water service will be provided by the District, nor is it an indicator that water service to the properties is feasible.

2. Environmental Setting - Project Site

Describe the project site as it exists before the project, including information on topography and slope characteristics, plants (including trees) and animals, crops, and any cultural, historical, or scenic aspects. Describe any existing structures on the site and the use of the structures. The area is non-agricultural.

Vacant - desert land - no known cultural, historical, or scenic aspects.

3. Environmental Setting - Surrounding Area

Describe the surrounding properties, including information on topography and slope characteristics, plants, and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (single family, apartment houses, department stores, etc.), and scale of development (height, lot coverage).

Area is vacant.

PLEASE NOTE:

If the space provided is not sufficient to provide complete answers to any of the following, please feel free to attach additional pages to this questionnaire.

C. ENVIRONMENTAL QUESTIONS

Health and Safety

1. Will the project require any grading?  
N/A.  
  
If so, how many cubic yards will be moved?  
  
N/A.  
  
Will the earth movement be balanced on site?  
  
N/A.  
  
If grading will require additional dirt or the removal of dirt, where will the dirt be obtained or deposited?  
  
N/A.
2. Are there any areas of un-compacted fill on the property?  
  
N/A.
3. Are there any identifiable landslides or other major geologic hazards on the property?  
  
N/A.
4. Will the project create any geologic hazards?  
  
N/A.
5. Identify name and location of the nearest active earthquake fault:  
  
The San Andreas fault is approximately 1/2 mile south of this site.

6. Are there any natural drainage courses, springs, ponds, etc., on property?  
Unknown.
7. Will any natural water courses, surface flow paths, etc., be changed through construction of flood control facilities or will flood plain management be employed?  
N/A.
8. Is the property subject to flooding?  
N/A.
9. Will the project increase water runoff and/or erosion or otherwise affect natural hydraulic process? If so, please explain:  
N/A.
10. Is the property located within a high hazard area (hillside area with moderately dense vegetation)?  
N/A.
11. What access is available for emergency vehicles?  
Rancho Vista Boulevard.
12. Do project operations involve the handling or storage of hazardous substances, such as oil, pesticides, chemicals, or radioactive materials? If yes, please explain:  
N/A.
13. What are the existing principal sources of noise which contribute to the ambient level at the project site?  
Rancho Vista Boulevard.
14. Is the project site located in an area of relatively low ambient noise levels?  
Unknown.

15. Describe the facilities and/or equipment which are expected to be the principal sources of project-induced noise:  
N/A.
16. Has the depth to the ground water table been identified? If so, what is the depth?  
N/A.
17. Will any material be placed onto or into the soil which may have an adverse affect upon water quality?  
N/A.
18. Will the project affect the recharge of aquifers (ground water)?  
N/A.
19. What is the closest APCD monitoring station?  
N/A.
20. How many Vehicle Miles Traveled (VMT) will be generated by the project?  
Daily: N/A                      A.M. N/A                      P.M. N/A
21. How much electricity (in kilowatts per hour) will be consumed per month?  
None.
22. How much natural gas (in 1,000 cubic feet) will be consumed per month?  
None.
23. What type of odors will the project create?  
None.
24. Will the project create dust problem?  
No.

25. What provisions will be included for security within the project?

None.

26. Will the project create an attractive hazard or nuisance for residents or children?

No.

D. NATURAL

1. Are there any rare or endangered plant or animal species on the property?

Unknown.

2. Is the project located within a significant ecological area?

N/A.

E. SOCIAL/CULTURAL/DESIGN

1. Will the project displace any people?

N/A.

2. Is the project located in an archaeologically sensitive area?

N/A.

3. Are any historical sites located on the property?

N/A.

4. Is the property located in a rural area?

No.

5. What is the architectural style of development in the surrounding area?

Single-family wood and frame structures.

6. What is the architectural style of the proposed project?

N/A.



7. Will the proposed project utilize energy-conserving designs or materials?

N/A.

If so, please explain:

8. Are there any parks or recreational sites, including scenic highways located within the property?

N/A.

9. Are there any parks (regional, county, local) located within five mile radius of the project?

N/A.

If so, please identify:

10. Will the project decrease access to any public body of water or recreational area?

N/A.

F. SERVICES

1. What school district serves the property?

Antelope Valley Union School District.

2. What is the anticipated increase in school enrollment as a result of the project?

None.

3. Are existing school facilities adequate to meet the anticipated increase in attendances as a result of the project? (This information should come from officials of the school system involved.)

N/A.

4. What is the distance to the nearest police/fire protection services?  
Five miles/one mile.
5. What is the average response time of patrol vehicles to the project site?  
N/A.
6. Does a municipal sewerage system presently serve the area immediately surrounding the project site?  
N/A.
7. Are existing municipal sewers capable of meeting the anticipated increase in demand without modifications?  
N/A.
8. Will the project involve the installation of private sewerage facilities?  
N/A.
9. What is the distance to the nearest solid waste disposal site?  
N/A.
10. What is the major access to the property?  
Rancho Vista Boulevard and 50th Street West.
11. Identify name of, distance to and number of traffic lanes of the nearest major or secondary highway:  
Sierra Highway, four miles east, four lanes.
12. How many vehicle trips will be generated by the project?  
Daily: N/A                      A.M. Peak: N/A                      P.M. Peak: N/A
13. How far is the nearest public bus line?  
N/A.

14. Is domestic water available?

Yes.

If yes, who will serve the project?

Los Angeles County Waterworks District No. 40, Antelope Valley, upon completion of necessary water facilities to property.

15. Will a private system be required?

No.

16. Can the existing system provide for fire protection in accordance with Fire Department requirements.

N/A.

17. What is the available fire flow?

N/A.

18. Will a water storage tank be required?

No.

19. Is natural gas available?

Unknown.

20. Is electricity available?

Yes.

21. What is the distance to the nearest commercial business area?

Two miles.

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 facts, statements, and information presented are true and correct to the best of my knowledge and belief.

LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 40, ANTELOPE VALLEY

\_\_\_\_\_  
Date

\_\_\_\_\_  
BRIAN D. HOOPER  
Assistant Deputy Director

Prepared by: Waterworks and Sewer Maintenance Division  
Department of Public Works  
P.O. Box 1460  
Alhambra, California 91802-1460  
Telephone (626) 300-3300

<u>ENVIRONMENTAL</u>	<u>NO SIGNIFICANT EFFECT POSSIBLE</u>	<u>POSSIBLE SIGNIFICANT EFFECT</u>	<u>EXPLANATION</u>
Geologic/seismic Hazard	X		
Soils Hazard	X		
Flood/Runoff Hazard	X		
Fire Hazard	X		
Health Hazard	X		
Noise Levels	X		
Water Quality	X		
Ground Water Recharge	X		
Air Quality	X		
Habitat	X		
Migratory Paths	X		
Displacement of People	X		
Community Disruption	X		
Archaeological/Historical Sites			
Scenic Qualities	X		
Energy Consumption	X		
Education	X		
Fire	X		
Police	X		
Liquid and Solid Waste Disposal	X		
Traffic/Transportation	X		
Other Governmental Services	X		
Water/Gas/Electricity	X		
Other Factors	X		

ADDITIONAL COMMENTS:

None.

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