

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

That real property located in the City of Lancaster, County of Los Angeles, State of California, and described as follows:

Parcel 1 of Parcel Map No. 17284, in the City of Lancaster, County of Los Angeles, State of California, as per map recorded in Book 183 Page 100 of Parcel Maps, in the office of the County Recorder of said county.

Assessor's Parcel No: 3134-013-910

Exhibit "B"

Sierra Highway

Lancaster Boulevard

AVUHSD
Offices

RESOLUTION NO. 07-08

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY, APPROVING THE PURCHASE AND SALE AGREEMENT FOR THE SALE OF REAL PROPERTY BY AND BETWEEN THE LANCASTER REDEVELOPMENT AGENCY AND THE ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT (APN 3134-013-910)

WHEREAS, the Redevelopment Plan for the Central Business District Project Area (the "Redevelopment Plan") was approved and adopted by the Council of the City of Lancaster on June 1, 1981 by Ordinance No. 226, as amended, in compliance with all requirements of the law. This summary is being prepared pursuant to Section 33433 of the California Health and Safety Code; and

WHEREAS, the Redevelopment Agency (the "Agency") is authorized and empowered under Community Redevelopment Law to enter into agreements for the acquisition, disposition, and development of real property and otherwise assist in the redevelopment of real property within a redevelopment project in conformity with a redevelopment plan adopted for such area, to acquire real and personal property within redevelopment project areas, to make and execute contracts and other instruments necessary or convenient to exercise its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency currently owns that certain real property of approximately one acre located at 44801 Sierra Highway in the City of Lancaster, Los Angeles, State of California, shown in **Exhibit "A"** (the "Site") and further described in **Exhibit "B"**; and

WHEREAS, the ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT, ("the Buyer"), desires to acquire the Site to expand current District offices and has agreed to the purchase of said real property. The use of the Site will be in accordance with the Redevelopment Plan and pursuant to the requirements of the adopted Lancaster Zoning Ordinance; and

WHEREAS, the Agency and the Buyer desire to enter into a Purchase and Sale Agreement (the "Agreement"), pursuant to Community Redevelopment Law, for the sale and use of the real property in order to implement the provisions of the Redevelopment Plan. Such action will increase the employment opportunities within the Central Business District Project Area; and

WHEREAS, pursuant to Sections 33431 and 33433 of the California Health and Safety Code, the Agency is authorized, with the approval of the City Council and Agency, after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the Agency and City Council that the disposition of the property will assist in the elimination of blight, will improve underutilized property, and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to the California Health and Safety Code Section 33490, and the consideration for such disposition is not less than

either the fair market value or fair reuse value of the property in accordance with covenants and conditions governing the disposition and development costs required thereof; and

WHEREAS, the proposed Agreement, and a summary report meeting the requirements of California Health and Safety Code Section 33433, were available for public inspection consistent with the requirements of the California Health and Safety Code Section 33433; and

WHEREAS, on October 28, 2008, the Agency and City Council held a duly noticed joint public hearing on the proposed Agreement in accordance with the requirements of the California Health and Safety Code Sections 33431 and 33433, at which time the City Council and Agency board reviewed and evaluated all the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, Public Resources Code Section 21090 of CEQA provides that all public and private activities or undertakings pursuant to, or in furtherance of, a redevelopment plan shall be deemed to be a single project, and no additional environmental review of such activities is required unless pursuant to Public Resources Code Section 21155 such activities constitute a substantial change in the redevelopment plan or the circumstances under which the plan is being undertaken and such changes will require major revisions of the EIR prepared for the plan, or new information which could not have been known at the time the EIR was completed becomes available; and

WHEREAS, the Final EIR for the Central Business District Project Area and the Lancaster General Plan (categorized as a "community plan") were certified by the City Council on June 1, 1981 and October 27, 1997 (The "EIRs"), respectively; and

WHEREAS, the project under the proposed Agreement (the "Project") is consistent with the Central Business District Project Area and the Lancaster General Plan requirements, and the project has no potential for causing significant effects on the environment which have not already been sufficiently addressed and mitigated by the measures outlined in the EIRs, and there is no substantial new information showing that any environmental impact will be more significant than that which is described in said EIRs; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has reviewed the summary report required pursuant to the California Health and Safety Code Section 33433 and evaluated other information provided pertaining to the findings required pursuant to California Health and Safety Code Section 33433; and

WHEREAS, the Agency has duly considered all the terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interest of the City of Lancaster and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements.

