

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk CA 90650-3134

From: (Public Agency):
Los Angeles County Waterworks Districts
900 S. Fremont Ave, Alhambra, CA 91803
(Address)

Project Title: Water Supply Assessment for the Avenue M Development Project

Project Applicant: Los Angeles County Waterworks District No. 40, Antelope Valley

Project Location - Specific:
See attached map (Los Angeles county Waterworks District No. 40, Antelope Valley)

Project Location - City: City of Lancaster Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Approve the Water Supply Assessment (WSA) for the proposed Avenue M Development Project in the City of Lancaster as required by California Water Code Section 10910, et Seq. The assessment shows Los Angeles County Waterworks District No. 40, Antelope Valley (District), has sufficient water supplies for the proposed development. The District's total projected water supplies available during normal, single-dry, and multiple-dry year scenarios during a 20 year projection are expected to meet the projected water demand associated with the project in addition to the District's existing and planned future water uses.

Name of Public Agency Approving Project: Los Angeles County Waterworks District No. 40, Antelope Valley

Name of Person or Agency Carrying Out Project: N/A

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: PRC Sec. 15061 (b)(3), PRC Sec. 15378 (b)(5)

Reasons why project is exempt:

Approval of the Water Supply Assessment (WSA) for the proposed Avenue M Development Project in the City of Lancaster is exempt from CEQA pursuant to Public Resources Code and is excluded from the definition of a project pursuant to section 15061(b)(3). The WSA does not constitute a project under section 21065 of the Public Resources Code and is excluded from the definition of a project pursuant to section 15378 (b) (5) of the State CEQA Guidelines because it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. Further, the WSA does not approve or authorize any project under CEQA, including the proposed Avenue M Development Project.

Lead Agency
Contact Person: Aracely Jaramillo Area Code/Telephone/Extension: 626-300-3353

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

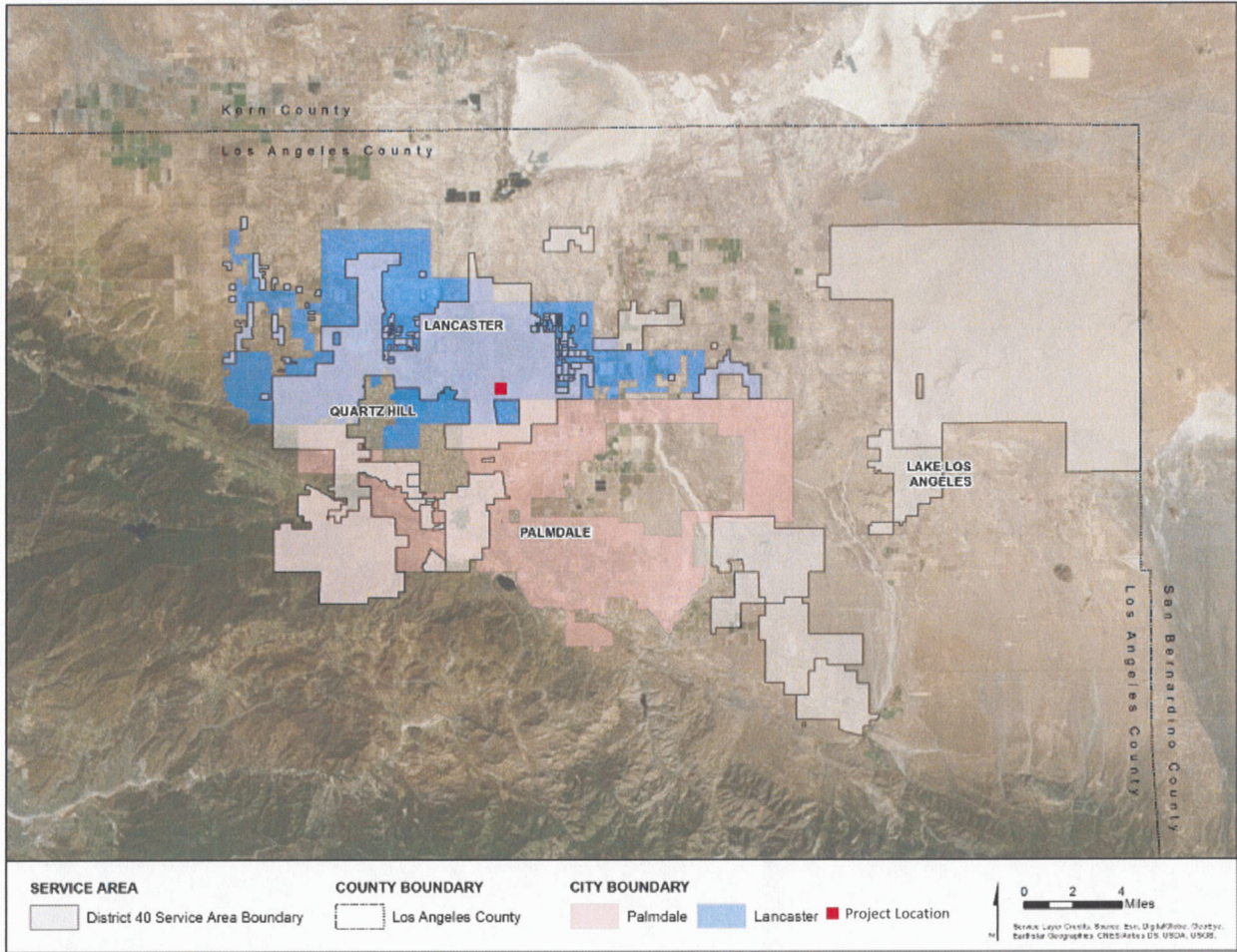
Signature: Aracely Jaramillo Date: 3/19/2025 Title: Senior Civil Engineer

