



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



May 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 SOUTHEAST ANTELOPE VALLEY (PROJECT R2007-00005) (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. Approve the recommendation of the Regional Planning Commission as reflected in the attached draft ordinance establishing the Southeast Antelope Valley Community Standards District (CSD) and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the County's Strategic Plan.
3. Instruct County Counsel to prepare an ordinance establishing a CSD for the unincorporated area of Southeast Antelope Valley as recommended by the Regional Planning Commission.

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 Southeast Antelope Valley (SEAV) area, comprised of the communities of Littlerock and Sun Village, remains largely undeveloped and is distinguished by its quiet rural character. Rapid growth in the Antelope Valley has increased development pressure on these communities.

The Town Councils of Littlerock and Sun Village, elected bodies that serve in an advisory capacity to Supervisor Michael D. Antonovich, recognized the challenge of maintaining the Southeast Antelope Valley area’s unique quality-of-life while allowing new development that is consistent with the existing character of the two communities. 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 two communities.

The proposed CSD will establish new development standards that will only apply to properties within the boundaries of the SEAV area. These standards are intended to maintain the low densities, rural character, and significant natural resources of the two communities. The CSD includes regulations pertaining to minimum lot sizes for new subdivisions, building setbacks, fencing, commercial building design, 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 Littlerock and Sun Village as “rural communities” and calls for growth consistent with existing community character. Establishing the Southeast Antelope Valley CSD is therefore consistent with the County General Plan and the Antelope Valley Areawide General Plan.

On March 28, 2007, the Regional Planning Commission considered the Southeast Antelope Valley 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 at Jackie Robinson Park in the Southeast Antelope Valley area on December 11, 2006.

The Regional Planning Commission conducted a public hearing regarding the proposed CSD on March 28, 2007. The Commission heard testimony from four individuals in support of the development standards. There was no testimony in opposition to the proposal.

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 February 26, 2007. In addition, public notice was published on February 26, 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. Three letters regarding the environmental document were received during the public review period. The State Department of Transportation and the City of Palmdale had no comment on the proposal. The State Native American Heritage Commission recommended an assessment of potential historical resources in the area before construction.

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 contact me or Marshall Adams 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:jma

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 Southeast Antelope Valley Community Standards District which institutes development standards that are intended to maintain the low density, rural character, and significant natural resources of the communities of Littlerock and Sun Village.

REQUEST: Adoption of the proposed amendment to Title 22.

LOCATION: Littlerock and Sun Village (Antelope Valley)

APPLICANT OR SOURCE: Regional Planning Commission directive

STAFF CONTACT: Mr. Marshall Adams at (213) 974-6476

RPC HEARING DATE: March 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 the Southeast Antelope Valley area; however, the two communities lack adequate road, sewer, and public water infrastructure to support new growth at urban densities. The proposed CSD aims to maintain the Southeast Antelope Valley area's unique quality-of-life while allowing new development that is consistent with the existing character of the two communities.

Specific issues identified by the community and addressed by the CSD include minimum lot sizes for new subdivisions, building setbacks, fencing,

commercial building design standards, 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 Town Councils of Littlerock and Sun Village, elected bodies that serve in an advisory role 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 provides community-specific development standards for issues where current Countywide policies do not address the needs of the Southeast Antelope Valley area.

MAJOR POINTS AGAINST:

None.

**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 SOUTHEAST ANTELOPE VALLEY**

March 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 Southeast Antelope Valley area. The proposed CSD would institute specific development standards that are intended to maintain the low densities, rural character, and significant natural resources of the communities of Littlerock and Sun Village.

During the hearing, staff asked the Commission to consider the proposed Southeast Antelope Valley CSD in response to a Commission directive issued on January 10, 2007. The staff presentation elaborated on the collaborative process undertaken with the elected Town Councils of Littlerock and Sun Village and other stakeholders, the justifications for the recommended development standards contained in the CSD, and the unique circumstances in the area that are not addressed by Countywide policy.

The Commission recognized the low density and rural character of the Southeast Antelope Valley area and the fact that rapid growth in neighboring jurisdictions has increased development pressure on the area, although it lacks adequate road, sewer, and public water infrastructure to support new growth at urban densities. The Commission did not raise any objections or request that any revisions be made.