NOW, THEREFORE, THE LANCASTER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

Section 1. The Agency finds and determines that, based upon evidence provided in the record before it, the consideration for the Agency's disposition of the Site pursuant to the terms and conditions of the Agreement, is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions, and restrictions imposed under the Agreement and the costs required under the Agreement.

Section 2. The Agency hereby finds and determines that the disposition of the Site pursuant to the Agreement will: (i) help create new employment opportunities by selling the site in order to expand the current District office and is consistent with the implementation plan for the Central Business District Project Area adopted by the Agency pursuant to the California Health and Safety Code Section 33490.

Section 3. The Agency has reviewed and considered the Final EIR for the Central Business District Project Area and the City's General Plan as certified by the City Council on June 1, 1981 and October 27, 1977, respectively; and the Agency finds and determines, based on all evidence in the record, that there is no substantial evidence that the Project will have a significant effect on the environment. None of the conditions set forth in CEQA Guidelines Section 15162 exist. There are no substantial changes in the Project or substantial changes with respect to the circumstances under which the Project is undertaken.

Section 4. There is no new substantial information that shows the Project to have one or more significant effects not discussed in the current Environmental Impact Report (EIR) or that the significance of one or more effects has been increased. The Agency further finds that the EIR sufficiently addresses all potential significant effects from this Project and there is no new information showing that this Project will change the Redevelopment Plan or the circumstances under which it is being undertaken. Therefore, none of the conditions set forth in CEQA Guidelines Section 21166 exist.

Section 5. The Agreement, a copy of which is on file with the Secretary of the Agency, is hereby approved. The Agency's Executive Director is hereby authorized to execute the Agreement on behalf of the Agency, and to take such actions and execute such other documents on behalf of the Agency as necessary to implement the Agreement.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency

R. REX PARRIS
Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 07-08, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

RESOLUTION NO. 08-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING PURCHASE AND SALE AGREEMENT FOR THE SALE OF REAL PROPERTY BY AND BETWEEN THE LANCASTER REDEVELOPMENT AGENCY AND THE ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT (APN 3134-013-910)

WHEREAS, the Redevelopment Plan for the Central Business District Project Area (the "Redevelopment Plan") was approved and adopted by the Council of the City of Lancaster on June 1, 1981, by Ordinance No. 226, as amended, in compliance with all requirements of the law. This summary is being prepared pursuant to Section 33433 of the California Health and Safety Code.

WHEREAS, the Redevelopment Agency (the "Agency") is authorized and empowered under Community Redevelopment Law to enter into agreements for the acquisition, disposition, and development of real property and otherwise assist in the redevelopment of real property within a redevelopment project in conformity with a redevelopment plan adopted for such area, to acquire real and personal property within redevelopment project areas, to make and execute contracts and other instruments necessary or convenient to exercise its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Agency currently owns that certain real property of approximately one acre located at 44801 Sierra Highway in the City of Lancaster, Los Angeles County, State of California, shown in **Exhibit "A"** (the "Site") and further described in **Exhibit "B"**; and

WHEREAS, the ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT, ("the Buyer"), desires to acquire the Site to expand current District offices and has agreed to the purchase of said real property. The use of the Site will be in accordance with the Redevelopment Plan and pursuant to the requirements of the adopted Lancaster Zoning Ordinance; and

