Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

April 9, 2007

Bruce W. McClendon FAICP
Director of Planning

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

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF JUNIPER HILLS (PROJECT R2006-03723) (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.

2. Adopt the attached ordinance establishing a Community Standards District (CSD) for the unincorporated community of Juniper Hills, as approved by the Regional Planning Commission and approved as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.44.090 of the Los Angeles County Zoning Ordinance provides for the establishment of CSDs "to provide a means for implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County."

The unincorporated community of Juniper Hills, set among the foothills of the San Gabriel Mountains in the southeastern Antelope Valley, remains largely undeveloped and is distinguished by its secluded rural character and natural beauty. Rapid growth in the Antelope Valley has increased development pressure on Juniper Hills; however, the community lacks adequate infrastructure (e.g. major roads, sewers, public water lines, etc.) to support new growth at urban densities.

The Juniper Hills Town Council, an elected body that serves in an advisory capacity to Supervisor Michael D. Antonovich, recognized the challenge of maintaining Juniper Hills' unique quality-of-life while allowing new development that is consistent with the community's existing character. For several years, the Town Council worked with local residents, property owners, and staff from the Department of Regional Planning to draft a CSD that reflects the desires of the larger community.

The proposed CSD will establish new development standards that will only apply to properties within the community's boundaries. These standards are intended to maintain the low densities, secluded rural character, unique foothill appearance, and significant natural resources of the community. The CSD includes regulations pertaining to hillside development, grading, minimum lot sizes for new subdivisions, vegetation conservation, building setbacks, fencing, and public improvements such as curbs, gutters, sidewalks, and streetlights.

Los Angeles County General Plan policies encourage guidelines governing the scale and design of new development on a community-by-community basis. In addition, the Antelope Valley Areawide General Plan designates Juniper Hills for "very low density rural development" in which "establishment or retention of commercial or industrial uses is discouraged." Establishing the Juniper Hills CSD is therefore consistent with the County General Plan and the Antelope Valley Areawide General Plan.

On February 28, 2007, the Regional Planning Commission considered the Juniper Hills CSD in a public hearing and recommended that it be adopted by the Board.

Implementation of Strategic Plan Goals

The proposed CSD promotes Goal 1 of the County's Strategic Plan pertaining to "Service Excellence" through the development of clear and reasonable development standards, demonstrating that the Department of Regional Planning is responsive to citizens' concerns and capable of working with community groups, residents, and property owners to address those concerns.

FISCAL IMPACT/FINANCING

Implementation of the proposed CSD will not result in any significant new costs to the Department of Regional Planning or other County departments or in any loss of revenue to the County. Adoption of this CSD will not result in the need for additional departmental staffing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Department of Regional Planning sought public input on the proposed CSD at a community meeting held in Juniper Hills on November 16, 2006.

The Regional Planning Commission conducted a public hearing regarding the proposed CSD on February 28, 2007. The Commission heard testimony from three individuals in

support of the development standards and one testifier who raised general concerns over additional regulations in the community.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The proposed CSD ordinance constitutes a regulatory action which will not have a significant effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed CSD may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the California Environmental Quality Act (CEQA) guidelines, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to the Littlerock County Library for public review on January 26, 2007. In addition, public notice was published on January 24, 2007 in the *Antelope Valley Press*, a newspaper of general circulation in the area affected by the proposed ordinance, pursuant to Public Resources Code Section 21092. No comments on the environmental document were received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed CSD ordinance will not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed CSD will not significantly impact County services.

If you have any questions regarding this matter, please call me or Mitch Glaser of my staff at (213) 974-6476. A staff member of the Department of Regional Planning will be available at the public hearing.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:mwg