Four members of the public, including two elected Town Council members, spoke in support of the proposed CSD. No one spoke in opposition.

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

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

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

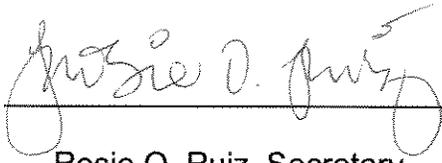
WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of Southeast Antelope Valley is part of the Fifth Supervisorial District. The area is located in the Antelope Valley, bounded on the north and west by the City of Palmdale, on the east by the unincorporated communities of Lake Los Angeles and Pearblossom, and on the south by the Angeles National Forest and the unincorporated community of Juniper Hills.
2. The subject community is predominantly rural, and mostly comprised of low-density residential and agricultural zones, with limited areas of commercial and industrial zones.
3. In October 1992 staff from the Department of Regional Planning (DRP) was contacted by representatives of the Littlerock Town Council, who expressed the desire to create new development standards in order to preserve the rural character of the area. DRP worked with the community for many years to achieve consensus on community standards.
4. Following numerous Town Council and community meetings, DRP staff held a public meeting on December 11, 2006, where community members demonstrated their support for the proposed CSD.
5. The staff recommendation is for establishment of a Community Standards District.
6. The proposed CSD will help preserve the community character by limiting subdivisions and street improvements, establishing commercial development standards, requiring public trails, and promoting use 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:

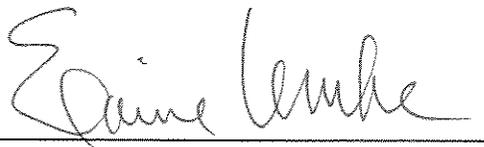
1. Hold a public hearing to consider the proposed amendments to Title 22 (Zoning) of the Los Angeles County Code relating to the Southeast Antelope Valley Community Standards District;
2. Certify completion of and approve the attached Negative Declaration and find that the establishment of the Southeast Antelope Valley CSD will not have a significant effect on the environment; and
3. Adopt the attached CSD containing modifications to Title 22 (Zoning Code), 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 March 28, 2007.

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

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By 

Elaine Lemke, Principal Deputy County Counsel
Property Division

ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to establish the Southeast Antelope Valley Community Standards District (SEAVCSD).

RAYMOND G. FORTNER, JR.

County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to establishing the Southeast Antelope Valley 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 district is added by reference, together with all maps and provisions pertaining thereto:

| District Number | District Name | Ordinance of Adoption | Date of Adoption |
|-----------------|----------------------------------|-----------------------|------------------|
| ... | ... | ... | ... |
| 31 | Juniper Hills | | |
| <u>32</u> | <u>Southeast Antelope Valley</u> | <u>2007-00</u> | <u>--2007</u> |

SECTION 2. Section 22.44.141 is hereby added to read as follows:

22.44.141 Southeast Antelope Valley Community Standards District.

A. Intent and Purpose. The Southeast Antelope Valley Community Standards District ("SEAVCSD") is established to protect and enhance the community's rural, equestrian and agricultural character as well as its natural features, including significant ecological areas, flood plains, hillsides, desert terrain, and archaeological

resources. These standards are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

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. Areas within the CSD governed by a specific plan or development agreement that was adopted prior to the effective date of the ordinance creating this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;

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

- a. Director's reviews;
- b. Tentative tract maps and parcel maps;
- c. General plan amendments and area plan amendments;

and

d. Zone changes, conditional use permits, variances, site plan reviews, zoning conformance reviews or any other zoning permits.

3. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and

b. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Design. To the extent possible, development shall preserve existing natural contours, native vegetation and natural rock outcropping features.

2. Property Maintenance. All portions of any parcel that are visible from a public or private street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves and freezers.

3. Exterior Lighting. Exterior lighting to be installed in new development shall be designed to minimize off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky, using shields and hoods such that the lighting source is not visible outside the site.