WHEREAS, the Agency and the Buyer desire to enter into a Purchase and Sale Agreement (the "Agreement"), pursuant to Community Redevelopment Law, for the sale and use of the real property in order to implement the provisions of the Redevelopment Plan. Such action will increase the employment opportunities within the Central Business District Project Area; and

WHEREAS, pursuant to Sections 33431 and 33433 of the California Health and Safety Code, the Agency is authorized, with the approval of the City Council and Agency, after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the Agency and City Council that the disposition of the property will assist in the elimination of blight, will improve underutilized property, and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to the California Health and Safety Code Section 33490, and the consideration for such disposition is not less than

either the fair market value or fair reuse value of the property in accordance with covenants and conditions governing the disposition and development costs required thereof; and

WHEREAS, the proposed Agreement, and a summary report meeting the requirements of California Health and Safety Code Section 33433, were available for public inspection consistent with the requirements of the California Health and Safety Code Section 33433; and

WHEREAS, on October 28, 2008, the Agency and City Council held a duly noticed joint public hearing on the proposed Agreement in accordance with the requirements of the California Health and Safety Code Sections 33431 and 33433, at which time the City Council and Agency board reviewed and evaluated all the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, Public Resources Code Section 21090 of CEQA provides that all public and private activities or undertakings pursuant to, or in furtherance of, a redevelopment plan shall be deemed to be a single project, and no additional environmental review of such activities is required unless pursuant to Public Resources Code Section 21155 such activities constitute a substantial change in the redevelopment plan or the circumstances under which the plan is being undertaken and such changes will require major revisions of the EIR prepared for the plan, or new information which could not have been known at the time the EIR was completed becomes available; and

WHEREAS, the Final EIR for the Commercial Business District Project Area and the Lancaster General Plan (categorized as a “community plan”) were certified by the City Council on June 1, 1981 and October 27, 1997 (The “EIRs”), respectively; and

WHEREAS, the project under the proposed Agreement (the “Project”) is consistent with the Central Business District Project Area and the Lancaster General Plan requirements, and the project has no potential for causing significant effects on the environment which have not already been sufficiently addressed and mitigated by the measures outlined in the EIRs, and there is no substantial new information showing that any environmental impact will be more significant than that which is described in said EIRs; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the City Council has reviewed the summary report required pursuant to the California Health and Safety Code Section 33433 and evaluated other information provided pertaining to the findings required pursuant to California Health and Safety Code Section 33433; and

WHEREAS, the City Council has duly considered all the terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interest of the City of Lancaster and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Council finds and determines that, based upon evidence provided in the record before it, the consideration for the Agency's disposition of the Site pursuant to the terms and conditions of the Agreement, is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions, and restrictions imposed under the Agreement and the costs required under the Agreement.

Section 2. The City Council hereby finds and determines that the disposition of the Site pursuant to the Agreement will: (i) help create new employment opportunities by selling the site in order to expand the District office is consistent with the implementation plan for the Central Business District Project Area adopted by the Agency pursuant to the California Health and Safety Code Section 33490.

Section 3. The City Council has reviewed and considered the Final EIR for the Central Business District Project Area and the City's General Plan as certified by the City Council on June 1, 1981 and October 27, 1977, respectively; and the City Council finds and determines, based on all evidence in the record, that there is no substantial evidence that the Project will have a significant effect on the environment. None of the conditions set forth in CEQA Guidelines Section 15162 exist. There are no substantial changes in the Project or substantial changes with respect to the circumstances under which the Project is undertaken.

Section 4. There is no new substantial information that shows the Project to have one or more significant effects not discussed in the current Environmental Impact Report (EIR) or that the significance of one or more effects has been increased. The City Council further finds that the EIR sufficiently addresses all potential significant effects from this Project and there is no new information showing that this Project will change the Redevelopment Plan or the circumstances under which it is being undertaken. Therefore, none of the conditions set forth in CEQA Guidelines Section 21166 exist.

Section 5. The Agreement, a copy of which is on file with the City Clerk, is hereby approved. The City Manager is hereby authorized to execute the Agreement on behalf of the City, and to take such actions and execute such other documents on behalf of the City, and to take such actions and execute such other documents and instruments on behalf of the City to implement the Agreement.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 08-88, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF, on this _____ day of _____, _____.

(seal)

**Information Summary (33433 Report) for
Sales Agreement
with
ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

This summary is being provided pursuant to Section 33433 of the California Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code).

1. Cost of Project to the Agency:

The Agency will realize a net return from the sale of approximately \$1,000,045. This amount is based upon the following data:

- a. Acquisition Cost: The property being conveyed to the Antelope Valley Union High School District is approximately 1.02 acres that includes approximately 8,000 square feet of shared space that has housed the Lancaster Museum and Art Gallery. The Museum and Art Gallery will be relocated to a more visible location at the north east corner of Lancaster Boulevard and Elm Street.
- b. Clearance Costs: None.
- c. Relocation Costs: None.
- d. Improvement Costs: None.
- e. Finance Costs: None.

2. Estimated value of interest to be conveyed by the Agency to the Antelope Valley Union High School District determined at highest and best use permitted by the Redevelopment Plan:

The estimated value of the interest to be conveyed is \$1,000,045. It is staff's opinion that the purchase price of the subject property is the highest and best use value. The value is based on the fact that the property is a unique single purpose building that can only be used for other purposes with significant and financially prohibitive alterations.

3. The acquisition price which the Antelope Valley Union High School District will be required to make during the term of the Agreement as conveyed by the Agency:

The purchase price for the property is an all cash payment of \$1,000,045.

4. Explanation(if appropriate) as to the reason why the sales price by the Agency may be less than the value of the property as determined at its highest and best use.

Not applicable. The Antelope Valley Union High School District is ultimately obligated to provide compensation for the full value of the property to the Agency.

5. Explanation as to the reason why the sale of the property will assist in the elimination of blight:

In connection with the adoption of the Redevelopment Plan for the Central Business District in 1981, based on the evidence presented at the Public Hearing, the City Council found that:

“(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California and specifically that the Project Area is characterized by properties which suffer from economic dislocation, deterioration or disuse because of one of the following factors:

- (1) economic dislocation, deterioration, or disuse resulting from faulty planning;
- (2) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;
- (3) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
- (4) the existence of inadequate public improvements, public facilities, open spaces and utilities which cannot be remedied by private or governmental action without redevelopment;
- (5) the prevalence of depreciated values, impaired investments and social and economic maladjustments.
- (6) the existence of lots or other areas which are subject to being submerged by water;

which conditions cause a reduction of, or lack of, property utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise action along;

Section 33433 Report: Antelope Valley Union High School District

October 28, 2008

Page 3

The City council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan were:

“(1) The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, design guidelines, specific plans, the Plan, the Plan Amendment and local codes and ordinances.

“(2) The promotion of new and continuing private sector investment within the Project Area to prevent the loss of, and to facilitate the recapture of commercial sales activity.

“(3) The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate attainment of the objectives of the Plan and the Plan Amendment.

“(4) The retention and expansion of as many existing businesses in the Project Area as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.

“(5) The creations and development of local job opportunities and the preservation of the area’s existing employment base.

“(6) The replanning, redesign and development of underdeveloped areas which are stagnant or improperly utilized.

“(7) The elimination or amelioration of certain public improvements, facilities and environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer, flood control and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities, utilities and deficient adversely affecting the Project Area.

“(8) The improvement and expansion of the community’s supply of housing (inside or outside the Project Area), including opportunities for very low, low and moderate-income households.

“(9) The development of commercial and industrial uses which generate increased sales, business license, and other fees, taxes and revenues to the City of Lancaster.

Section 33433 Report: Antelope Valley Union High School District

October 28, 2008

Page 4

“(10) The reduction of the City’s annual costs of the provision of local services to and within the Project Area resulting from blighting conditions.”

The Report to City Council in connection with the adoption of the Redevelopment Plan sets forth the reasons for selection of the Project Area as follows:

“The boundaries of the area selected by the Lancaster Planning Commission as the proposed Lancaster Central Business District indicated on the Project Area Map (Exhibit “A”).” The Project Area consists of approximately 438 acres divided among (4) non-contiguous areas.

“The basic goals for the Project Area are as follows:

“To control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the annual Work Program.

“To retain by means of rehabilitation as many existing residences and businesses as possible.

“To improve certain environmental deficiencies, including among others, substandard alleys and public recreational facilities.

“To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.

“To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project area in accordance with the Redevelopment Plan and the annual Work Programs.

“To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.

“To encourage the preservation of historical monuments, landmarks and buildings.

“To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.

“To make provisions for housing as it is required to satisfy the needs and desires of the various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

Section 33433 Report: Antelope Valley Union High School District

October 28, 2008

Page 5

“To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate income households.

“To promote the economic well being of the Redevelopment project by encouraging the diversification of its commercial base and of employment opportunities.

“To encourage the development of an industrial environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.

“To provide opportunities for industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan and Annual Work Programs.

“To provide a basis for the location and programming of public service facilities and utilities, including but not limited to, libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development

“To expand open spaces for recreational uses, and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

“To make provision for a pedestrian and vehicular circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation services.

“To improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

“To develop safeguards against noise and pollution; to enhance the residential/commercial community.

“To promote the development of local job opportunities.

“To coordinate the revitalization efforts in the Redevelopment Project with other public programs in the city of Lancaster.

“To establish as the first priority for redevelopment, the combination of actions (e.g., renovation, new development, public improvements, parcel aggregation, property acquisition, etc). Which achieve the highest economic, social and environmental benefits and long-term reversal of the Project area’s blighted conditions.

Section 33433 Report: Antelope Valley Union High School District

October 28, 2008

Page 6

“To improve the visual character of Lancaster Boulevard by the renovation of existing commercial structures in accordance with a consistent architectural character and implementation of streetscape improvements.

“To enhance pedestrian activity among commercial establishments along Lancaster Boulevard.

“To provide opportunities for the development of new parking facilities to serve commercial uses along Lancaster Boulevard.

“To encourage the development of vacant parcels and redevelopment of blighted parcels with the Lancaster Boulevard corridor for office-professional, specialty commercial, restaurant, and entertainment uses.

“To encourage the visual improvement and consolidation of automobile sales and service and related commercial uses along Sierra Highway.

“To provide for the undergrounding of utilities and streetscape improvements along Sierra Highway

“To improve accessibility of commercial uses through traffic control procedures along Sierra Highway.

“To encourage the intensification of residential development in the Project area.

“To provide the opportunity for the development of a civic center, community, and other cultural facilities in the Project area.

“To encourage the aggregation of parcels in the Herald tract into one or more units which are economically viable for light industrial and/or commercial development.

“To provide drainage improvements in the Project area, reducing the periodic threat of flooding.

“To encourage the use of alternate routes for east-west through-traffic whose destination is not the commercial uses of Lancaster Boulevard

“To promote an urban environment safe from the perceived and actual threat of crime.

The purposes of the California Community Redevelopment Law would be attained by the proposed Central Business District Redevelopment Project through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of existing commercial and industrial buildings; the

Section 33433 Report: Antelope Valley Union High School District

October 28, 2008

Page 7

installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan. The Redevelopment Plan of the Project would implement the California Redevelopment Law. The basis for implementing the Redevelopment law can be stated as follows:

The Agency is carrying out the declared purposes of the City Council in the adoption of the Redevelopment Plan by coordinating the phasing of a public facility to use, achieving the highest economic, social and environmental benefit and long-term reversal of the Project area spreading of blighted conditions.