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Environmental Document
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Administrative Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to establish the Juniper Hills Community Standards District which institutes development standards that are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.
REQUEST:	Adoption of the proposed amendment to Title 22.
LOCATION:	Juniper Hills (Antelope Valley)
APPLICANT OR SOURCE:	Regional Planning Commission directive
STAFF CONTACT:	Mr. Mitch Glaser at (213) 974-6476
RPC HEARING DATE:	February 28, 2007
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment.
MEMBERS VOTING AYE:	Commissioners Valadez, Bellamy, Rew, and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	Commissioner Helsley
KEY ISSUES:	Rapid growth in the Antelope Valley has increased development pressure on Juniper Hills; however, the community lacks adequate infrastructure (e.g. major roads, sewers, public water lines, etc.) to support new growth at urban densities. The proposed CSD aims to maintain Juniper Hills' unique quality-of-life while allowing new development that is consistent with the community's existing character. Specific issues identified by the community and addressed by the CSD include hillside development, grading, minimum lot sizes for new subdivisions, vegetation conservation, building setbacks, fencing,

and public improvements such as curbs, gutters, sidewalks, and streetlights.

MAJOR POINTS FOR:

The proposed CSD was developed in a collaborative process that included the Juniper Hills Town Council, an elected body that serves in an advisory body to Supervisor Michael D. Antonovich, as well as local residents, property owners, and representatives from the Department of Regional Planning and other County agencies.

The proposed CSD includes provisions that provide community specific development standards whereas current Countywide policies do not address the needs of the Juniper Hills community.

MAJOR POINTS AGAINST:

Some property owners have expressed concern that the proposed CSD is an extra layer of land use regulation that infringes upon their property rights. The CSD includes a requirement that new subdivisions contain lots of not less than five acres, which some property owners felt would reduce their property's value by preventing more intensive development.

REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF JUNIPER HILLS

February 28, 2007

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to establish a Community Standards District (CSD) for the unincorporated community of Juniper Hills. The proposed CSD would institute specific development standards that are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

During the hearing, staff asked the Commission to consider the proposed Juniper Hills CSD in response to a Commission directive issued on January 10, 2007. The staff presentation elaborated on the collaborative process undertaken with the elected Juniper Hills Town Council and other stakeholders, the justifications for the recommended development standards contained in the CSD, and the unique circumstances in the community that are not addressed by Countywide policy.

The Commission recognized the secluded rural character and natural beauty of the Juniper Hills community and the fact that rapid growth in the Antelope Valley has increased development pressure on the area although it lacks adequate infrastructure (e.g. major roads, sewers, public water lines, etc.) to support new growth at urban densities. The Commission requested more specific information pertaining to certain development standards contained in the CSD but did not raise any objections or request that any revisions be made.

Three members of the public, including two elected members of the Juniper Hills Town Council, spoke in support of the proposed CSD. One member of the public spoke in opposition. The opposition raised general concerns over the CSD presenting additional land use regulations in the area and infringing upon private property rights.

The Commission closed the public hearing and approved the CSD as proposed. Staff was then instructed to transmit the item to the Board of Supervisors for consideration. Commissioners Valadez, Bellamy, Rew, and Modugno voted aye. Commissioner Helsley was absent.

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to County General Plans; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of amendments to Title 22 (Zoning Ordinance) of the Los Angeles County code relating to the Juniper Hills Community Standards District (CSD); and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of Juniper Hills is part of the Fifth Supervisiorial District. The area is located in the foothills of the San Gabriel Mountains, bounded on the south and west by the Angeles National Forest, on the north by the unincorporated community of Littlerock, and on the east by the unincorporated community of Pearblossom.

2. The subject community is predominantly rural with low-density residential and agricultural zones.

3. In September 2004 staff from the Department of Regional Planning (DRP) was contacted by representatives of the Juniper Hills Town Council, who expressed the desire to create new development standards in order to preserve the secluded rural character of the area.

4. Following numerous informal meetings with Town Council representatives, DRP staff held a public meeting on November 16, 2006, to present the draft Juniper Hills CSD and solicit input from the community. Community members demonstrated their support for the proposed CSD.

5. The Juniper Hills recommendation is for establishment of a Community Standards District.

6. The proposed CSD will help preserve the community character by limiting subdivisions, grading and paving, requiring public trails and larger building setbacks, and preventing destruction of native vegetation.

7. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project, which demonstrates that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, DRP has prepared a related Negative Declaration for this project.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the Juniper Hills Community Standards District (RADV T200600014);

2. Certify completion of and approve the attached Negative Declaration and find that the establishment of the Juniper Hills CSD will not have a significant effect on the environment; and

3. Adopt the attached CSD containing modifications to Title 22 (Zoning Ordinance), and determine that it is compatible with, and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 28, 2007.