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Los Angeles County Waterworks District No. 40





MARK PESTRELLA, Director

**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
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

March 18, 2025

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

27 March 18, 2025

EDWARD YEN
EXECUTIVE OFFICER

**WATER RESOURCES CORE SERVICE AREA
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
APPROVAL OF WATER SUPPLY ASSESSMENT FOR THE
AVENUE M DEVELOPMENT PROJECT
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval of the Water Supply Assessment for the proposed Avenue M Development Project in the City of Lancaster and to authorize the Director of Public Works or his designee to sign the Water Supply Assessment Senate Bill 610 Water Code Section 10910 et seq., Notice of Determination for the proposed Avenue M Development Project.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

1. Find that the recommended action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act pursuant to Section 21065 of the Public Resources Code and Section 15378(b) of the California Environmental Quality Act Guidelines and is exempt under Section 15061(b)(3).
2. Approve the Water Supply Assessment for the Avenue M Development Project in the City of Lancaster.
3. Authorize the Director of Public Works or his designee to sign the Water Supply Assessment Senate Bill 610 Water Code Section 10910 et seq., Notice of Determination for the proposed Avenue M Development Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve the Water Supply Assessment (WSA) (Enclosure A) for the proposed Avenue M Development Project in the City of Lancaster as required by California Water Code Section 10910 et seq., and Senate Bill 610, Notice of Determination (Enclosure B) showing Los Angeles County Waterworks District No. 40, Antelope Valley (District), has sufficient water supply to provide for the proposed development.

The 37-acre proposed development at the northwest corner of West Avenue M and Division Street in Lancaster consists of 793,205 square-foot warehousing facilities, 5.45 acres of landscaping, and parking for 430 automobiles and 148 trailers. The project's estimated water demand is approximately 43 acre-feet per year.

Implementation of Strategic Plan Goals

These recommendations support the County Strategy Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iii, Natural Resources, and Strategy iv, Environmental Justice. The recommended actions promote sound, prudent, and transparent policies and practices that help ensure the maintenance of critical, high-priority County public services to protect and preserve our precious water resources while preserving the quality of life for County residents.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Sufficient funds are included in the District's General Fund (N63 – Services and Supplies) Fiscal Year 2024-25 Budget to cover the minor costs of the document review and confirmation that it conforms to the District's Urban Water Management Plan.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

California Water Code Section 10910 et seq., also known as Senate Bill 610, requires the District to prepare WSAs for certain proposed projects within its service area or sphere of influence subject to the California Environmental Quality Act (CEQA). The WSA must include a discussion of whether the District's total projected water supplies available during normal and single- and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the project in addition to the District's existing and planned future water uses. Pursuant to California Water Code Section 10910(g)(1), the Board must approve the assessment at a regular or special meeting.

Based on the District's 2020 Urban Water Management Plan adopted by the Board on October 19, 2021, the assessment shows the District has sufficient supplies to meet the demands of the project in addition to existing and planned future uses.

Consistent with the provisions of Senate Bill 610, neither the WSA nor its approval shall be construed to create a right or entitlement to water service or any specific level of water service and shall not impose, expand, or limit any duty concerning the obligation of the District to provide certain service to its existing customers or any future potential customers.

The WSA does not constitute a will-serve, plan of service, or agreement to provide water service to the project and does not entitle or approve any project, project applicant, or any other person or entity to any right, priority, or allocation in any supply, capacity, or facility.

To receive water service, the proposed project would be subject to an agreement with the District, together with all applicable fees, charges, plans and specifications, conditions, and other applicable District requirements in place and as amended from time to time. Nor does anything in the WSA prevent or otherwise interfere with the District's discretionary authority to declare a water shortage emergency in accordance with the California Water Code.

ENVIRONMENTAL DOCUMENTATION

The District is required to approve a WSA for the project and submit it to the City under California Water Code Section 10910(g)(1). This action does not constitute an approval of a project under Section 21065 of the Public Resources Code and is excluded from the definition of a project pursuant to Section 15378(b)(5) of the CEQA Guidelines because it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. Further, CEQA applies only to projects that have the potential to cause a significant effect on the environment. The proposed action includes an assessment of water supply. Pursuant to California Water Code Section 10911(b), the City, as the land-use authority responsible for approving the proposed project in question and the lead agency under CEQA for the proposed project, is required to include the WSA provided by the District in the Environmental Impact Report the City is preparing for the proposed project. Approval of the WSA does not approve or authorize any project under CEQA, including the proposed project. Prior to proceeding with any activity that would constitute a project, appropriate findings under CEQA and approval of the project activities would be necessary.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the County Registrar-Recorder/County Clerk in accordance with Section 21152 of the Public Resources Code and will post the Notice to its website in accordance with Section 21092.2.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40

NOTICE OF DETERMINATION FOR REQUIRED WATER SUPPLY ASSESSMENT
(WSA) (SB 610)
Water Code §10910 *et seq.*

Lead Agency

Applicant's Name and Address

City of Lancaster
Community Development
44933 Fern Ave.
Lancaster, CA 93534

same

Project Information (Check all that apply)

Project Title: **Avenue M Development Project**

- Residential: No of dwelling units: _____
- Shopping center or business: _____ employees and/or _____ ft² of floor space
- Commercial office: _____ employees and/or _____ ft² of floor space
- Hotel or motel: No. of rooms _____
- Industrial, manufacturing, or processing: 37 acres, Undisclosed number of employees, and 793,205 ft² of floor space.
- Mixed use (check and complete all above that apply)
- Other: Landscape areas (5.45 acres)
- Number of existing service connections _____

Is this a project as defined by Water Code § 10912? Yes

Water Supply Assessment (WSA) (see supporting documents)

Date when water supply assessment was approved by the County of Los Angeles Board of Supervisors

3/18/2025

mm/dd/yyyy

- The projected water demand for the project was included in Los Angeles County Waterworks District No. 40 most recently adopted Urban Water Management Plan.
- A sufficient water supply is available for the project. The total water supplies available to Los Angeles County Waterworks District No. 40 during normal, single-dry, and multiple-dry years with a 20-year projection will meet the projected water demand of the project in addition to the demand of existing and other planned future uses, including, but not limited to, agricultural and manufacturing uses.
- A portion of the required water supply will be provided by projected water supplies.
- A sufficient water supply is not available for the Project. [Plan for acquiring and developing sufficient water supply attached. Water Code § 10911(a)]
- An independent supply of ___ acre-feet of water will be acquired via contract for the Project.

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of Los Angeles County Waterworks District No. 40, Antelope Valley.


Signature

Principal Engineer, Ramy Gindi
Title

3/19/2025
Date