4. Street Improvements. In new residential land divisions, local streets shall comply with the following standards, as approved by the department of public works and the fire department, in addition to the applicable provisions of Part 3 of Section 21.24:

a. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders or concrete flow lines;

b. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works;

5. Street Lights. To preserve the character of the communities, the following shall apply:

a. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the department of public works; and

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

6. Alcoholic Beverage Sales. No business engaged in sale of alcoholic beverages for either on-site consumption or off-site consumption shall be located within 1,000 feet of any public or private school or a legally established place of worship.

7. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section

22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split faced or whole brick, wooden pickets, iron, any combination of the above, or other materials as approved by the director.

8. Trails. Except as provided in subsection d below, all new land divisions, shall contain trails in accordance with the Trails Plan of the Antelope Valley Areawide General Plan ("Trails Plan"). Conditions of approval for new land divisions shall require that trail construction be completed and approved by the parks department prior to the recordation of the final map for the land division.

a. Trail standards. Trails built pursuant to this subsection shall satisfy the following minimum standards:

i. Access routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Trails Plan; and

ii. Multipurpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.

b. Trail maintenance. When trails and access routes are not required to be maintained by the parks department, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the parks department, by a homeowner's association to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping

and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the parks department are those trails and access routes identified in the Trails Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County.

c. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail proposals may be substituted. The alternative trail proposal shall be approved by the parks department, not require off-site land acquisitions by the subdivider, and be connected, to the greatest extent possible, to a network of trails shown on the Trails Plan and.

E. Zone-Specific Development Standards

1. Residential and Agricultural Zones.

a. Lot Size. Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.

2. Commercial and Industrial Zones.

a. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two pedestrian amenities shall be provided within the subject property. These pedestrian amenities shall include any two of the following:

- i. Benches;
- ii. Bicycle racks;
- iii. Decorative lights;
- iv. Drinking fountains;
- v. Landscaped buffers;
- vi. Newsstands;
- vii. Planter boxes;
- viii. Special paving materials, such as treated brick, for crosswalks;
- ix. Trash receptacles;
- x. Landscaped trellises or breezeways between business; or
- xi. Other amenities as determined by the director.

b. Yards. All buildings, walls, vehicle parking, access and circulation areas in non-residential or non-agricultural zones adjoining or across a street or alley from a residentially- or agriculturally-zoned lot or parcel of land shall:

- i. Have a minimum 25-foot wide landscaped area or landscaped earth berm along the property line(s) adjoining or across a street or alley from a residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall use plants from the Southeast Antelope Valley Native Plant List, maintained by the department of regional planning, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained a maximum of every 15 feet for

the length of the property line that is adjoining or across a street or alley from a residentially- or agriculturally-zoned lot or parcel of land.

ii. Along the property line(s) not fronting on a public or private street, a solid masonry wall with a minimum five-foot building setback may be substituted for the 25-foot landscaped setback or earth berm specified by Subsection 2.b.i., above.

(A.) In commercial zones, the wall shall be at least six feet in height and shall not be more than twelve feet in height.

(B.) In industrial zones, the wall shall be at least eight feet in height and shall not be more than fifteen feet in height.

iii. Side yards for reversed corner lots shall be as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.

c. Vehicle access, circulation, parking, and loading areas for commercial developments and mixed-use developments that include commercial uses shall be located as far as possible from adjoining residentially- or agriculturally-zoned property.

d. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, industrial properties with multiple street frontages shall permit access to trucks only from the street that is farthest from any adjacent or nearby residentially zoned property.

e. Outside Storage. In accordance with the standards and requirements of subsection D of Section 22.28.270, outside storage shall be maintained so that the items in storage are not visible from an adjoining public thoroughfare or residentially or agriculturally zoned property.

f. Business Signs. Except as modified herein, all business signs shall conform to Part 10 of Chapter 22.52. of the Los Angeles County Code.

i. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.

ii. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

iii. Prohibited Signs.