By _____

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to establishing the Juniper Hills Community Standards District.

RAYMOND G. FORTNER, JR.
County Counsel

By
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

1/30/07 (requested)

3/9/07 (revised)

423062_4

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to establishing the Juniper Hills Community Standards District.

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

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
. . .	. . .	. . .	. . .
31	Juniper Hills	-	- -

SECTION 2. Section 22.44.140 is hereby added to read as follows:

22.44.140 Juniper Hills Community Standards District.

A. Intent and Purpose. The Juniper Hills Community Standards District ("CSD") is established to ensure that future public and private improvements are consistent with the community's existing development pattern and the goals, objectives, and policies of the Antelope Valley Areawide Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density. Juniper Hills is not an appropriate location for urban infrastructure such as expensive public sewage and water systems. The standards contained in this CSD are intended to maintain the low

densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete filings prior to the effective date of this CSD:

a. Building permits;

b. Director's reviews;

c. General plan amendments and area plan amendments;

d. Tentative tract maps and parcel maps;

e. Zone changes;

f. Zoning conformance reviews; and

g. Zoning permits listed in Chapter 22.56.

2. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.

D. Notice and Application Requirements for Proposed Projects or Permits.

Applications for conditional use permits, general plan and area plan amendments, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. One copy of said map shall indicate the uses established on every parcel of land shown within said 1,000 foot radius.

2. A list, certified by affidavit or statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel(s) of land. If, in using this 1,000 foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded equally in all directions until the list includes at least 25 property owners, excluding the applicant. Three sets of mailing labels for these property owners shall also be included.

E. Community-wide Development Standards.

1. Public Street Improvements.

a. Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

b. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works, inverted shoulder cross-sections shall be utilized.

c. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the department of public works after consultation with the adjacent property owners.

d. The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with the adjacent property owners.

2. Private Street and Right-of-Way Improvements. The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or parcels of land:

a. Paving shall only be required if necessary to comply with fire department regulations and the requirements of the Fire Code; and

b. Width shall be limited to 28 feet unless a greater width is necessary to comply with fire department regulations and the requirements of the Fire Code.

3. Street Lighting.

a. Street lights are prohibited on new streets constructed in conjunction with a land division.

b. The addition of street lights is prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the

department of public works after consultation with the adjacent property owners. Where installed:

i. Street lights shall be compatible in style and material with the poles on which they are mounted;

ii. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works; and

iii. Street lights shall be designed to prevent off-street illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels.

4. Drainage. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

5. Trails. In reviewing and establishing design conditions for any land division, the commission or the hearing officer shall determine that the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Areawide General Plan.

6. Lot Design.

a. Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.

b. Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.

7. Hillside Development. Density-controlled development shall be prohibited in this CSD.

8. Grading. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. For purposes of computing the 5,000 cubic yard threshold amount, grading necessary to establish a turnaround required by the fire department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

9. Vegetation Conservation.

a. The removal or destruction of vegetation of any kind on a lot or parcel of land two-and-one-half acres or greater in size shall require a conditional use permit pursuant to Part 1 of Chapter 22.56 where the area of removal or destruction is greater than 30 percent of the gross area of the lot or parcel.

b. This subsection shall not apply to the removal or destruction of vegetation:

i. On a publicly owned right-of-way;

ii. That is necessary to allow for the construction of additions to single-family residences permitted by this Title 22;

iii. That is necessary to allow for the construction of accessory structures or additions to accessory structures permitted by this Title 22;

iv. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with county regulations relating to brush clearance or fire safety, or that is otherwise required by the fire department;

v. For work performed under a permit issued to control erosion or flood hazards; or

vi. For accessory agricultural uses permitted by this Title 22.

c. Where any land division is proposed:

i. Plans depicting existing vegetation shall be submitted with the application;

ii. When the land division proposes new development, a fuel modification plan(s) shall also be submitted with the application that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of each lot to be created unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. Such land division shall be conditioned upon the recording of a vegetation conservation covenant with the county recorder to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster,

subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

iii. When the land division does not propose new development, it shall be conditioned upon recording of a covenant with the county recorder to ensure permanent maintenance of existing vegetation on lots or parcels of land created by the land division until such time that development is proposed, barring a fire or other natural disaster and subject to the exclusions listed in subsection E.9.b, above, and further subject to the right to obtain a conditional use permit under subsection E.9.a, above.

