

ANTELOPE VALLEY

FINAL REPORT ON
THE COMPREHENSIVE PLAN
OF FLOOD CONTROL
AND WATER CONSERVATION



JUNE 1987

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ON THE
ANTELOPE VALLEY
COMPREHENSIVE PLAN OF FLOOD CONTROL AND WATER CONSERVATION

Adopted by the
Board of Supervisors
on June 23, 1987

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

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DIRECTOR

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TABLE OF CONTENTS

	<u>PAGE</u>
I. Summary	1
II. Conclusions	1
III. The Antelope Valley Drainage Area	
A. Setting	2
B. Needs	3
IV. The Proposed Antelope Valley Comprehensive Plan of Flood Control and Water Conservation	
A. Purpose and Objective	4
B. Description of the Plan	4
C. The Drainage Area Boundary	6
D. Interim Drainage Guidelines and Procedures	6
E. Estimated Cost of Plan	6
V. Financing	
A. Funding Sources	7
B. Drainage Fee Authority	7
C. Drainage Fee Concept	8
D. Drainage Fee Calculations	8
E. Provisions for Updating Costs and Drainage Fee Calculations	9
VI. The Environmental Analysis	10
Exhibit A: Proposed Comprehensive Plan	
Exhibit B: Map of Drainage Area	
Exhibit C: Legal Description of Drainage Area Boundary	
Exhibit D: County Code Section 21.32.400	
Exhibit E: Implementing Ordinance	

REPORT ON THE
ANTELOPE VALLEY
COMPREHENSIVE PLAN OF FLOOD CONTROL AND WATER CONSERVATION

I. Summary

This Plan depicts proposals for flood control and water conservation. These proposals are intended to provide mitigation for the regional flood control needs and to reduce the adverse effects of private development projects. The need for flood control depends partially upon future private development. This Plan is not a land use regulation; it is a prerequisite to the collection of fees from future subdividers. These fees will be used initially to finance detailed studies and construct specific drainage solutions. These subsequent studies and solutions will also be the subject of further environmental review.

A Comprehensive Plan of Flood Control and Water Conservation is proposed for the Antelope Valley because development in this area has not always adequately addressed the area-wide flood hazards and has proceeded on a piecemeal approach without regard to how the drainage facilities will ultimately fit together. This Plan provides an equitable financial mechanism by which new development within the Antelope Valley Drainage Area will share the costs of providing new drainage facilities necessary to protect the development from storm waters, mitigate the changes in storm waters caused by the development, manage the flood plains in the rural areas of the Valley, and mitigate the impacts of runoff reaching Edwards Air Force Base (AFB).

State Subdivision Law enables the County to impose by local ordinance a requirement for the payment of fees for purposes of defraying the estimated costs of constructing local planned drainage facilities which are shown on a drainage plan adopted for a particular drainage area and are in addition to existing facilities serving the area at the time of the adoption of such a plan. An ordinance has been approved by the Board of Supervisors authorizing the use of an adopted drainage plan for the funding and construction of new drainage facilities to control surface and storm waters in a particular drainage area.

This report describes the proposed Antelope Valley Comprehensive Plan of Flood Control and Water Conservation and includes information that will enable property owners within the boundaries of the Antelope Valley Drainage Area to determine the fee against that property if and when it subdivides.

II. Conclusions

- A. The Antelope Valley Drainage Area is unique in Los Angeles County because it lacks an ocean outlet.
- B. The Antelope Valley also lacks defined natural channels below the foothills or an adequate flood control system and, as a result, much of the Valley is subject to flood hazards which follow unpredictable paths across the Valley floor.

- C. Development in the Valley has not always adequately addressed the flood hazards and has proceeded on a piecemeal approach without regard to how the drainage facilities will ultimately fit together.
- D. The construction of drainage facilities in the Antelope Valley, as proposed in the Comprehensive Plan, will provide flood protection for existing and future development and conserve storm runoff for beneficial uses.
- E. The construction of drainage facilities in Los Angeles County has in the past been funded through the County General Fund; local, State, and Federal agencies; and developers. In areas of the County within the Los Angeles County Flood Control District, facilities have also been funded through various Flood Control Bond Issues and the Benefit Assessment Act of 1979.
- F. The County-wide General Plan requires new development to pay for the necessary flood control infrastructure that is needed to serve and protect the development. Current funding methods, however, do not always provide for new development in the Antelope Valley to pay its fair share of this cost.
- G. Additional studies are needed to identify a flood control and basin system which will address the runoff reaching the dry lakes at Edwards AFB.

III. The Antelope Valley Drainage Area

A. Setting

The Antelope Valley is in the extreme southwestern part of a large geographic region known as the Mojave Desert. It is an enclosed inland drainage basin, with no outlet for storm runoff. The basin straddles the Los Angeles County-Kern County line. The Los Angeles County portion of the Antelope Valley encompasses approximately 1,200 square miles of land in northern Los Angeles County and generally lies north of the San Gabriel and Sierra Pelona Mountains, west of the San Bernardino County line, and south of the Kern County line.

Elevations in the Los Angeles County portion of the Antelope Valley range from 2,270 feet above sea level at Rogers Dry Lake to 9,399 feet at Mt. Baden-Powell. There is a gradual flattening of the Valley floor from the foothills to the dry lakes where the slope becomes almost imperceptible.

The numerous streams originating in the mountains and foothills surrounding the Valley carry highly erodable soils onto the Valley floor, forming large alluvial fans of deposited sediment. These fans develop at the transition from the steep mountain slopes to the gentle Valley floor and have in many areas come together to form a continuous alluvial fan along the Valley's southerly edge. The mountain streams meander across the fans in ill-defined and often changing paths, sometimes causing an erratic shifting of flow patterns. As a result, much of the Valley floor is subject to a

flood hazard. The Federal Emergency Management Agency has mapped for the National Flood Insurance Program major portions of the Valley floor as being subject to a flood hazard.

Since the Antelope Valley is located on the leeward side of the San Gabriel Mountains, rainfall is generally sparse. The Valley has an average annual rainfall of approximately 5 inches at Edwards AFB and 9 inches near the foothills. However, the average annual rainfall in the surrounding San Gabriel Mountains is over 19 inches and has, on occasion, exceeded 40 inches. Although most rainfall occurs during the winter months, infrequent thunderstorms during the summer and fall are capable of producing flash floods. All storm runoff generated in the basin that does not percolate into the ground eventually ponds and evaporates in the impermeable dry lakes at Edwards AFB.

B. Needs

The severe flooding in the Antelope Valley that occurred in 1978, 1980, and 1983 focused attention on the flood control needs of the Valley. Due to the prevalence of dry, sunny days, development in the Valley had been predicated on an individual basis to solve flooding problems. While this approach is not adequate for a major metropolitan area, it was sufficient for the Valley for a long time with its sparse development.

However, with the rapidly expanding urbanization across the alluvial fans, the individual approach to flood control cannot address the major drainage needs in the Valley. This approach provides for storing the incremental increase in runoff caused by development, usually by constructing an on-site detention or retention basin. These basins are able to solve local drainage problems within the development but are not able to intercept tributary runoff from the alluvial fans. With no provisions to handle the off-site runoff, flooding increases on streets and adjacent properties. The Cities of Lancaster and Palmdale, the County offices in the Antelope Valley, and Edwards AFB have reported an increasing number of flooding and drainage complaints as a result of the lack of an adequate flood control infrastructure. The lack of this infrastructure poses a major potential threat to existing and projected development, as well as the operations of the Air Force Flight Test Center at Edwards AFB.

In addition, future development would create a loss in groundwater recharge and increase the demand for domestic water supply. Additional water supplies would be needed for the Valley to continue to grow and prosper. Even today, water must be imported to the Valley to support its population and the industrial and agricultural activities.

IV. The Proposed Antelope Valley Comprehensive Plan of Flood Control and Water Conservation

A. Purpose and Objective

The purpose of the Comprehensive Plan of Flood Control and Water Conservation is to allow development to proceed in the Antelope Valley in a safe and viable manner as the needed drainage facilities are funded, designed, and constructed. An additional purpose is to develop a coordinated solution which includes facilities to mitigate the impact of runoff reaching Edwards AFB. The objective of the Plan is to identify those facilities that address the needs resulting from existing and new development, to provide a source of funding to defray the costs of additional drainage facilities needed by new development, and to preserve the Air Force Flight Test Center Operations at Edwards AFB.

B. Description of the Plan

The Plan proposes flood plain management in the hillside areas, structural improvements in the urbanizing area, and nonstructural management approaches in the rural areas. A map of the Comprehensive Plan is included as Exhibit A in this Report. Since the hillside areas include naturally entrenched watercourses with readily defined flood hazard areas, development can be restricted to flood-free areas. In contrast, much of the urbanization is occurring on the alluvial fans, which preclude establishment of predictable flood hazard areas due to the meandering nature of storm flows, resulting in the need for structural improvements in these areas. These improvements consist of detention and retention basins located at the mouths of the large canyons and a system of conveyance facilities commencing at the basins and other controlled locations.

The detention/retention facilities would store debris generated in the undeveloped watershed and reduce the peak storm runoff discharge, decreasing the size of the required conveyance facilities through the existing and projected development in the Valley. These basins would be excavated below natural ground and would not impound water above grade, which would eliminate the breaching risk during a major earthquake. The basins would have natural bottoms and side slopes to promote groundwater recharge. Each basin could be constructed in phases over many years as funds become available, providing downstream properties with incremental increases in flood protection as construction proceeds.

These basins would serve the regional drainage needs of the Valley and would minimize future operation and maintenance costs when compared with more numerous smaller-sized basins. The larger basins would also minimize the nuisance problems caused by standing water during summer months and would promote joint uses, such as recreation, where compatible with the primary purpose of flood control. The basins would provide an effective means to manage the infrequent, but oftentimes destructive rainfall in the Valley, and would be capable of regulating runoff to the dry lake beds for resurfacing purposes.

The open channel conveyance facilities have been aligned to avoid existing development as much as possible to minimize the disruption and impact and the purchase of right of way through established communities. When this was not feasible, storm drains within existing street rights of way have been proposed to collect storm flows.

In the rural areas of the Valley where urbanization is not planned, a modified approach to flood plain management was developed to identify the major flow paths storm runoff would most likely follow and reserve these paths for storm runoff. Using the Federal Flood Insurance Rate Maps, United State Geological Survey topographic maps, and aerial photographs, the flood flow paths were determined.

These paths would remain natural, unobstructed courses for flood flows. Since this approach does not remove the flood hazard to the land adjacent to paths as would flood control improvements, proposed development must still make the necessary provisions, such as elevating the finished floors above grade and extending or armoring the foundation walls, to ensure that all structures are free of flood hazard. In some areas, such as the steeper portions of the alluvial fans, provisions may not be available to ensure the safety of the structures without flood control improvements. Review of the provisions in these areas must be based on supporting documentation provided by a registered civil engineer and will be made on a site-by-site basis.

The alignment of a planned facility may be adjusted to fit the particular needs of a development. However, the entrance and exit locations of a planned facility should remain fixed. This would ensure that upstream and downstream developments that could be proceeding at the same time would match alignments for the planned facilities. Realignment of a planned facility would be considered if engineering justification supported it. Any realignment would have to be shown to be in the best interest of the Antelope Valley.

Additionally, the modified flood plain management approach includes groundwater recharge preserves--areas which could enhance the groundwater recharge capabilities in the Valley. These preserves are located within and at the mouths of the large canyons that appear to be capable of recharging the groundwater basins. The majority of these preserves are within areas identified by the Federal Flood Insurance Rate Maps as subject to flooding.

The Comprehensive Plan proposes 8 basins ranging in size from 30 to 150 acres, 114 miles of open channels, and 73 miles of storm drains in the urbanizing areas of the Valley. The basins are the major element of the Plan for both flood control and water conservation. The Plan also identifies 6 groundwater recharge preserves and 279 miles of natural unobstructed paths in the rural areas of the Valley.

C. The Drainage Area Boundary

The boundary of the drainage area for the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation includes the Los Angeles County portion of the Antelope Valley that contributes runoff to the Antelope Valley basin or that will benefit from the construction of the drainage facilities funded by the Comprehensive Plan. A map of the Antelope Valley Drainage Area is included as Exhibit B of this Report and the legal description of the boundary is defined in Exhibit C.

D. Interim Drainage Guidelines and Procedures

Since the Comprehensive Plan is a response to projected growth in the Antelope Valley, some of the proposed drainage facilities may not be constructed if development does not occur in particular areas or the facility may be downscoped to serve a limited area of development. As individual drainage facilities are identified for construction, the need for such improvements will be documented and the benefits analyzed. With limited funds available, the construction of drainage facilities is expected to lag behind the need for the improvements.

As development proceeds ahead of the construction of the Comprehensive Plan facilities, interim drainage guidelines and procedures are necessary to ensure that development is free of flood hazard and that it does not increase the flood hazard to adjacent properties. The goals of an interim drainage plan are similar to the goals of the Comprehensive Plan. The three jurisdictional agencies responsible for review and approval of development in the Los Angeles County portion of the Antelope Valley have developed guidelines and procedures for interim drainage plans. Ultimately, as construction of the Comprehensive Plan facilities takes place, there will no longer be a need for the interim drainage guidelines and procedures.

E. Estimated Cost of Plan

The Comprehensive Plan proposes flood plain management in the hillside areas of the Valley, nonstructural management approaches in the rural areas, and structural improvements in the urbanizing area. The structural improvements proposed for the urbanizing areas of the Valley include 8 basins ranging in size from 30 to 150 acres, 114 miles of open channels, and 73 miles of storm drains.

The estimated cost of the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation including acquisition of necessary rights of way is:

Basins	\$144,400,000
Channels	234,100,000
Storm Drains	<u>147,000,000</u>
TOTAL Cost	\$525,500,000

V. Financing

A. Funding Sources

It is anticipated that the funding of the drainage facilities in the Comprehensive Plan will be provided by three sources: drainage fees, the Federal Government, and the jurisdictional agencies representing the people who live in the Valley. This Department will work with the Federal Government and local agencies to identify and secure funding for those portions of the Plan that benefit these entities. Drainage fees, as a condition of development, will provide part of the funds needed for implementation.

B. Drainage Fee Authority

The State of California Government Code Section 66483, regarding Subdivisions, gives local agencies the authority to impose "by local ordinance a requirement for the payment of fees for purposes of defraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local drainage areas." The local adopted ordinance must refer to a drainage plan adopted for a particular drainage area which contains an estimate of the total cost of constructing the drainage facilities required by the Plan, and a map of the drainage area showing its boundaries and the location of the facilities. Further, the local ordinance must provide that the payment of fees shall not be required unless the drainage facilities planned are in addition to existing facilities serving the area at the time of the adoption of the Drainage Plan for the area.

The local ordinance must also provide that the Drainage Plan has been determined by resolution of the legislative body to be in conformity to the goals, policies, and programs expressed in the County-wide General Plan; that the costs, whether actual or estimated, are based upon findings by the legislative body which has adopted the Drainage Plan; that subdivision and development of property within the planned local drainage area will require construction of the facilities in the drainage plan; and that the fees are fairly apportioned within the drainage area either on the basis of benefits conferred on property proposed for subdivision or on the need for such facilities created by the proposed subdivision and development of property within the drainage area. The local ordinance may provide acceptance of considerations in lieu of the payment of fees, may permit a local agency to advance money from its general fund to be reimbursed from planned local drainage facilities funds, and may permit a local agency to incur an interest bearing indebtedness for the construction of drainage facilities within an adopted Drainage Plan.

The Los Angeles County Board of Supervisors adopted an ordinance adding Section 21.32.400 to the Los Angeles County Code providing for the adoption of drainage plans and establishment of drainage fees to be paid by subdividers. This Section is consistent with the requirements and provisions of the State Law. A copy of this ordinance is included as Exhibit D in this Report.

C. Drainage Fee Concept

The adoption of a specific drainage plan, in accordance with the statute cited above, permits the County to levy a charge against future subdivisions located within the drainage area. This funding method appropriately assesses subdividers for the additional public facility costs generated by the need for additional drainage facilities to serve or protect new development. The charge is levied in proportion to the number and type of development proposed and is collected at the time of recordation of a tract map or parcel map.

The adoption of this Comprehensive Plan of Flood Control and Water Conservation does not cause a charge against existing development, publicly-used land, or previously subdivided land. Additionally, for subdivisions of land where lot sizes are 5 acres or larger, drainage fees will be waived except where the zoning or use is commercial, industrial, or manufacturing.

When subdivisions of land are proposed, rights of way for the planned facilities will be dedicated as a part of the subdivision process. Developers would be given a credit against their drainage fee for the fair market value of the land dedicated for planned facilities. While developers would not be required to construct the planned facilities, they would be provided a credit up to the amount of the drainage fee for those portions they chose to construct.

D. Drainage Fee Calculations

Future development in the Antelope Valley will increase storm runoff and will contribute to the need for management of storm runoff. Without the Comprehensive Plan, the threat of flood damage could impede the approval of additional development due to the health and safety risks involved. In order to ensure the equitable involvement of the private sector in financing the drainage facilities attributable to future development in the unincorporated County territory, the proposed drainage fee is based on the extent future development occurs in the unincorporated County territory and either benefits from construction of the drainage facilities funded by the Comprehensive Plan or contributes to the need for the Comprehensive Plan.

The cost of that portion of the Comprehensive Plan attributable to future development in the unincorporated areas of the Antelope Valley is determined as follows:

TOTAL cost of Plan	\$525,500,000
Benefits realized by existing entities and development	-391,500,000
	<hr/>
Cost of Plan attributable to future development	\$134,000,000

The benefits realized by existing entities and development will be funded from local and Federal sources, such as the Cities of Lancaster and Palmdale, the City of Los Angeles Department of Airports, Edwards AFB, U.S.A.F. Plant 42, and the County of Los Angeles.

The three categories used in calculating the drainage fee are related to intensity of land use and the proportionate contribution to the increase in runoff. These categories are single-family development, multi-family development, and commercial/industrial development. A multi-family development contributes approximately one-half as much runoff as a single-family development, and one acre of commercial/industrial development contributes runoff approximately equivalent to five single-family units on the same acre.

It is anticipated that future divisions of land within the Antelope Valley Drainage Area will create approximately 56,400 single-family lots, 8,300 multi-family dwelling units, and 1,300 acres of commercial development. These divisions were calculated by the Department of Public Works based on data in the Antelope Valley Areawide General Plan, the Los Angeles County Assessor's records, and current and projected development trends.

An equation can be written to calculate the drainage fee based on the cost of the Plan attributable to future development, the relative contribution of runoff from each category of land use, and anticipated future divisions of land.

SFDF = Single-family drainage fee
MDFD = Multi-family drainage fee = 1/2 SFDF
CDDF = Commercial/industrial development drainage fee = 5 SFDF

Anticipated Future Development X Drainage Fee per Development =
Cost of the Project Attributable to Future Development

(56,400 units)(SFDF) + (8,300 units)(1/2 SFDF) + (1,300 acres)(5SFDF) =
\$134,000,000

(67,050 SFDF) = \$134,000,000

SFDF = \$1,998.51

Thus, the proposed drainage fee is:

Single-family unit	- \$ 2,000
Multi-family unit	- \$ 1,000
acre commercial/ industrial land	- \$10,000

E. Provisions for Updating Costs and Drainage Fee Calculations

Development of the land located within the Antelope Valley Drainage Area is not constant nor is the cost of construction. Therefore, in order to equitably assess future development as well as collect sufficient funds to construct those facilities attributable to future development, it is necessary to periodically evaluate the construction cost index and the type and amount of development being constructed within the Antelope Valley Drainage Area. With this information, the drainage fee may be increased or decreased as appropriate.

VI. The Environmental Analysis

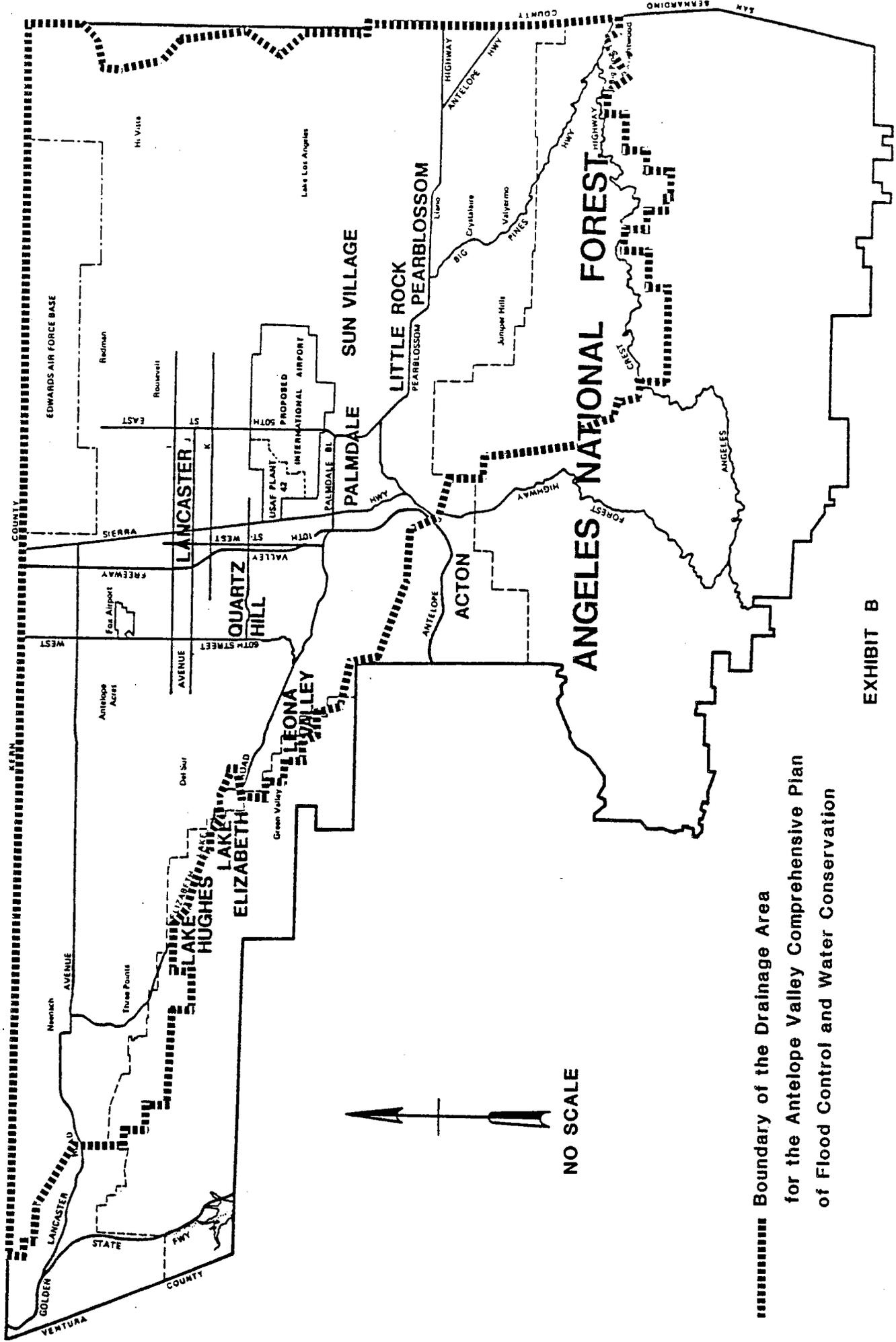
Based upon an Initial Study of Environmental Factors, adoption of the Comprehensive Plan of Flood Control and Water Conservation for the Antelope Valley and the resulting designation of drainage corridors that may be improved or that should remain unobstructed for flood flows will not have a significant effect on the environment or the resources in the Antelope Valley. A Negative Declaration was prepared and circulated on September 19, 1986, to Federal, State, and local agencies and interested individuals and organizations for review and comments.

On October 1 and 2, 1986, Public Hearings were held in the Antelope Valley to solicit comments and concerns with the Comprehensive Plan and the Negative Declaration. All comments received at these Public Hearings and during the public review period and responses to these comments are contained in the Negative Declaration which is incorporated herewith by reference.

This environmental document is a program analysis and cannot be used as a basis for a categorical exemption for any facility proposed for construction, even though the facility is in conformance with the Antelope Valley Comprehensive Plan of Flood Control and Water Conservation. When a facility is proposed for construction, site specific studies and evaluation of environmental impacts, consistent with the reporting requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), if applicable, will be prepared prior to requested approval to proceed with the particular project. Appropriate site specific mitigation measures can be proposed at that time to reduce any local environmental effects that are found to be significant. Potential effects which are speculative in nature at this time will be addressed in the subsequent environmental documentation for each project.

The Comprehensive Plan of Flood Control and Water Conservation for the Antelope Valley drainage area provides a framework for an overall Antelope Valley flood control and water conservation concept. The Plan will be refined and will evolve as changes occur in the Valley and as the results of future studies are available.

Future environmental documentation for individual projects will assess the cumulative effects of each project and its predecessors. During the data gathering phase of the environmental review for each project, the Department will work with Air Force Flight Test Center staff at Edwards AFB to accumulate this data. The Department will consider and propose mitigation measures for any project effects that are found to be potentially significant to the environment or the resources of the Valley as required by the California Environmental Quality Act.



NO SCALE



Boundary of the Drainage Area
for the Antelope Valley Comprehensive Plan
of Flood Control and Water Conservation

EXHIBIT B

MAP OF DRAINAGE AREA

EXHIBIT C

LEGAL DESCRIPTION
of
DRAINAGE AREA BOUNDARY
for the
ANTELOPE VALLEY
COMPREHENSIVE PLAN OF FLOOD CONTROL AND WATER CONSERVATION

Beginning at the intersection of the boundary of the County of Los Angeles as same existed on April 11, 1986 and the south line of the northeast quarter of the southwest quarter of Section 6, Township 3 North, Range 7 West, S.B.M.; thence westerly along said south line to the southeasterly corner of Lot 6 in the southwest quarter of said section; thence northerly, westerly and southerly along the easterly, northerly and westerly lines of said lot to the east quarter corner of Section 1, Township 3 North, Range 8 West, S.B.M.; thence westerly along quarter section line to the east line of Section 2, said last mentioned township and range; thence northerly along section line to the north line of said last mentioned section; thence westerly along section line to the north-south quarter section line of said last mentioned section; thence southerly along quarter section line to the south line of the north half of the northwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the east line of Section 3, said last mentioned township and range; thence southerly, westerly and northerly along the east, south and west lines of said last mentioned section, to the northwest corner of said last mentioned section; thence westerly along section lines to the northeast corner of Section 6, said last mentioned township and range; thence southerly, westerly and northerly along the east, south and west lines of said last mentioned section to the southeast corner of Section 1, Township 3 North, Range 9 West, S.B.M.; thence westerly along section line to the northeast corner of Section 11, said last mentioned township and range; thence southerly and westerly along the east and south lines of said last mentioned section to the northeast corner of Section 15 said last mentioned township and range; thence southerly along section line to the southeast corner of said last mentioned section; thence westerly along section lines to the southwest corner of Section 16, said

last mentioned township and range; thence northerly along section line to the southeast corner of Section 8, said last mentioned township and range; thence westerly and northerly along the south and west lines of said last mentioned section to the southeast corner of Section 6, said last mentioned township and range; thence westerly along section line to the northeast corner of Section 12, Township 3 North, Range 10 West, S.B.M.; thence southerly along section line to the southeast corner of said last mentioned section; thence westerly along section lines to the northeast corner of Section 15, said last mentioned township and range; thence southerly along section line to the southeast corner of said last mentioned section; thence westerly along section lines to the southwest corner of Section 18, said last mentioned township and range; thence westerly along section line to the southwest corner of Section 13 township 3 North, Range 11 West, S.B.M.; thence northerly along section line to the southeast corner of Section 11, said last mentioned township and range; thence westerly and northerly along the south and west lines of said last mentioned section to the southeast corner of Section 3, said last mentioned township and range; thence westerly and northerly along the south and west lines of said last mentioned section to the northwest corner of said last mentioned section; thence westerly along township line to the southwest corner of Section 33, Township 4 North, Range 11 West; thence northerly along section line to the northwest corner of said last mentioned section; thence westerly along section line to the southwest corner of Section 29, said last mentioned township and range; thence northerly along section lines to the township line between Township 4 North and Township 5 North, S.B.M.; thence westerly along township line to the range line between, Range 11 West and Range 12 West, S.B.M.; thence northerly along said last mentioned range line to the southeast corner of Section 24, Township 5 North, Range 12 West, S.B.M.; thence westerly along section line to the west line of the southeast quarter of the southeast quarter of said last mentioned section; thence northerly along said last mentioned west line to the north line of the south half of the south half of said last

mentioned section; thence westerly along said last mentioned north line to the east line of Section 23, said last mentioned township and range; thence northerly along said last mentioned east line to its intersection with a line parallel with and 100 feet northerly, measured at right angles, from that certain course having a bearing and length of S 89 22' 24" W 779.35 feet described as transit line in deed to the City of Los Angeles recorded as Instrument No. 80-336468 of Official Records, in the office of the Recorder of the County of Los Angeles, said last mentioned intersection being a point distant North 0 26' 29" West along said last mentioned east line 2020.29 feet from the southeast corner of said last mentioned section; thence westerly along said parallel line to a line parallel with and 100 feet northerly, measured at right angles, from that certain course having a bearing of North 71 43' 08" West described as transit line in said deed; thence westerly along said last mentioned parallel line to the west line of the east half of the southeast quarter of said last mentioned section; thence southerly along said last mentioned west line to a line parallel with and 330 feet northerly, measured at right angles, from the north line of the southeast quarter of the southeast quarter of said last mentioned section; thence westerly along said last mentioned parallel line to a line parallel with and 165 feet northwesterly, measured at right angles, from that certain course having a bearing of N. 57 01' 03" E. in the center line of the strip of land (Southern California Edison Co. Easement) 430 feet wide, as said center line is shown on map filed in Book 87, Pages 52 to 71 inclusive of Record of Surveys, in the office of said recorder; thence southwestwardly along said last mentioned parallel line to the north line of the south half of the south half of said last mentioned section; thence westerly along said last mentioned north line to the west line of the east half of the southwest quarter of said last mentioned section; thence northerly along said last mentioned west line to the east-west quarter section line of said last mentioned section; thence westerly along quarter section lines to the east line of the southwest quarter of the northeast quarter of Section 22, said last mentioned

township and range; thence northerly along said last mentioned east line to the south line of the northwest quarter of the northeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the east line of the west half of the east half of the northwest quarter of the northeast quarter of said last mentioned section; thence northerly along said last mentioned east line to the south line of Section 15, said last mentioned township and range; thence westerly along section line to the south quarter corner of said last mentioned section; thence northerly along north-south quarter section line to the center of said last mentioned section; thence westerly along east-west quarter section line to the west line of the east half of the northwest quarter of said last mentioned section; thence northerly along said last mentioned west line to the south line of the north half of the northwest quarter of the northwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of the northeast quarter of the northwest quarter of the northwest quarter of said last mentioned section; thence northerly along said last mentioned west line to the north line of said last mentioned section; thence westerly along section lines to the east line of the southwest quarter of of the southeast quarter of Section 9, said last mentioned township and range; thence northerly along said last mentioned east line to the south line of the north half of the southwest quarter of the southeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the north-south quarter section line of said last mentioned section; thence northerly along said last mentioned north-south quarter section line to the north line of the southeast quarter of the southwest quarter of said last mentioned section; thence westerly along said last mentioned north line to the west line of the east half of the southwest quarter of said last mentioned section; thence northerly along said last mentioned west line to the south line of the southwest quarter of the northwest quarter of the northeast quarter of the southwest quarter of said last mentioned section; thence easterly, northerly and westerly along the south,

east and north lines of the southwest quarter of the northwest quarter of the northeast quarter of the southwest quarter of said last mentioned section to the west line of the east half of the southwest quarter of said last mentioned section; thence northerly along said last mentioned west line to the east-west quarter section line of said last mentioned section; thence westerly along east-west quarter section line to the east line of Section 8, said last mentioned township and range; thence southerly along said last mentioned east line to the south line of the north half of the south half of said last mentioned section; thence westerly along said last mentioned south line to the east line of the southwest quarter of the southwest quarter of said last mentioned section; thence southerly and westerly along the east and south lines of the southwest quarter of the southwest quarter of said last mentioned section to the southwest corner of said last mentioned section; thence northerly along section line to the south line of the north half of the southeast quarter of Section 7 said last mentioned township and range; thence westerly along said last mentioned south line to the north-south quarter section line of said last mentioned section; thence northerly along north-south quarter section line to the center of said last mentioned section; thence westerly along east-west quarter section line to the east line of Section 12, Township 5 North, Range 13 West, S.B.M.; thence northerly along section line to the south line of the north half of the northeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of the east half of the northeast quarter of said last mentioned section; thence northerly along said last mentioned west line to the north line of said last mentioned section; thence westerly along section line to the northwest corner of said last mentioned section; thence southerly along section line to the south line of the north half of the north half of the northeast quarter of the northeast quarter of Section 11, said last mentioned township and range; thence westerly along said last mentioned south line to the west line of the east half of the northeast quarter of said last mentioned section; thence northerly along said last

mentioned west line to the south line of Section 2, said last mentioned township and range; thence northerly along the west line of the east half of the southeast quarter of said last mentioned section to the south line of the north half of the south half of said last mentioned section; thence westerly along said last mentioned south line to the east line of Section 3, said last mentioned township and range; thence northerly along section line to the east quarter corner of said last mentioned section; thence westerly along east-west quarter section line to the east line of Section 4 said last mentioned township and range; thence northerly along section line to the northeast corner of Lot 6 in the north half of said last mentioned section; thence westerly along the north lines of Lots 6 and 5 in the north half of said last mentioned section to a line parallel with and 230 feet southerly, measured at right angles, from that certain course having a bearing and length of S 70 40' 52' W 5327.40 feet described as transit line in deed to the City of Los Angeles, recorded as Instrument No. 78-1029655 of said Official Records; thence westerly along said last mentioned parallel line to the west line of said last mentioned section; thence northerly along section line to the township line between Township 5 North and Township 6 North, S.B.M.; thence easterly along township line to the southwest corner of Section 34, Township 6 North, Range 13 West, S.B.M.; thence northerly along section line to the northwest corner of said last mentioned section; thence westerly along section lines to the southwest corner of Section 30, said last mentioned township and range; thence northerly along section line to the south line of the northwest quarter of the northwest quarter of said last mentioned section; thence easterly, northerly and westerly along the south, east and north lines of the west half of the northwest quarter of the northwest quarter of said last mentioned section to the range line between Range 13 West and Range 14 West, S.B.M.; thence northerly along range line to the east quarter corner of Section 24, Township 6 North, Range 14 West, S.B.M.; thence westerly along east-west quarter section line to the west line of said last mentioned section; thence northerly along section line to the northwest corner of said last

mentioned section; thence westerly along section lines to the south quarter corner of Section 15, said last mentioned township and range; thence northerly along quarter section line to the north line of said last mentioned section; thence westerly along section lines to the south quarter corner of Section 9, said last mentioned township and range; thence northerly along north-south quarter section line to the south line of Section 4, said last mentioned township and range; thence westerly and northerly along the south and west lines of said last mentioned section to the township lines between Township 6 North and Township 7 North, S.B.M.; thence easterly along township line to the south quarter corner of Section 33, Township 7 North, Range 14 West, S.B.M.; thence northerly, easterly and southerly along the west, north and east lines of the southwest quarter of the southeast quarter of said last mentioned section to said last mentioned township line; thence easterly along township line to the north quarter corner of Section 3, Township 6 North, Range 14 West, S.B.M.; thence southerly along quarter section line to the south line of the north half of the northeast quarter of said last mentioned section; thence easterly along quarter quarter section lines to the east line of Section 2, said last mentioned township and range; thence northerly along section line to said township line between Township 6 North and Township 7 North; thence westerly along township line to the southeast corner of Section 35, Township 7 North, Range 14 West, S.B.M.; thence northerly along section line to the south line of the north half of the southeast quarter of said last mentioned section; thence westerly and northerly along the south and west lines of the north half of the southeast quarter of said last mentioned section to the center of said last mentioned section; thence westerly along east-west quarter section lines to the center of Section 34, said last mentioned township and range; thence northerly along quarter section line to the south line of the north half of the northwest quarter of said last mentioned section; thence westerly and northerly along the south and west lines of the northeast quarter of the northwest quarter of said last mentioned section to the south line of Section 27, said last mentioned township and range;

thence easterly along section line to the southwesterly corner of Lot 2 of Tract No. 29445, as shown on map filed in Book 830, pages 27 to 43 inclusive of Maps, in the office of said recorder; thence northerly along the westerly lines of said last mentioned lot to the southwesterly corner of Lot 35 of said tract; thence northwesterly in a direct line to the most southerly corner of Lot 40 of said tract; thence northwesterly along the southwesterly boundary of said last mentioned lot to the southeasterly corner of Lot 42 of said tract; thence southwesterly along the southeasterly line of said last mentioned lot to the east line of Section 28, said last mentioned township and range; thence northerly along said last mentioned east line to the south line of the north half of the south half of the northeast quarter of the southeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of the east half of the west half of the northeast quarter of the southeast quarter of said last mentioned section; thence northerly along said last mentioned west line to the south line of the north half of the northeast quarter of the southeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of the northeast quarter of the southeast quarter of said last mentioned section; thence northerly along said last mentioned west line to the east-west quarter section line of said last mentioned section; thence westerly along east-west quarter section line to the east line of Section 29, said last mentioned township and range; thence northerly along section line to the northeast corner of the southeast quarter of the northeast quarter of said last mentioned section; thence westerly and southerly along the north and west lines of the southeast quarter of the northeast quarter of said last mentioned section to the east-west quarter section line of said last mentioned section; thence westerly along east-west quarter section line to the center of said last mentioned section; thence northerly along the north-south quarter section line to the south line of the north half of the northwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of said last

mentioned section; thence northerly along section line to the southeast corner of Section 19, said last mentioned township and range; thence westerly along section line to the southwest corner of said last mentioned section; thence southerly along range line to the southeast corner of Section 24, Township 7 North, Range 15 West, S.B.M.; thence westerly along section lines to the east line of the west half of the southeast quarter of said last mentioned section; thence northerly, westerly and southerly along the east, north and west lines of the south half of the southwest quarter of the southeast quarter of said last mentioned section to the south line of said last mentioned section; thence westerly, northerly and easterly along the south, west and north lines of the southeast quarter of the southwest quarter of said last mentioned section to the north-south quarter section line of said last mentioned section; thence northerly along north-south quarter section line to the center of said last mentioned section; thence westerly along east-west quarter section lines to the east line of the west half of the southwest quarter of the northeast quarter of Fractional Section 23, said last mentioned township and range; thence northerly, westerly and southerly along the east, north and west lines of the west half of the southwest quarter of the northeast quarter of said last mentioned section to the center of said last mentioned section; thence westerly and northerly along the south and west lines of the southeast quarter of the northwest quarter of said last mentioned section to the southeast corner of the northwest quarter of the northwest quarter of said last mentioned section; thence westerly and northerly along the south and west lines of the southeast quarter of the northwest quarter of the northwest quarter of said last mentioned section to the south line of the north half of the northwest quarter of the northwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of said last mentioned section; thence northerly along section line to the northeast corner of Section 22, said last mentioned township and range; thence westerly along section line to the west line of the east half of the east half of the northeast quarter of said last mentioned

section; thence southerly along said last mentioned west line to the south line of the north half of the north half of the northeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the north-south quarter section line of said last mentioned section; thence northerly along north-south quarter section line to the north line of said last mentioned section; thence westerly along section line to the east line of Section 16, said last mentioned township and range; thence northerly along section line to the south line of the north half of the southeast quarter of the southeast quarter of said last mentioned section; thence westerly and northerly along the south and west lines of the north half of the southeast quarter of the southeast quarter of said last mentioned section to the south line of the north half of the north half of the southwest quarter of the southeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the north-south quarter section line of said last mentioned section; thence northerly along north-south quarter section line to the south line of the north half of the southwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of said last mentioned section; thence northerly along section line to the northwest corner of said last mentioned section; thence westerly along section lines to the northeast corner of Section 14, Township 7 North, Range 16 West, S.B.M.; thence southerly along section line to the southeasterly corner of said last mentioned section; thence westerly along section lines to the southwest corner of Section 15, said last mentioned township and range; thence northerly along section line to the northwest corner of said last mentioned section; thence westerly along section lines to the range line between Range 16 West and Range 17 West, S.B.M.; thence northerly along range line to the southeast corner of Section 12, Township 7 North, Range 17 West, S.B.M.; thence westerly along section lines to the southwest corner of Section 11, said last mentioned township and range; thence northerly along section line to the southeast corner of Section 3, said last mentioned township and range; thence westerly along section lines to the

west line of the east half of the east half of Section 4, said last mentioned township and range; thence northerly along said last mentioned west line to the township line between Township 7 North, and Township 8 North, S.B.M.; thence westerly along township line to the southwest corner of Section 32, Township 8 North, Range 17 West, S.B.M.; thence northerly along section line to the southeast corner of Section 30, said last mentioned township and range; thence westerly along section line to the southeasterly corner of Lot 15 of Tract No. 29248, as shown on map filed in Book 777, pages 3 to 11, inclusive of said Maps; thence northerly, northwesterly and westerly along the boundary of said last mentioned lot to the northwesterly corner of said last mentioned lot; thence westerly along the southerly boundary of Lot 4 of said last mentioned tract to the most northerly corner of Lot 11 of said last mentioned tract; thence southerly along the easterly line of said last mentioned lot to the south line of said last mentioned section; thence westerly in a direct line to the southwesterly corner of Lot 10 of said last mentioned tract; thence northerly and easterly along the westerly and northerly lines of said last mentioned lot to the southwesterly corner of Lot 6 of said last mentioned tract; thence northerly and easterly along the westerly and northerly lines of said last mentioned lot to the southeasterly corner of Lot 3 of said Section 30; thence northerly in a direct line to the northeasterly corner of Lot 1 of said last mentioned section; thence easterly along the north line of said last mentioned section to the stationed center line of Elizabeth Lake and Gorman Station Road, 100 feet wide, as shown on County Surveyor's Filed Map No. 18013-4, Sheets 11 and 12, on file in the office of the County Engineer of said County; thence northwesterly along said stationed center line to the west line of Section 19, said last mentioned township and range; thence northerly along said last mentioned west line to the stationed center line of Lancaster Road, 100 feet wide, as shown on County Surveyor's Filed Map No. 10550, Sheets 2 and 3, on file in the office of said County Engineer; thence easterly along said last mentioned stationed center line to the southwesterly line of Rancho La Liebre, as

shown on map recorded in Book 1, pages 541 and 542 of Patents, in the office of said recorder; thence northwesterly along said last mentioned southwesterly line to a point therein, lying distant southeasterly thereon, 1272.29 feet from the west line of said last mentioned section; thence North 09 31' 18 East 220.43 feet; thence South 53 33' 46" East to that certain course bearing North 09 40' 57" East 829.76 feet from a point in said last mentioned southwesterly line, said last mentioned point being distant South 53 05' 24" East along said last mentioned southwesterly line 4248.33 feet from the north line of Section 24, Township 8 North, Range 18 West, S.B.M.; thence North 09 40' 57" East along said last mentioned certain course to the northerly terminus thereof; thence North 16 01' 56" West 452.60 feet; thence North 75 56' 05" West to the range line between Range 17 West and Range 18 West; thence northerly along said last mentioned range line to the northerly boundary of the California Aqueduct as shown on County Surveyor's Filed Map No 21197, Sheet 3, on file in the office of said County Engineer; thence southwesterly, westerly and southwesterly along said last mentioned northerly boundary to the southwesterly boundary of said Rancho La Liebre; thence northwesterly along said last mentioned boundary to the northerly line of Section 14, said last mentioned township and range; thence westerly along section lines to the southwest corner of Section 9, said last mentioned township and range; thence northerly along section line to the northeast corner of Section 8, said last mentioned township and range; thence westerly along section line to the east line of the west half of the northwest quarter of the northeast quarter of the northeast quarter of Section 8, said last mentioned township and range; thence southerly along said last mentioned east line to the south line of the north half of the north half of the northeast quarter of said last mentioned section; thence westerly along said last mentioned south line to the west line of the east half of the northwest quarter of the northwest quarter of the northeast quarter of said last mentioned section; thence northerly along said last mentioned west line to the north line of said last mentioned section; thence westerly along section

line to the southwest corner of Section 5, said last mentioned township and range; thence northerly along section line to the southwesterly line of the Rancho Los Alamo Y Agua Caliente, as shown on map recorded in Book 15, Pages 26 and 27 of Patents, in the office of said recorder; thence northwesterly along said last mentioned southwesterly line to the northerly line of said boundary of the County of Los Angeles; thence easterly and southerly along said last mentioned boundary to the southeast corner of the north half of the southeast quarter of Section 24, Township 8 North, Range 8 West, S.B.M.; thence westerly along the south line of the north half of the southeast quarter of said last mentioned section to the southeast corner of the southwest quarter of the northwest quarter of the southeast quarter of said last mentioned section; thence northerly and westerly along the east and north lines of the southwest quarter of the northwest quarter of the southeast quarter of said last mentioned section to the north-south quarter section line of said last mentioned section; thence northerly along north-south quarter section line to the south line of the north half of the north half of the northeast quarter of the southwest quarter of said last mentioned section; thence westerly along said last mentioned south line to the northeast corner of the southwest quarter of the northwest quarter of the northeast quarter of the southwest quarter of said last mentioned section; thence southerly and westerly along the east and south lines of the southwest quarter of the northwest quarter of the northeast quarter of the southwest quarter of said last mentioned section to the west line of the northeast quarter of the southwest quarter of said last mentioned section; thence southerly along said last mentioned east line to the northeast corner of the southwest quarter of the southwest quarter of said last mentioned section; thence westerly along the north line of the southwest quarter of the southwest quarter of said last mentioned section to the northeast corner of the west half of the northeast quarter of the southwest quarter of the southwest quarter of said last mentioned section; thence southerly and westerly along the east and south lines of the west half of the

northeast quarter of the southwest quarter of the southwest quarter of said last mentioned section to the northeast corner of the southwest quarter of the southwest quarter of the southwest quarter of said last mentioned section; thence southerly along the east line of the southwest quarter of the southwest quarter of the southwest quarter of said last mentioned section to the south line of said last mentioned section; thence westerly along section line to the northeast corner of Section 26, said last mentioned township and range; thence southerly along section line to the south line of the north half of the north half of said last mentioned section; thence westerly along said last mentioned south line to the east line of Section 27, said last mentioned township and range; thence southerly along section line to the northeast corner of the southeast quarter of said last mentioned section; thence westerly, southerly and easterly along the north, west and south lines of the southeast quarter of said last mentioned section to the northeast corner of Section 34, said last mentioned township and range; thence southerly along section line to the east quarter corner of said last mentioned section; thence westerly, southerly and easterly along the north, west and south lines of the east half of the northeast quarter of the southeast quarter of said last mentioned section to the east line of said last mentioned section; thence southerly along section line to the township line between, Township 7 North, and Township 8 North, S.B.M.; thence easterly along township line to the northeast corner of the northwest quarter of the northwest quarter of Section 2, Township 7 North, Range 8 West, S.B.M.; thence southerly and westerly along the east and south lines of the northwest quarter of the northwest quarter of said last mentioned section to the east line of the west half of the west half of the west half of said last mentioned section; thence southerly along said last mentioned east line to the north line of the southwest quarter of the southwest quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the southwest quarter of the southwest quarter of said last mentioned section to the north line of Section 11, said last mentioned township and range; thence easterly along

section line to east line of the west half of the northeast quarter of the northwest quarter of said last mentioned section; thence southerly along said last mentioned east line to the north line of the southeast quarter of the northwest quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the southeast quarter of the northwest quarter of said last mentioned section to the north line of the southwest quarter of the southwest quarter of the northeast quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the southwest quarter of the southwest quarter of the northeast quarter of said last mentioned section to the northeast corner of the west half of the northwest quarter of the southeast quarter of said last mentioned section; thence southerly along the east line of the west half of the northwest quarter of the southeast quarter of said last mentioned section to the north line of the south half of southeast quarter of the northwest quarter of the southeast quarter of said last mentioned section; thence easterly along said last mentioned north line to the east line of the west half of the southeast quarter of said last mentioned section; thence southerly along said last mentioned east line to the north line of the south half of the north half of the southeast quarter of the southeast quarter of said last mentioned section; thence easterly along said last mentioned north line to the east line of said last mentioned section; thence southerly along section line to the southeast corner of said last mentioned section; thence easterly along section line to the northeast corner of the west half of the northeast quarter of Section 13, said last mentioned township and range; thence southerly and westerly along the east and south lines of the west half of the northeast quarter of said last mentioned section to the northeast corner of the west half of the west half of the southeast quarter of said last mentioned section; thence southerly along the east line of the west half of the west half of the southeast quarter of said last mentioned section to the north line of Section 24, said last mentioned township and range; thence westerly along section line to the east line of the west half of the northwest quarter of the

northwest quarter of the northeast quarter of said last mentioned section; thence southerly along said last mentioned east line to the north line of the south half of the northwest quarter of the northeast quarter of said last mentioned section; thence easterly along said last mentioned north line to the east line of the west half of the west half of the northeast quarter of said last mentioned section; thence southerly along said last mentioned east line to the northwest corner of the southeast quarter of the southwest quarter of the northeast quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the west half of the southeast quarter of the southwest quarter of the northeast quarter of said last mentioned section to the east-west quarter section line of said last mentioned section; thence easterly along east-west quarter section line to the northwest corner of the north half of the northeast quarter of the southeast quarter of said last mentioned section; thence southerly and easterly along the west and south lines of the north half of the northeast quarter of the southeast quarter of said last mentioned section to the east line of the west half of the east half of the southeast quarter of said last mentioned section; thence southerly along said last mentioned east line to the north line of the south half of the southeast quarter of the southeast quarter of the southeast quarter of said last mentioned section; thence easterly along said last mentioned north line to the east line of said last mentioned section; thence southerly along said boundary of the County of Los Angeles to the northeast corner of the north half of the northeast quarter of the southeast quarter of the northeast quarter of Section 25, said last mentioned township and range; thence westerly, southerly and easterly along the north, west and south lines of said north half of the northeast quarter of the southeast quarter of the northeast quarter of said last mentioned section to the east line of said last mentioned section; thence southerly along said boundary of the County of Los Angeles to the township line between, Township 6 North and Township 7 North, S.B.M.; thence westerly along township line to the northwest corner of the northeast quarter of the northeast quarter of Section 1, Township

6 North, Range 8 West, S.B.M.; thence southerly along the west line of the northeast quarter of the northeast quarter of said last mentioned section to the northwest corner of the southwest quarter of the northeast quarter of the northeast quarter of said last mentioned section; thence easterly, southerly and westerly along the north, east and south lines of the west half of the southwest quarter of the northeast quarter of the northeast quarter of said last mentioned section to the northeast corner of the southwest quarter of the northeast quarter of said last mentioned section; thence westerly and southerly along the north and west lines of the southwest quarter of the northeast quarter of said last mentioned section to the center of said last mentioned section; thence westerly and southerly along the north and west lines of the southwest quarter of said last mentioned section to the northeast corner of Section 11 said last mentioned township and range; thence westerly along section line to the northwest corner of the northeast quarter of the northeast quarter of said last mentioned section; thence southerly and easterly along the west and south lines of the northeast quarter of the northeast quarter of said last mentioned section to the east line of the west half of the southeast quarter of the northeast quarter of said last mentioned section; thence southerly along said last mentioned east line to the northwest corner of the southeast quarter of the southeast quarter of the northeast quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the west half of the southeast quarter of the southeast quarter of the northeast quarter of said last mentioned section to the east-west quarter section line of said last mentioned section; thence easterly along east-west quarter section line to the west line of Section 12, said last mentioned township and range; thence southerly along section line to the north line of the south half of the southwest quarter of said last mentioned section; thence easterly and southerly along the north and east lines of the south half of the southwest quarter of said last mentioned section to the northeast corner of the southeast quarter of the southeast quarter of the southwest quarter of said last mentioned section;

thence westerly and southerly along the north and west lines of the east half of the southeast quarter of the southeast quarter of the southwest quarter of said last mentioned section to the north line of Section 13 said last mentioned township and range; thence easterly along section line to the west line of the east half of the northeast quarter of said last mentioned section; thence southerly along said last mentioned west line to the north line of the south half of the southeast quarter of the northeast quarter of said last mentioned section; thence easterly along said last mentioned north line to said boundary of the County of Los Angeles; thence southerly, easterly and southerly along said boundary of the County of Los Angeles to the point of beginning.

DESCRIPTION APPROVED

T. A. TIDEMANSON
County Engineer

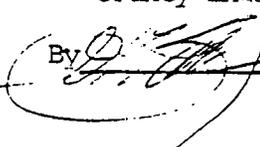
By  Deputy

EXHIBIT D
COUNTY CODE SECTION 21.32.400
ORDINANCE NO. 87-0026

An ordinance amending Title 21 of the Los Angeles County Code and providing for the establishment of fees for drainage facilities to be paid by subdividers in the County of Los Angeles.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 21.32.400 is added to the Los Angeles County Code, to read as follows:

SECTION 21.32.400. Fees for Drainage Facilities.

(a) A subdivider, as a condition of approval of a final map for property depicted within an adopted drainage plan, shall pay the fee as specified in the plan to defray the cost of constructing local drainage facilities serving the drainage area.

(b) Definitions.

- (1) Construction includes preliminary studies, design, acquisition of right of way, administration of construction contracts, actual construction and incidental costs related thereto.
- (2) Local drainage facilities means those facilities, such as but not limited to, dams, retention basins, detention basins, debris basins, spreading grounds, injection wells, observation wells, pressure reduction facilities, headworks, drains, tunnels,

conduits, culverts, washes, swales, floodways flow paths and channels, for the removal of surface and storm waters from local drainage areas which are described in an adopted drainage plan.

(3) Drainage plan means a plan adopted by the Board of Supervisors and incorporated hereinafter for a particular drainage area pursuant to Government Code Section 66483.

(4) The singular number includes the plural, and the plural includes the singular.

(c) The local drainage facilities shall be in addition to any existing drainage facilities serving the area at the time of the adoption of such a plan for the area.

(d) Action to establish a drainage plan may be initiated by the Board of Supervisors upon its own motion or upon the recommendation of the Director of Public Works.

(e) Fees paid pursuant to this Section shall be deposited in a planned local drainage facilities fund.

A fund shall be established for each planned local drainage area. Monies in such fund shall be expended solely for the construction or reimbursement for construction of the facilities serving the area and from which the fees comprising the fund were collected, or to reimburse the County for the costs of constructing the facilities.

(f) The Board of Supervisors may approve the acceptance of consideration in lieu of the payment of the fee established herein.

(g) The Board of Supervisors may approve the advancement of money from the general fund to pay the costs of constructing the facilities covered herein and may reimburse the general fund for such advances from local drainage facilities funds established pursuant to this Section.

(h) If a subdivider, as a condition of approval of a subdivision, is required or desires to construct a local drainage facility, the Board of Supervisors may enter into a reimbursement agreement with the subdivider. Such agreement may provide for payments to the subdivider from the fund covering that specific facility to reimburse the subdivider for costs not allocated to the subdivider's property in the resolution establishing the area. If the fund covers more than one facility, reimbursements shall be made on a pro-rata basis reflecting the actual or estimated costs of the facilities covered by the fund.

(i) The following drainage plans for particular drainage areas are added by reference, together with all maps, fees and the provisions pertaining thereto:

Drainage Area Number	Drainage Area Name	Ordinance Of Adoption	Date Of Adoption
----------------------------	--------------------------	-----------------------------	------------------------

Section 2. This ordinance shall be published in

Metropolitan News

a newspaper printed and published in the County of Los Angeles.



Michael D. Antonovich

Chairman

ATTEST:

J. J. Marshall

Executive Officer-Clerk of
the Board of Supervisors
of the County of Los Angeles

I hereby certify that at its meeting of March 3, 1987,
the foregoing ordinance was adopted by the Board of Supervisors of
said County of Los Angeles by the following vote, to wit:

Ayes:

Noes:

Supervisors Peter F. Schabarum,
Edmund D. Edelman,
Deane Dana and
Michael D. Antonovich

~~Supervisors~~ None



J. J. Marshall
Executive Officer-Clerk of
the Board of Supervisors
of the County of Los Angeles

Effective Date: April 3, 1987

~~Executive Officer~~

certify that pursuant to
Section 25103 of the Government Code,
a copy of this document has been made.

LARRY J. MONTGOMERY
Executive Officer
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

DE WITT W. CLINTON
County Counsel

By *Maria Bakely*
DEPUTY

By *[Signature]*

EXHIBIT E

ORDINANCE NO. 87-0083

An ordinance amending Title 21 of the Los Angeles County Code and establishing the drainage plan for the Antelope Valley drainage area.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Ordinance No. 87-0058, relating to the Antelope Valley Drainage Area, is repealed.

SECTION 2. Section 21.32.400 (i) of the Los Angeles County Code is amended by adding the following drainage plan to the list of adopted drainage plans, together with all maps, fees, and provisions pertaining thereto:

Drainage Area Number	Drainage Area Name	Ordinance of Adoption	Date of Adoption
One	Antelope Valley	87-0083	June 23, 1987

Section 3. This ordinance shall be published in

METROPOLITAN NEWS

a newspaper printed and published in the County of Los Angeles.

Michael D. Antonovich

Chairman

ATTEST:

J. J. Montall
Executive Officer
Board of Supervisors
of the County of Los Angeles



I hereby certify that at its meeting of June 23, 1987,
the foregoing ordinance was adopted by the Board of Supervisors
of said County of Los Angeles by the following vote, to wit:

Ayes:

Noes:

Supervisors Peter F. Schabarum,
Edmund D. Edelman,
Deane Dana and
Michael D. Antonovich

~~Supervisors~~ None



J. J. Montall
Executive Officer
Board of Supervisors
of the County of Los Angeles

Effective Date: July 24, 1987

~~OPARAKKWEODAKEX~~

I hereby certify that pursuant to
Section 25103 of the Government Code,
a copy of this document has been made.

DAVID J. HANSEN
Executive Officer
Clerk of the Board of Supervisors

By *Cynthia A. Benson*

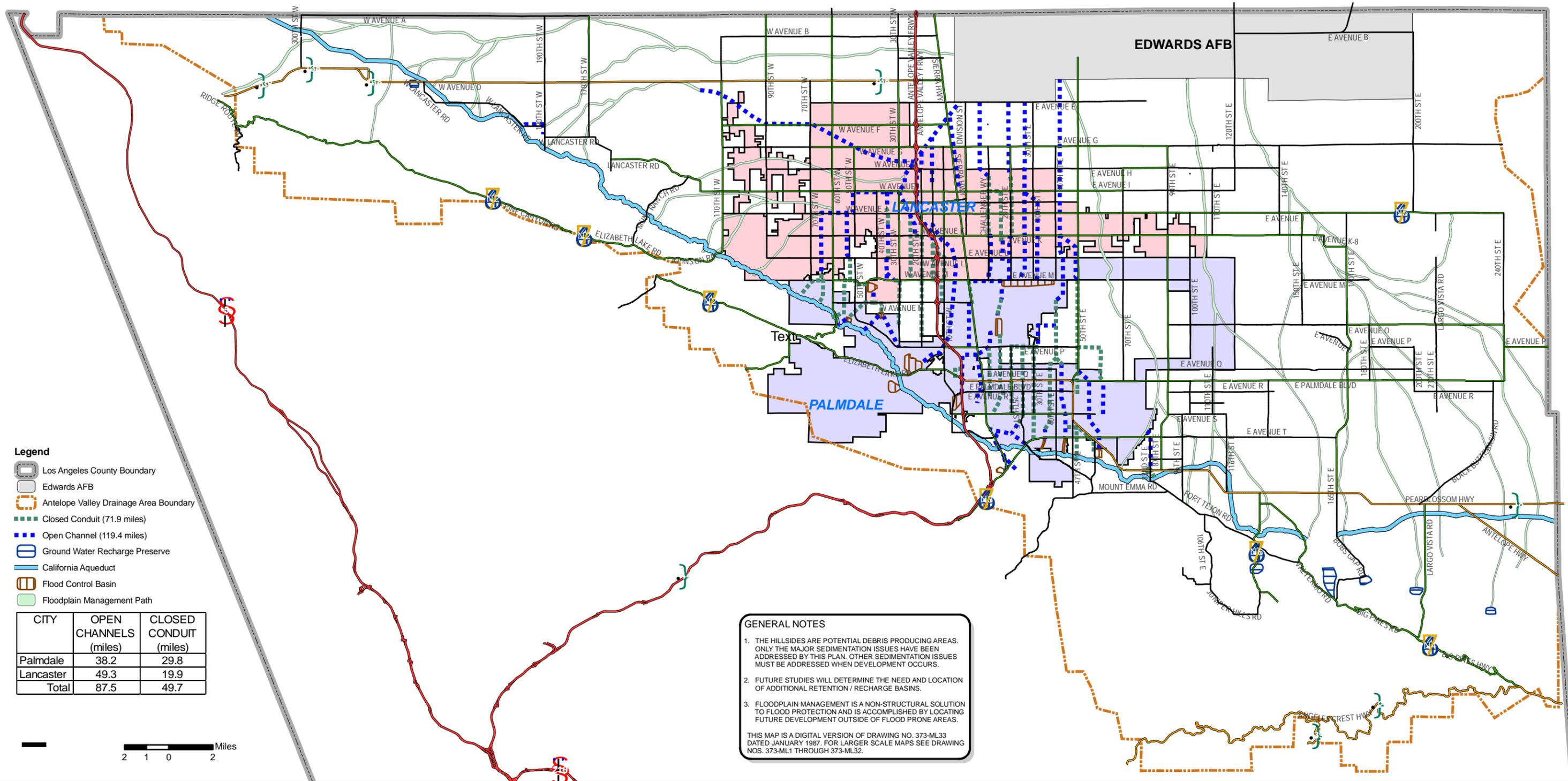
APPROVED AS TO FORM:

DE WITT W. CLINTON
County Counsel

By *[Signature]*
GERALD F. CRUMP
Chief Assistant County Counsel



ANTELOPE VALLEY Comprehensive Plan of Flood Control and Water Conservation



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