(A.) Roof business signs; and

(B.) Signs painted directly on buildings

3. All other zones (Reserved.)

F. Area-Specific Development Standards. The Southeast Antelope Valley Community Standards District contains two distinct commercial areas:

1. Area 1 - Palmdale Boulevard Commercial Area

a. Intent and Purpose. This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard.

b. Applicability. The standards contained in this subsection shall apply to all new commercial and mixed-use development of commercially-zoned properties along Palmdale Boulevard, between 87th Street East and 105th Street East, and along 90th Street East, between Avenue Q and Avenue R.

c. Architectural Standards.

i. All new buildings and building additions or renovations shall be of Southwestern, Spanish Mission or Mediterranean architecture, with ceramic tile roof and using earth tones and/or neutral colors including, but not limited to, shades of taupe, beige, olive or burgundy.

ii. All new commercial buildings shall incorporate at least two of the following architectural elements:

- (A.) Arcading;
- (B.) Arches;
- (C.) Awnings;
- (D.) Courtyards;
- (E.) Colonnades; or
- (F.) Plazas.

iii. All new buildings shall incorporate variation in roofline and façade detailing. Examples of façade details include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken building facades shall be prohibited.

d. Yards.

i. In any new development, all buildings, structures and circulation areas, including parking lot spaces and aisles which face Palmdale Boulevard, shall have a front yard of not less than 10 feet as measured from the Palmdale Boulevard right-of-way;

ii. The yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List, maintained by the department, and shall include no less than one 15-gallon tree for every 150 square feet of setback landscaped area;

iii. Permitted uses within the required yard area may include vehicle and pedestrian access, outdoor dining and street furniture such as benches or chairs.

2. Area 2 - Pearblossom Highway Commercial Area

a. Intent and Purpose. The Pearblossom Highway Commercial Area is established to preserve and enhance the small town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

b. Applicability. The standards contained in this sub-section shall apply to all new commercial or mixed-use development of commercially and industrially zoned properties along Pearblossom Highway between 70th Street East and 89th Street East and along 82nd Street East between Avenue U and Avenue V.

c. Architectural Standards.

i. All new buildings and building additions or renovations shall be of Western or Southwestern architecture; use earth tones or neutral colors including, but not limited to, shades of taupe, beige, olive or burgundy; and be constructed of stucco, wood, adobe, or other materials approved by the director;

ii. All new buildings shall have a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas;

iii. All new exterior lighting fixtures and business signage shall also have a Western or Southwestern style.

d. Yards.

i. In all new development, all buildings, structures and circulation areas, including parking lot spaces and aisles which face Pearblossom Highway, shall have a front yard of not less than 10 feet as measured from the Pearblossom Highway right-of-way;

ii. The yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List, maintained by the department, and shall include no less than one 15-gallon tree, for every 150 square feet of setback landscaped area;

iii. Permitted uses within the required yard area may include vehicle and pedestrian access, outdoor dining and street furniture such as benches and/or chairs.

G. Modification of Development Standards.

1. The director may permit modifications from the development standards specified herein (subsections F.1.a through F.2.d) where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, 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 property, and as owning property within 1000 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a, indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. Copies of the notice shall also be sent to the Sun Village and Little Rock Town Councils.

4. Decision.

a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a of the decision in

writing and such notification shall indicate that the applicant may file an appeal within 30 calendar days of receipt of such notice with a request for a public hearing before the commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director’s Review for Modification of Development Standards in a Community Standards District.

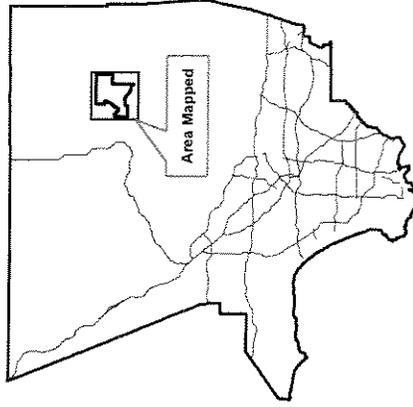
(Map attached: Southeast Antelope Valley Community Standards District Boundary)

**Boundary of the
Southeast Antelope Valley
Community Standards District**

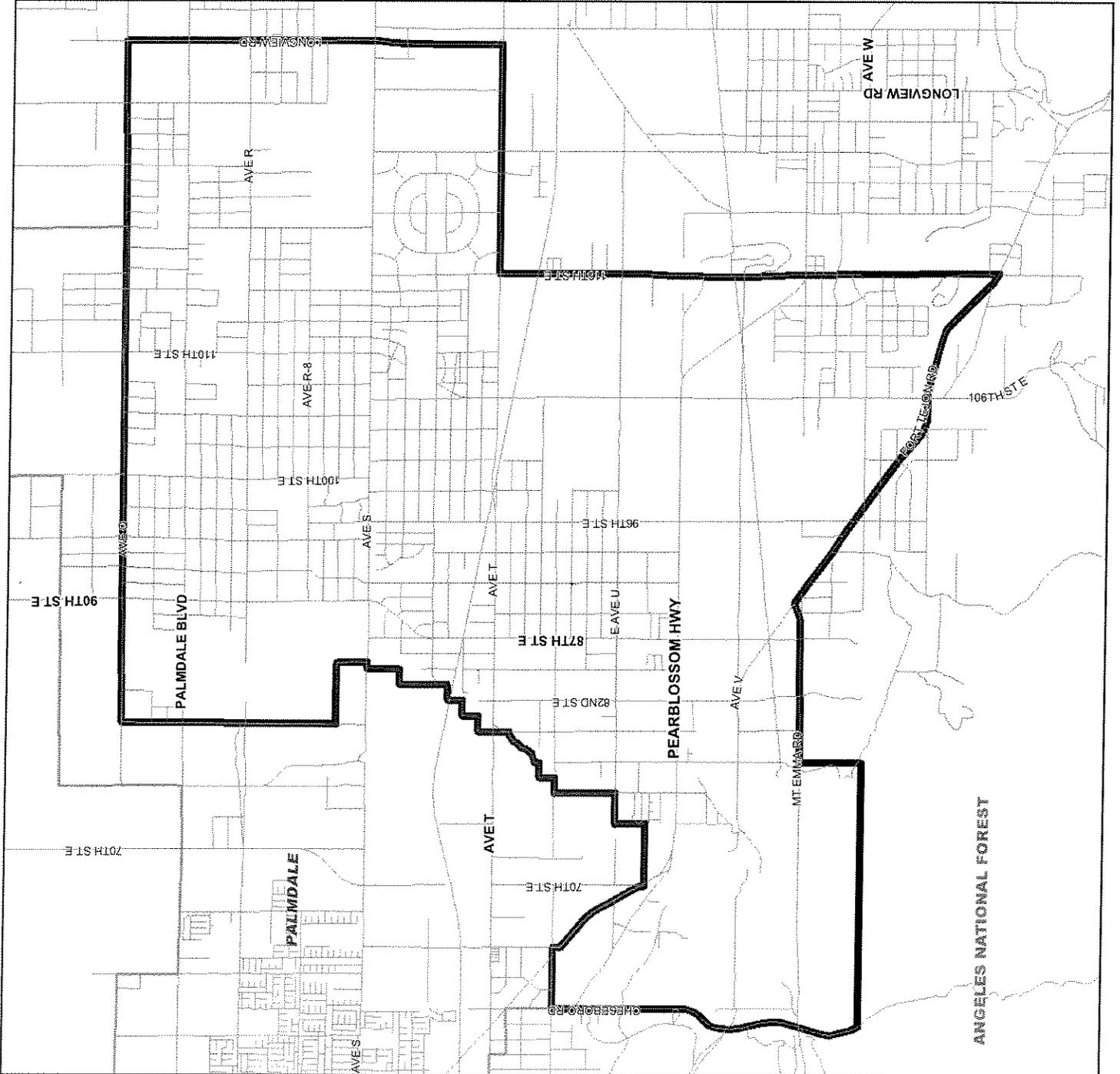
Legend:

- Streets
-  CSD Boundary

Key Map:



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: R2007-00005

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 Southeast Antelope Valley 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, rural character, and significant natural resources of the Southeast Antelope Valley.

2. LOCATION: Southeast Antelope Valley (Littlerock and Sun Village)

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: Marshall Adams
Regional Planning Assistant

DATE: 2/22/2007



****** INITIAL STUDY ******

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

| | | | |
|----------------------------------|--|----------------------|--------------------------------------|
| I.A. Map Date: | | Staff Member: | Marshall Adams |
| Thomas Guide: | Pages 4197, 4198, 4287, 4288, 4377 and 4378 | USGS Quad: | Little Rock, Palmdale, Juniper Hills |
| Location: | The unincorporated community of Southeast Antelope Valley (Little Rock and Sun Village) is located approximately 60 miles north of the Los Angeles Civic Center. It is bounded by the City of Palmdale and Cheseboro Road to the west, by the Los Angeles National Forest and the unincorporated community of Juniper Hills to the south, and by the unincorporated communities of Pearblossom and Lake Los Angeles 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 Southeast Antelope Valley 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 and rural character of the Southeast Antelope Valley. | | |
| Gross Area: | 21,298 acres (33.28 square miles) | | |
| Environmental Setting: | The unincorporated community of the Southeast Antelope Valley is a rural and low-density area located in the center of the Antelope Valley. | | |
| Zoning: | Various (A-1-10000, A-1-1, A-2-10000, A-2-1, A-2-2, A-2-5, R-A-10000, R-A-1, R-3, C-1, C-3, CPD, M-1, M-1.5, M-2, O-S) | | |
| General Plan: | N/A (Antelope Valley Area Plan) | | |
| Community/Area Wide Plan: | Antelope Valley Area Plan, various designations (BLM-Bureau of Land Management, C-Commercial, M-Manufacturing, N1-Non- | | |

Urban 1, N2-Non-Urban 2, O-Open Space, P-Public Service Facilities)

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

Special Reviewing Agencies

Regional Significance

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

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

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

Trustee Agencies

- City of Palmdale
-
-
-
-
-
-

County Reviewing Agencies

- None
- State Fish and Game
- State Parks
-
-

- None
- _____
- _____
- _____

ANALYSIS SUMMARY (See individual pages for details)

| CATEGORY | FACTOR | Pg | Less than Significant Impact/No Impact | | |
|-----------|--------------------------|----|--|--------------------------|--------------------------------|
| | | | Less than Significant Impact with Project Mitigation | | Potentially Significant Impact |
| | | | Potential Concern | | |
| HAZARDS | 1. Geotechnical | 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Flood | 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Fire | 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Noise | 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| RESOURCES | 1. Water Quality | 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Air Quality | 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Biota | 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Cultural Resources | 12 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Mineral Resources | 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 6. Agriculture Resources | 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 7. Visual Qualities | 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SERVICES | 1. Traffic/Access | 16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Sewage Disposal | 17 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Education | 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Fire/Sheriff | 19 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Utilities | 20 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OTHER | 1. General | 21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Environmental Safety | 22 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Land Use | 23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Pop./Hous./Emp./Rec. | 24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mandatory Findings | 25 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS⁷ shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 6-Rural Communities, 7-Non-Urban Hillside, 8-Other Non-Urban and Agricultural, 9-Non-Urban Open Space, 10-Significant Ecological Areas
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- 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: Marshall Adams, Regional Planning Asst. II Date: February 22, 2007

Approved by: Mitch Glaser, Principal Regional Planning Asst. Date: February 22, 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? N/A

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)? N/A

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)?
Portions of the community are 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? N/A

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? N/A

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? N/A

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: N/A_____

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 Littlerock 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)? N/A

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? N/A

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? N/A

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? N/A

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): N/A

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? N/A

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? N/A

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? N/A

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? N/A

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane? |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| <hr/> | | | | |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)? |
| <hr/> | | | | |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |
| <hr/> | | | | |

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? N/A

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 generate 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? N/A

- 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

COUNTY OF LOS ANGELES
NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE (PROJECT R2007-00005)

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 area of Southeast Antelope Valley.

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:

SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT ORDINANCE (CSD): The objective of the CSD is to establish new development standards that are intended to maintain the low density, rural character, and significant natural resources of the communities of Littlerock and Sun Village. The CSD is generally bounded by Avenue Q and the City of Palmdale on the north, Longview Road, Avenue T and 116th Street on the east; Fort Tejon Road, Mount Emma Road, the western line of Sections 25 and the southern line of Section 23 (Township 5 North, Range 11 West) on the south; Cheseboro Road and the City of Palmdale 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. Marshall Adams at (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday or e-mail him at madams@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