d. Where a new single-family residence is proposed on an existing unimproved lot or parcel of land two-and-one-half acres or greater in size:

i. Site plans shall be submitted to the director pursuant to Part 12 of Chapter 22.56 that depict existing vegetation;

ii. A fuel modification plan shall also be submitted to the director that demonstrates that the proposed removal or destruction of vegetation shall not occur on more than 30 percent of the gross area of the lot or parcel unless such removal or destruction meets the exclusions contained in subsection E.9.b, above, absent issuance of a conditional use permit under subsection E.9.a, above. A vegetation conservation covenant shall be recorded with the county recorder for each such parcel or lot to ensure the permanent maintenance of the vegetation on each lot as depicted in the approved fuel modification plan, barring a fire or other natural disaster,

subject to the exclusions contained in subsection E.9.b, above, and subject to the right to obtain a conditional use permit under subsection E.9.a, above.

e. Transplantation of vegetation is encouraged as an alternative to removal.

10. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection E.9, above:

a. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

b. In cases where a vegetation conservation buffer is established pursuant to subsection E.10.a, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel;

c. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with county regulations relating to brush clearance safety, fuel modification, or other fire department requirements.

11. Required Yards.

a. Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.

b. Required front, side, and rear yards shall be measured from the property boundary unless such boundary is located within a public street or a private street or right-of-way providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel.

c. Wells, well pump houses, pumps, tanks, and other well-related fixtures shall be permitted within required front, side, and rear yards.

d. Accessory structures shall be prohibited within required rear yards.

e. Fences. For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or

other animals. Fences and walls within required yard areas shall comply with Section 22.48.160 as well as the following provisions/restrictions:

i. Perimeter fences within any required yard area shall not exceed a height of six feet;

ii. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;

iii. Agricultural fences are prohibited within any required yard area; and

iv. Barbed or concertina wire shall not be used in any fence within any required yard area.

f. Modifications to the above yard and fence requirements may be granted by the director for the reasons set forth in Section 22.48.180, provided that:

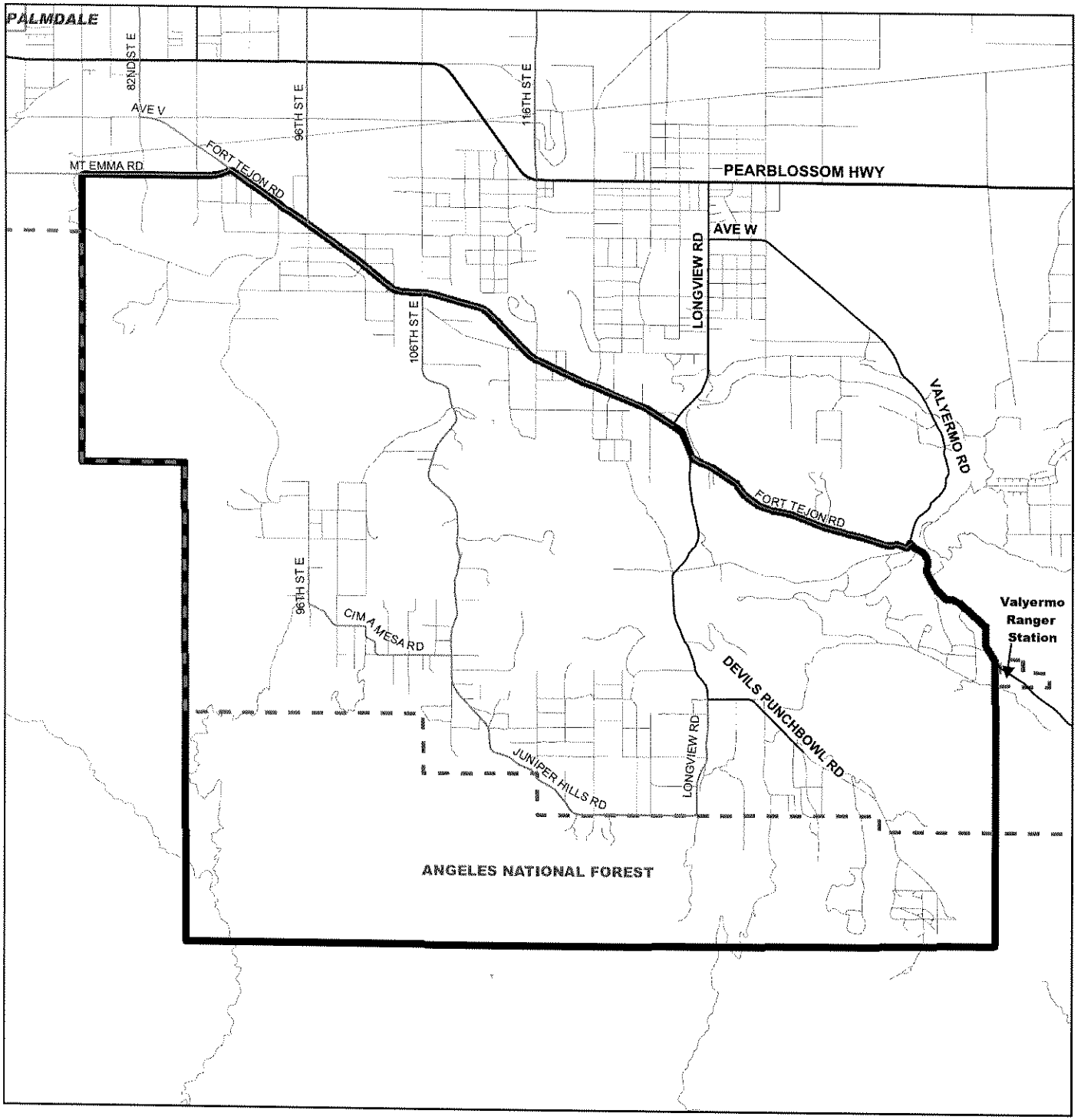
i. An application is filed for the director's review and approval in accordance with Part 12 of Chapter 22.56; and

ii. Such application includes the information specified in Subsection D, above:

12. Lighting. Exterior lighting to be installed in new development shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels and public areas.

F. Zone-specific Development Standards. (Reserved)

G. Area-specific Development Standards. (Reserved)

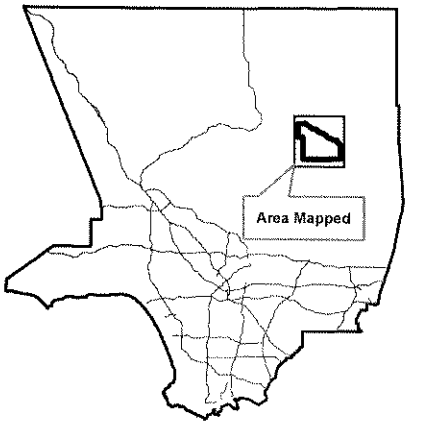


Boundary of the Juniper Hills Community Standards District

Legend:

- Streets
- CSD Boundary
- National Forest

Key Map:



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Feet

Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2006-03723

1. DESCRIPTION:

   The project consists of a Community Standards District (CSD) zoning ordinance. The objective of the CSD, which would establish additional development standards applicable only to properties within the Juniper Hills community, is to ensure that future public and private improvements are consistent with the community's existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Area Plan. The development standards contained within the CSD are oriented towards maintaining the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of Juniper Hills.

2. LOCATION: Juniper Hills

3. PROPONENT: County of Los Angeles Department of Regional Planning

4. FINDINGS OF NO SIGNIFICANT IMPACTS:
   BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Mitch Glaser
Principal Regional Planning Assistant

DATE: 1/24/2007

STAFF USE ONLY

PROJECT NUMBER: R2006-03723

CASES: RADV T200600014

*** * * * INITIAL STUDY * * * ***
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

I.A. Map Date:		**Staff Member:**	Mitch Glaser
Thomas Guide:	Pages 4377, 4378, 4467, 4468, 4469, 4558, and 4559	**USGS Quad:**	Juniper Hills and Valyermo
Location:	The unincorporated community of Juniper Hills is located approximately 60 miles north of the Los Angeles Civic Center. It is bounded by the Angeles National Forest to the south and west, the unincorporated community of Littlerock to the north, and the unincorporated community of Pearblossom to the east.		
Description of Project:	The project consists of a Community Standards District (CSD) zoning ordinance. The objective of the CSD, which would establish additional development standards applicable only to properties within the Juniper Hills community, is to ensure that future public and private improvements are consistent with the community's existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Area Plan. The development standards contained within the CSD are oriented towards maintaining the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of Juniper Hills.		
Gross Area:	23,400 acres (36.56 square miles)		
Environmental Setting:	The unincorporated community of Juniper Hills is a rural and largely undeveloped area located in the foothills of the San Gabriel Mountains adjacent to (and partially within) the Angeles National Forest.		
Zoning:	Various (A-1-20000, A-1-1, A-1-2, A-1-5, A-1-10, A-2-1, A-2-2, A-2-5, R-A-1, W)		
General Plan:	N/A (Antelope Valley Area Plan)		
Community/Area Wide Plan:	Antelope Valley Area Plan, various designations (BLM-Bureau of Land Management, N1-Non-Urban 1, O-Open Space, O-NF, Open Space-National Forest)		

Major projects in area:

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☒ None
- ☐ Regional Water Quality Control Board
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☒ None
- ☐ _____
- ☐ _____
- ☐ _____

CATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *7-Non-Urban Hillside, 8-Other Non-Urban and Agricultural, 9-Non-Urban Open Space*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)
Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by:_____ Date:_____

Approved by: *Mitch Glaser, Principal Regional Planning Asst.* Date: *January 24, 2007*

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Portions of the community are located near the San Andreas Fault*
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)? *Portions of the community contain major landslide areas*
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Portions of the community are subject to liquefaction*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Approval of Geotechnical Report by DPW

As individual development projects are proposed, appropriate reviews will be performed to address potential geotechnical concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
				Major drainage courses are located in portions of the community
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
				Floodways are located in portions of the community
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☒ Project Design

As individual development projects are proposed, appropriate reviews will be performed to address potential flood concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *The entire community is located in Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Project Design ☐ Compatible Use

As individual development projects are proposed, appropriate reviews will be performed to address potential fire hazard concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☒	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
				A portion of the community is located within the Big Rock Wash SEA
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☐	☒	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Major drainage courses are located in portions of the community*
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☐ Oak Tree Permit ☐ERB/SEATAC Review

As individual development projects are proposed, appropriate reviews will be performed to address biota concerns

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

_____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**
☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other? _____
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE (PROJECT R2006-03723)

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an amendment to Title 22 (Planning and Zoning) of the County Code to establish a Community Standards District for the unincorporated community of Juniper Hills.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on Tuesday, _____, 2007** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendment:

> **JUNIPER HILLS COMMUNITY STANDARDS DISTRICT ORDINANCE (CSD):** The objective of the CSD is to establish new development standards that are intended to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community. The CSD is generally bounded by Mount Emma Road, Fort Tejon Road, and Valyermo Road on the north, the eastern lines of Sections 18 and 19 (Township 4 North, Range 9 West) on the east, the northern lines of Section 30 (Township 4 North, Range 9 West), the northern lines of Sections 25, 26, 27, 28, 29, and 30 (Township 4 North, Range 10 West), and the northern line of Section 36 (Township 5 North, Range 11 West) on the south, and the western lines of Sections 6, 7, 18, 19, and 30 (Township 4 North, Range 10 West) and the western lines of Sections 24, 25, and 36 (Township 5 North, Range 11 West) on the west.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Mr. Mitch Glaser at (213) 974-6476 between 7:30 a.m. and 6:00 p.m. Monday through Thursday or e-mail him at *mglaser@planning.lacounty.gov*. Project materials will also be available on the Department of Regional Planning website at *http://planning.lacounty.gov/docOrd.htm*.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the American with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice. "

Si no entiende esta noticia o necesita mas informacion, por favor llame este numero (213) 974-6425.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUERVISORS