Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

December 16, 2008

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 THE ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS DISTRICT (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 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 to establish the Elizabeth Lake and Lake Hughes Community Standards District, establishing new development and design standards for the unincorporated communities of Elizabeth Lake and Lake Hughes, as reflected in the draft ordinance.

3. Instruct County Counsel to prepare an ordinance establishing the Elizabeth Lake and Lake Hughes Community Standards District as recommended by the Regional Planning Commission, including the additional minor revisions recommended by staff.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.44.090 of the Los Angeles County Zoning Ordinance provides for the establishment of Community Standards Districts (CSD's) "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 communities of Elizabeth Lake and Lake Hughes are distinguished by their scenic natural setting and quiet rural character. However, rapid growth in the Antelope Valley has increased development pressure on these communities.

The Lakes Town Council, an elected body that serves in an advisory capacity to Supervisor Michael D. Antonovich, recognized the challenge of maintaining the area's unique quality-of-life while allowing new development that is consistent with the existing character of the two communities. For two 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 Elizabeth Lake and Lake Hughes 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, ridgeline and hillside protection, 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 Elizabeth Lake and Lake Hughes as "rural communities" and calls for infill growth consistent with existing community character. Establishing the Elizabeth Lake and Lake Hughes CSD is therefore consistent with the County General Plan and the Antelope Valley Areawide General Plan.

On September 17, 2008, and November 19, 2008, the Regional Planning Commission considered the Elizabeth Lake and Lake Hughes CSD in public hearings and recommended that it be adopted by your Board.

IMPLEMENTATION OF COUNTYWIDE 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 and design standards, demonstrating that the Department of Regional Planning is responsive to citizens' concerns and willing to work with community groups, residents, and property owners to address such concerns.

FISCAL IMPACT

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

FINANCING

The proposed CSD will not result in additional net County costs and therefore a request for funding is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed Elizabeth Lake and Lake Hughes CSD includes public input received during a community meeting held in Lake Hughes on May 31, 2008. Additionally, staff held several meetings with the Town Council's CSD meeting and with property owners to receive additional input.

The Regional Planning Commission conducted public hearings regarding the proposed CSD on September 17, 2008, and November 19, 2008. At the two hearings, the Commission heard testimony from six individuals in support of the proposal and ten individuals expressing concerns with minimum lot size, setback, and ridgeline protection requirements.

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.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

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 will have a significant effect on the environment. Therefore a Negative Declaration was prepared in

accordance with Section 15070 of the California Environmental Quality Act guidleines. Copies of the proposed Negative Declaration were transmitted to the County Clerk and Quartz Hill Library for public review. In addition, public notice was published in one newspaper of general circulation pursuant to Public Resources Code Section 21092. Two comments were received during the public review period.

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

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:RCH:MWG: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 Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

Attachment 1: Project Summary

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to establish the Elizabeth Lake and Lake Hughes Community Standards District, which institutes development standards that are intended to maintain the low density, rural character, and significant natural resources of the Elizabeth Lake and Lake Hughes communities.
REQUEST:	Adoption of the proposed amendments to Title 22; Advance Planning Case No. 200800005.
LOCATION:	Elizabeth Lake and Lake Hughes
APPLICANT OR SOURCE:	Regional Planning Commission directive
STAFF CONTACT:	Marshall Adams at (213) 974-6476
RPC HEARING DATE:	September 17, 2008, and November 19, 2008
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment.
MEMBERS VOTING AYE:	Commissioners Bellamy, Rew, and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	Commissioner Helsley
MEMBERS ABSTAINING:	Commissioner Valadez
KEY ISSUES:	Rapid growth in the Antelope Valley has increased development pressure on the Elizabeth Lake and Lake Hughes 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 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, ridgeline and hillside protection, building setbacks, fencing, and public improvements such as curbs, gutters, sidewalks, and streetlights.

MAJOR POINTS FOR:

The proposed CSD provides community-specific development standards for issues where current Countywide policies do not address the needs of the Elizabeth Lake and Lake Hughes area.

MAJOR POINTS AGAINST:

Some property owners felt that the imposition of such standards could unreasonably restrict building on properties near the designated ridgeline.

Attachment 2: Summary of Regional Planning Commission Proceedings

REGIONAL PLANNNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITIES OF ELIZABETH LAKE AND LAKE HUGHES

September 17, 2008

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to establish a Community Standards District (CSD) for the unincorporated Elizabeth Lake and Lake Hughes 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 two communities.

During the hearing, staff asked the Commission to consider the proposed Elizabeth Lake and Lake Hughes CSD in response to a Commission directive issued on June 5, 2008. The staff presentation elaborated on the collaborative process undertaken with the elected Town Council 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 Elizabeth Lake and Lake Hughes 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.

Five members of the public, including two elected Town Council members, spoke in support of the proposed CSD. Four members of the public spoke in opposition or with concerns.

The Commission requested that several revisions be made, primarily revision of the ordinance text for clarity, and directed staff to consult with large land owners and the Department of Public Works.

November 19, 2008

The Commission held a second public hearing on the proposed CSD. Staff reported on changes to the ordinance text as well as consultations with property owners and written correspondence received since the first hearing.

Four members of the public, including two elected Town Council members, spoke in support of the proposed CSD. Eight members of the public spoke in opposition or with

concerns.

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

Attachment 3: Resolution of the Regional Planning Commission

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 Ordinance) of the Los Angeles County code relating to the Elizabeth Lake and Lake Hughes Community Standards District (CSD); and

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of Elizabeth Lake and Lake Hughes is part of the Fifth Supervisorial District. The area is located in the Antelope Valley, bounded on the north by the California Aqueduct, on the east by the unincorporated community of Leona Valley, on the south by the Angeles National Forest and on the west by the unincorporated community of Three Points.

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 December 2006 staff from the Department of Regional Planning was contacted by representatives of the Lakes Town Council, who expressed the desire to create a new Community Standards District (CSD) in order to preserve the rural and scenic character of the area. Staff worked closely with the community for many months to achieve consensus on community standards.

4. Following numerous CSD committee meetings, DRP staff held a public meeting on May 31, 2008, where community members overwhelmingly demonstrated their support for the proposed CSD.

5. The proposed CSD will help preserve the community character by limiting street improvements and urban infrastructure, establishing additional development standards including larger lots and setbacks, and promoting public trails and the use of native vegetation.

6. 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, staff has prepared a related Negative Declaration for this project.

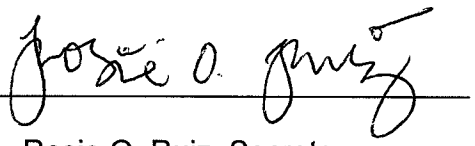
THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to establishing the Elizabeth Lake and Lake Hughes Community Standards District (CSD);

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

3. Adopt the attached ordinance establishing the Elizabeth Lake and Lake Hughes CSD, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

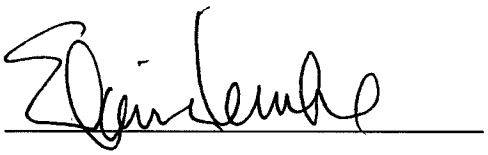
I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on November 19, 2008.

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

Attachment 4: Recommended Ordinance for Board Adoption

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to establishing the Elizabeth Lake and Lake Hughes 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
...	...	...	...
32	Southeast Antelope Valley	2007-0077	06-26-2007
33	Elizabeth Lake and Lake Hughes	2008-XX	X-X-2008

SECTION 2. Section 22.44.143 is hereby added to read as follows:

22.44.143 Elizabeth Lake and Lake Hughes Community Standards District.

A. Intent and Purpose. The Elizabeth Lake and Lake Hughes Community Standards District ("CSD") is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, National Forest lands, Significant Ecological Areas, the Pacific Crest Trail, and local preserves. The standards contained in this CSD are

intended to protect native vegetation, preserve the night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.

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

C. Applicability. This CSD shall apply to all development except site plan reviews and zoning conformance reviews submitted prior to the effective date of this ordinance.

D. Community-Wide Standards.

1. Highway and Local Street Standards.

a. Highway Standards. Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing infrastructure, commercial, and pedestrian traffic are such that the department of public works determines that curbs, gutters, sidewalk and street lights are appropriate for safety and appropriate ADA pedestrian access.

b. Local Street Standards.

i. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of 28 feet, unless additional pavement is required for geometric improvements deemed necessary or where commercial, industrial, or institutional uses necessitate alternate designs as determined by the department of public works. This limit excludes the width of any inverted shoulder or concrete flowline.

ii. Curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works.

2. Street Lighting. The addition of street lights is prohibited unless deemed necessary by the department of public works. Where installed:

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

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

c. Street lights shall be designed to prevent off-street illumination and glare. Fully shielded fixtures shall be used to deflect light away from adjacent parcels.

3. Exterior Lighting. (Reserved)

4. Utilities.

a. Utility Lines. All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolt, and similar services, shall be placed underground.

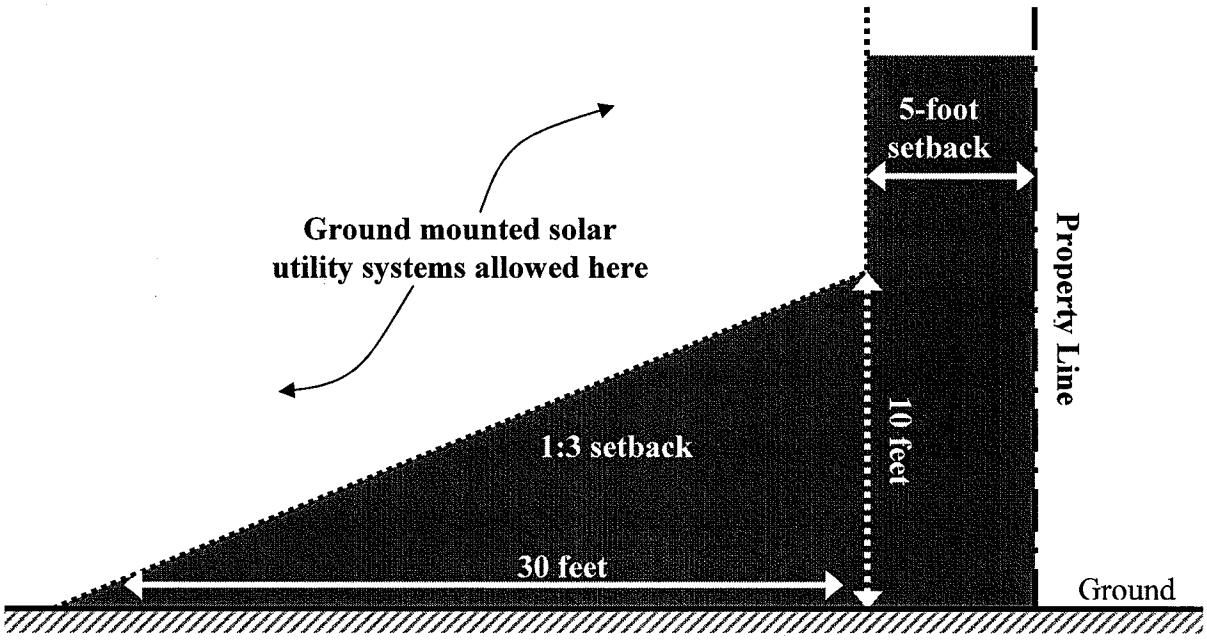
b. Utility Devices

i. Solar Utility Devices

(A) Ground mounted solar energy systems shall be placed at least five feet from the nearest property line; and

(B) Ground mounted solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.

Figure 1



ii. Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level unless modified by the director due to practical difficulties or unnecessary hardships. Such modification shall be exempt from subsection G.

c. Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall be disguised as trees.

5. Signs. No sign permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.

6. Vegetation Conservation

a. Native vegetation shall be defined as those plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the department of regional planning.

b. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided species are determined adequate to prevent erosion by the department of public works. Where fuel modification is required, species from the Desirable Plant List, maintained by the fire department, may be used in Fuel Modification Zones A and B.

c. To remove or destroy greater than 30 percent of the native vegetation on a lot or parcel of land, the applicant shall substantiate to the director the following:

i. That the removal or destruction is necessary as continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive, as verified by an engineer, architect, biologist or equivalent; or

ii. That it is required by the fire department; or

iii. That it is necessary for work performed under a permit issued by the department of public works to control erosion or flood hazards.

7. Trails.

a. All new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking/walking, mountain bicycling and equestrian uses as required by the department of parks and recreation. Access to these trails must be in the vicinity of the development being subdivided. These trails

shall be in accordance with the Antelope Valley Trails Map and shall provide connections to significant recreation facility uses, including, but not limited to, open space areas, parks, trail heads, bike paths, historical trails/sites, equestrian centers, equestrian staging areas, camp grounds and conservation/nature preserve areas.

b. Trail construction shall be completed in accordance with the conditions set forth by the department of parks and recreation. All information pertaining to trail requirements must be shown on the Tentative Parcel/Tract Maps and the Final Parcel/Tract Maps prior to final map recordation.

8. Density-controlled Development. Density-controlled development shall be permitted only if each lot or parcel of land contains a minimum net area of two and one-half acres.

9. Hillside Management. In evaluating the design of a development in a hillside management area for a conditional use permit pursuant to Section 22.56.215, the hearing officer or regional planning commission shall find that proposed development minimizes impact to existing viewsheds through all reasonable design measures.

10. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section.

b. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet in a southerly direction from a significant ridgeline,

excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems;.

c. No structure shall be located less than 50 horizontal feet in a northerly direction from a significant ridgeline, excluding amateur radio antennas and wind energy conversion systems.

d. Any modification to subsection D.10.b or D.10.c shall require a minor conditional use permit, as provided in Section 22.56.085. In approving such permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to one or more of the following:

(A). Minimized grading.

(B). Reduced structural height.

(C). Use of shapes, materials, and colors that blend with the surrounding environment.

(D). Use of native drought tolerant landscaping for concealment.

11. Grading.

a. A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading 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 required by the fire department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

b. In approving a conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to the location of building pads in the area of the project site with the least slope and/or near a street traveled by the public; and

ii. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

12. Land Divisions.

a. Gated or guarded subdivisions shall be prohibited.

b. Project Design. Applications for development shall include specific written analysis demonstrating conformance with the following objectives:

i. Preserve existing natural contours and natural rock outcropping features.

ii. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:

(A) Curvilinear street designs; and

(B) Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil and/or using berms to conceal improvements.

E. Zone-Specific Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a minimum net area of two and one-half acres.

b. Required Yards.

i. Front yards. Each lot or parcel of land shall have a front yard of at least 20 feet in depth.

ii. Side yards.

(A). Each lot or parcel of land with an average width of less than 50 feet shall have side yards of at least seven feet ; and

(B). Each lot or parcel of land with an average width of 50 feet or greater shall have side yards of at least 10 feet.

iii. Rear yards. Each lot or parcel of land shall have a rear yard of at least 20 feet in depth.

iv. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street 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. Fences.

i. Fences and walls shall not include glass or clear plastic material.

ii. At least 75 percent of the vertical surface of all fences and walls within required front yard areas shall be open and non-view obscuring, excepting retaining walls.

iii. To allow for wildlife movement, on a lot or parcel of land with a net area of one-half acre or greater all fences and walls within required yard areas shall comply with the following standards:

(A). No horizontal member shall be placed less than 18 inches, or more than 42 inches, above finished grade;

(B). For wire fences, the second highest wire shall be placed at least 12 inches below the topmost wire; and

(C). Barbed wire shall not be used for the topmost or bottommost horizontal member.

d. Housing Standards. All dwellings, including Factory Built Housing and Manufactured Housing, shall meet the following standards, in addition to those in Section 22.20.105:

i. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from finished exterior wall surface; and

ii. Structures shall be placed on a foundation which shall be enclosed by brick, mortar, wood or other siding material, as approved by the director.

2. Commercial and Manufacturing Zones.

a. Structure Design. Building facades shall have not more than 50 percent of surface area covered in any one of the following materials: glass, stucco or metal.

b. Alcoholic Beverage Sales. No business engaged in sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing a public or private school, family child care home or child care center.

F. Area-Specific Standards. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsections E.1.b (Required Yards) and E.1.c (Fences) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

2. Application. The procedure for filing a request for modification shall be the same as that for director's review, as set forth in Part 12 of Chapter 22.56, 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 role of the County of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A 1,000-foot ownership map drawn to a scale of one inch to 100 feet indicating the location of all such properties and the owners of such properties; and

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

3. Notice.

a. At least 30 days prior to the date a decision is made, the director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant and to the Lakes Town Council.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the director within 14 calendar days following the date on the notice

and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a, below.

4. Findings.

a. The director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. 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

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

b. The director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall

become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. If the director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Town Council.

ii. The notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal.

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60.

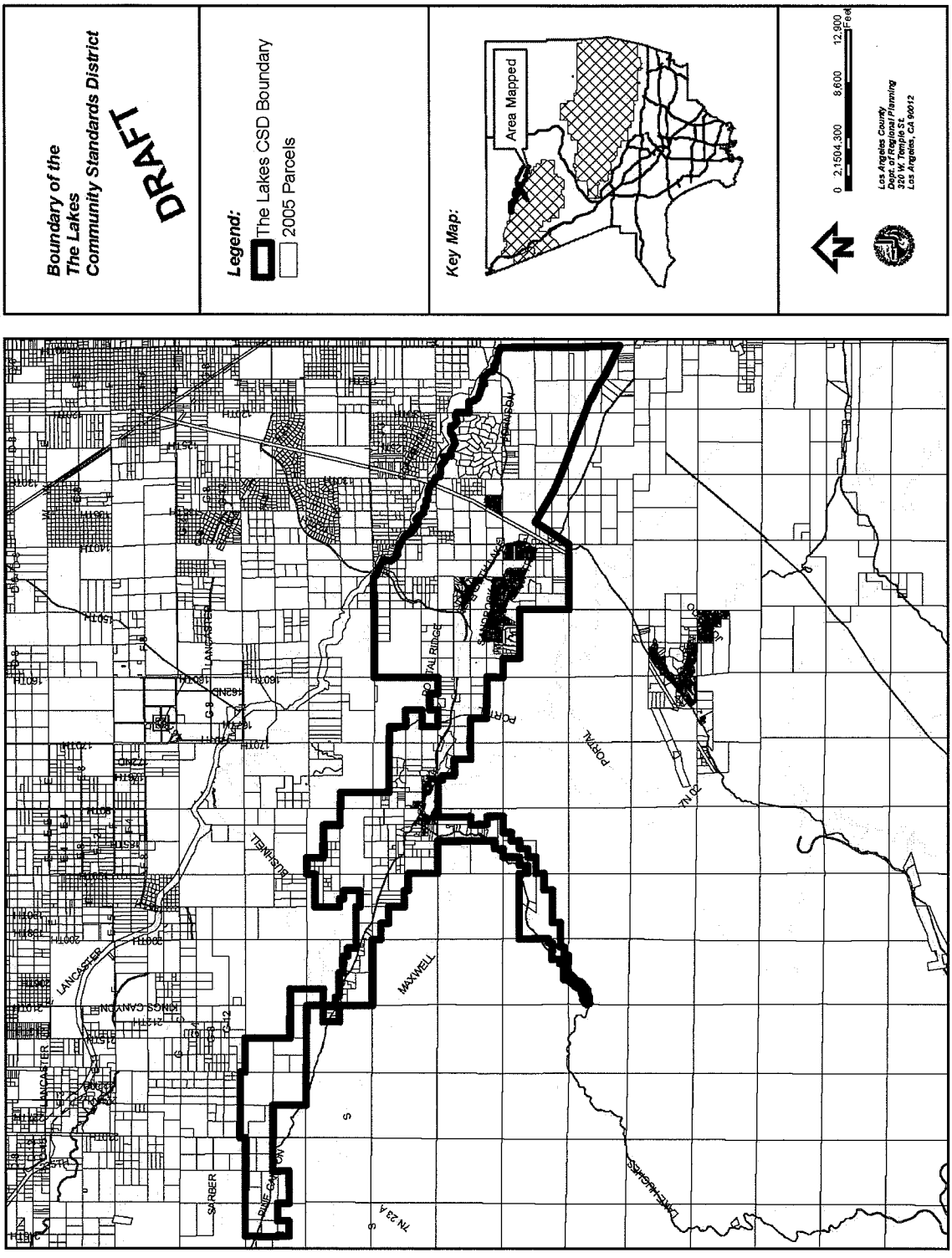
ii. The regional planning commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

H. Notice and Application Requirements for Proposed Projects or Permits. Applications for conditional use permits, general plan and area plan amendments, specific plans, 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 3000 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 3000-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 3000 feet from the exterior boundaries of the subject parcel(s) of land. Two sets of mailing labels for these property owners and one photocopy of the labels shall also be included.


Boundary of the
The Lakes
Community Standards District
DRAFT
Legend:
The Lakes CSD Boundary
2005 Parcels
Key Map:
Area Mapped
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Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
LANCASTER
MAXWELL
PORTAL
BUSHNELL
SARBER
PINE CANYON
LAKE HUGHES
TN 23 A

The following additional minor revisions are recommended by staff for the purpose of clarity and accuracy.

Revision 1 -- Section 22.44.110

District Number	District Name	Ordinance of Adoption	Date of Adoption
...	...	...	...
~~32~~33	~~Southeast Antelope Valley~~ Baldwin Hills	~~2007-0077~~ 2008-0058	~~06-26-2007~~ 10-28-2008
~~33~~34	Elizabeth Lake and Lake Hughes	2008~~9~~-XXXX	XX-XX-2008~~9~~

Revision 2 -- Section 22.44.143.D

1. Highway and Local Street Standards.

a. Highway Standards. Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing infrastructure~~,~~ or commercial~~,~~ and pedestrian traffic are such that the department of public works determines that curbs, gutters, and sidewalks ~~and street lights~~ are necessary ~~appropriate~~ for safety and appropriate Americans with Disabilities Act pedestrian access.

b. Local Street Standards.

i. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of 28 feet, except for locations where ~~unless~~ additional pavement is required for geometric improvements by the department of public works ~~deemed necessary~~ or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the department of public works. This limit excludes the width of any inverted shoulder or concrete flowline.

Revision 3 -- Section 22.44.143.D.4.b

ii. Other Utility Devices. Utility devices, including air conditioning or hearing units and satellite dish antennas, shall be placed at ground level. ~~unless~~ This requirement may be modified by the director due to practical difficulties or unnecessary hardships. and ~~S~~such modification shall be exempt from subsection G.

Revision 4 -- Section 22.44.143.D

7. Trails.

a. All new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking/ and walking, mountain bicycling and equestrian uses, as required by the department of parks and recreation in accordance with the trails map in the Antelope Valley Area Plan. Access to these trails must be in the vicinity of the ~~development being subdivided~~subject land division. These trails ~~shall be in accordance with the Antelope Valley Trails Map and~~ shall provide connections to significant recreational ~~facility~~ uses, including, but not limited to, open space areas, parks, trail heads, bike paths, historical trails/ or sites, equestrian centers, equestrian staging areas, camp grounds and conservation/ or nature preserve areas.

b. Trail construction shall be completed in accordance with the conditions set forth by the department of parks and recreation. All information pertaining to trail requirements ~~must~~shall be shown on ~~the Tentative Parcel/Tract Maps~~tentative parcel or tract maps and the ~~Final Parcel/Tract Maps~~final parcel or tract map prior to final map recordation.

Revision 5 -- Section 22.44.143.G

5. Decision.

a. Notice.

i. If the director approves~~, conditionally approves,~~ or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Lakes Town Council.

Attachment 5: Environmental Document

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

DRAFT
NEGATIVE DECLARATION

PROJECT NUMBER: R2008-01011

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 Elizabeth Lake and Lake Hughes communities, 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 Elizabeth Lake and Lake Hughes areas.

2. LOCATION: Elizabeth Lake and Lake Hughes

3. PROPONENT: Los Angeles County 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: 8/11/2008

STAFF USE ONLY

PROJECT NUMBER: R2008-01011

CASE: RADV T200800005

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

COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

C.S. Date:	August 11, 2008	**Staff Member:**	Marshall Adams
Thomas Guide:	Pages 501 & 502	**USGS Quad:**	Lake Hughes, Del Sur
Location:	The unincorporated communities of Elizabeth Lake and Lake Hughes are located approximately 60 miles northwest of the Los Angeles Civic Center. They are bounded by the California Aqueduct to the north, by the unincorporated community of Leona Valley to the east, by the Angeles National Forest to the southwest, and by the unincorporated community of Three Points to the northwest.		
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 Elizabeth Lake and Lake Hughes communities, 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 Elizabeth Lake and Lake Hughes.		
Gross Area:	12,417 acres (19.4 square miles)		
Environmental Setting:	The unincorporated communities of Elizabeth Lake and Lake Hughes are a rural and low-density area located in the western Antelope Valley.		
Zoning:	Various (A-1-1, A-1-2, A-1-10, A-1-10000, A-1-20000, A-2-1, A-2-2, A-2-5, C-1, C-3, C-H, M-1, R-A-1, R-A-10000, R-R, R-R-1, R-R-6000, R-R-7500, R-1-7500, R-3, R-3-P, W)		
General Plan:	N/A		
Community/Area Wide Plan:	Antelope Valley Area Plan (Commercial, Non-Urban 1, Non-Urban 2, Open Space-Water, Open Space-National Forest, Public 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

- ☒ 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
- ☒ Fire Department
- ☒ DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading
- ☐ _____

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: *6-Rural Communities, 7-Non-Urban Hillside, 8-Other Non-Urban and Agricultural, 9-Non-Urban Open Space, 10-Significant Ecological Areas*

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: *Marshall Adams, Regional Planning Asst. II* Date: 8-11-08

Approved by: *Mitch Glaser, Supervising Regional Planner* Date: 8-12-08

*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? *The San Andreas Fault runs through the communities of Elizabeth Lake and Lake Hughes in a NW to SE direction (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Areas of potential earthquake-induced landslides exist throughout the CSD planning area (State of California Seismic Hazard Zones Map – Lake Hughes & Del Sur Quads).*
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? *Most of the CSD planning area is subject to liquefaction (State of California Seismic Hazard Zones Map – Lake Hughes and Del Sur Quads).*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Any development that is considered a sensitive use is not being proposed.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Grading will not be required by the proposed CSD zoning ordinance.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Requirements for larger lot sizes, , larger setbacks and resulting lower population density, and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards. Any future development proposals will require appropriate environmental review 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? *Various drainage courses exist in the CSD planning area (Thomas Guide)*
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *The communities of Elizabeth Lake and Lake Hughes are located on 100-year flood zone areas (Los Angeles County Safety Element – Flood Inundation Hazards Map),*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *The communities of Elizabeth Lake and Lake Hughes may be subject to high mudflow conditions.*
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off? *Grading will not be required by the proposed CSD zoning ordinance. Requirements for larger lot sizes and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards.*
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Any development that would alter the existing drainage pattern of the area is not being proposed.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Requirements for larger lot sizes, , larger setbacks and resulting lower population density, and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards. Any future development proposals will require appropriate environmental review and building permits from the Department of Public Works 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 Elizabeth Lake and Lake Hughes CSD area is located in Fire Zone 4 (Los Angeles County Safety Element – Wildland & Urban Fire Hazards Map).*
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? *The proposed CSD area is within Fire Zone 4, but access is generally considered to be good.*
c.	☐	☐	☒	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Dwelling units are not being proposed as part of the proposed CSD zoning ordinance. Requirements for larger lot sizes and resulting lower population density should not exacerbate any existing hazards, and may help avoid some hazards. Access will be evaluated on a case-by-case basis as actual developments are proposed.*
d.	☐	☒	☒	Is the project site located in an area having inadequate water pressure to meet fire flow standards? *Water pressure is generally not a problem in the project area, and expected reduced density of development should not worsen the situation. However, as individual development projects are proposed, especially those depending on private wells, they will be subject to Fire Department regulations for 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)? *There are no refineries or explosives manufacturing uses within the CSD area. There is one gasoline station. Any future proposed uses located next to flammables will be conditioned appropriately by the Fire Department.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *The proposed CSD zoning ordinance does not involve any dangerous fire hazard use. Requirements for larger lots, larger setbacks and resulting lower population density should not exacerbate any existing hazards, and may help avoid some hazards.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate development, and is expected to reduce the allowed density and intensity, as is appropriate in an area of high fire hazard. Any future development proposals will require appropriate environmental review to address potential fire hazard concerns through implementation of provisions and requirements of the County's Building and Fire Codes.

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)? *The communities of Elizabeth Lake and Lake Hughes are not located near any high noise source.*
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There is one school, no hospitals or senior citizen facilities within the CSD area, and the ordinance does not propose any sensitive uses.*
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? *The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and building setbacks, within the Elizabeth Lake and Lake Hughes communities. Such development standards could reduce ambient noise levels.*
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? *The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and building setbacks, that could reduce ambient noise levels in the project area.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate the development by additional development standards such as larger lots and building setbacks to ensure that future public and private improvements are consistent with the rural setting. These changes should not exacerbate, and could improve noise impacts. With no freeways, rail lines or airports, major noise sources are not commonly encountered in the project area, however any future development proposals may require appropriate environmental review to address noise concerns.

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? *Some properties in the CSD planning area are served by individual water wells, however, there are no known water quality problems in Elizabeth Lake and Lake Hughes. Any future development proposals will be subject to comply with permits issued by the Department of Public Works and corresponding water agency.*
b.	☒	☐	☐	Will the proposed project require the use of a private sewage disposal system? *Many properties in the CSD planning area are served by private on-site sewage disposal systems. This project does not propose development with such systems, but any future development proposals will require permits issued by the Department of Public Health.*
	☒	☐	☐	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? *There are two large natural lakes in the area, indicating a high water table and limitations to siting of septic systems.*
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? *The proposed CSD zoning ordinance does not involve construction that could significantly impact water quality and runoff. Any future development proposals will be subject to compliance with NPDES standards.*
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? *The proposed CSD zoning ordinance does not propose development. Future development could result in runoff and discharges. Proposed development standards, such as larger lots and setbacks, should result in lower population density, and reduced impacts from water runoff. Any future development proposals will be subject to compliance with NPDES standards.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Proposed development standards, such as larger lots and setbacks, resulting in lower population density, should reduce impacts on water quality. Any future development proposals will require appropriate environmental review to address water quality concerns.

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)? *The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Residential or commercial development that will exceed the State's criteria for regional significance is not being proposed.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *No development that is considered a sensitive use is proposed. The project area contains one school, but no hospitals or parks, and is not near a freeway or heavy industrial use. Any future development proposals will have to meet AQMD thresholds.*
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? *Development that will increase local emissions is not proposed as part of the proposed CSD zoning ordinance. Any future development proposals will have to meet AQMD thresholds.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *There are no freeways or heavy industrial uses nearby, and the CSD zoning ordinance does not propose development that would generate obnoxious odors, dust, and/or hazardous emissions. As future development projects are proposed, they will require appropriate environmental review to address air quality concerns.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? *The proposed CSD zoning ordinance does not involve any development that would obstruct implementation of applicable air quality plans. It establishes additional development standards within the Elizabeth Lake and Lake Hughes communities.*
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *The proposed CSD zoning ordinance does not involve any development that would violate any air quality standard or contribute 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)? *The proposed CSD zoning ordinance does not involve development that would increase criteria pollutants.*
h.	☐	☐	☐	Other factors: *N/A*

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate the development by establishing additional development standards to ensure that future public and private improvements are consistent with the rural environment. There are no freeways or heavy industrial uses nearby, and larger lots and lower density resulting from the CSD zoning ordinance will not adversely impact air quality. Any future development proposals will require appropriate environmental review to address air quality concerns.

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? *The west and east portions of the CSD planning area are located within the Portal Ridge-Libre Mountain SEA (Los Angeles County 2006 SEA Map).*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The proposed CSD zoning ordinance does not involve grading, fire clearance, or flood related improvements, as development is not proposed. The CSD requires larger lots and setbacks, and preservation of native vegetation, which could have a positive effect on habitat areas.*
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Various drainage courses exist in the CSD planning area (Thomas Guide).*
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.)? *There are wetland areas near Lake Hughes and Elizabeth Lake, however this project does not propose any new development. The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes area. Any future development projects will be subject to the Los Angeles County Oak Tree Ordinance and SEA requirements.*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees exist in some portions of the planning area. Although the proposed CSD zoning ordinance does not involve any development, any future proposed development projects will be subject to the Los Angeles County Oak Tree Ordinance.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *There are nine species believed to exist in the area which are listed as Threatened or Endangered by the Federal and State governments. Although the proposed CSD zoning ordinance does not involve any development, any future development proposals will require appropriate environmental review to address impacts to sensitive species and habitats.*
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

The project area contains rich and varied habitat areas. The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including large lots and setbacks, preservation of native vegetation and limits on grading, which could have a positive effect on biota. Although the CSD will not create additional development, any future development proposals will require appropriate environmental review to address biota concerns. Properties will also be subject to the Oak Tree Ordinance and SEA requirements.

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? *Some areas of the community contain drainage channels or oak trees, however, development is not being proposed.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *The communities of Elizabeth Lake and Lake Hughes may contain rock formations that indicate potential paleontological resources, however, development that would impact these rock formations is not proposed. The CSD proposes preservation of natural landforms and limits on grading.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *There are no sites on the National Register of Historic Places or California Office of Historic Preservation within the project area. However, any future proposed development projects will be subject to appropriate environmental review for historic resources.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The proposed CSD zoning ordinance does not involve any development that would cause a substantial adverse change in the significance of a historical or archaeological resource.*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The proposed CSD zoning ordinance does not propose any development. All future proposed development projects will be subject to appropriate environmental review for paleontological resources.*
f.	☐	☐	☐	Other factors? *N/A*

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. There are no listed historical sites in the project area, however any future development proposals will require appropriate environmental review to address archaeological, historical, and paleontological concerns. Such review will include a Phase I Archaeology Report to address issues where identified.

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? *The project area is not part of a Mineral Resource Zone. The proposed CSD zoning ordinance, establishes additional development standards for the Elizabeth Lake and Lake Hughes area, but will not create development which would affect availability of known mineral resources.*
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? *There are no mineral discovery sites in the project area. The proposed CSD zoning ordinance does not involve any development that would result in the loss of important mineral resource.*
c.	☐	☐	☐	Other factors? *N/A*

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

☐ Lot Size ☐ Project Design

The project area is not part of a Mineral Resource Zone. The proposed CSD zoning ordinance, establishes additional development standards for the Elizabeth Lake and Lake Hughes area, but will not create development which would affect availability of known mineral resources. Any future development proposals will require appropriate environmental review to address concerns relating to mineral resources.

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? *The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract? *The proposed CSD zoning ordinance would not conflict with existing zoning for agricultural use or the Williamson Act program.*
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? *The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).*
d.	☐	☒	☐	Other factors? *The proposed CSD planning area contains Grazing Land, however, it's use will not be affected by the project.*

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

☐ Lot Size ☐ Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including agricultural land uses.

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? *There are no scenic highways or corridors in the communities of Elizabeth Lake and Lake Hughes.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *Three Points Trail and Pacific Crest Trail traverse the Elizabeth Lake and Lake Hughes communities. However, the project does not propose development which would obstruct views, and proposed standards such as larger lots and setbacks should reduce the visual impacts of any future proposed development.*
c.	☒	☐	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portions of the planning area are undeveloped, with scenic features, including the Angeles National Forest lands.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed CSD zoning ordinance does not propose any development or changes in land use. Proposed standards will help protect and preserve the rural character.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems? *The proposed CSD zoning ordinance does not propose any development. It establishes additional development standards such as larger lots and building setbacks which will reduce potential sun shadow, light, and 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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development, to ensure that future public and private improvements are consistent with the communities' rural character, including visual impacts, through standards for such as larger lots and building setbacks. Any future development proposals will require appropriate environmental review to address visual quality concerns.

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)? *Dwelling units are not proposed as part of the proposed CSD zoning ordinance, and there are not significant congestion problems in the area at present.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *The proposed CSD zoning ordinance does not involve development that will result in any hazardous traffic conditions. It establishes development standards for the Elizabeth Lake and Lake Hughes communities.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *The proposed CSD zoning ordinance does not create development. It establishes development standards for the Elizabeth Lake and Lake Hughes communities, but does not change standards which affect parking or traffic.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The proposed CSD zoning ordinance does not create any development. Standards such as minimum required road widths will improve emergency access. Any future development projects will be subject to safety provisions regulated by the Department of Public Works and the Fire Department.*
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? *The proposed CSD zoning ordinance amendment does not involve development that will exceed CMP Transportation Impact Analysis thresholds.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? *The proposed CSD zoning ordinance amendment will not conflict with adopted policies, plans, or programs supporting alternative transportation.*
g.	☐	☐	☐	Other factors? *N/A*

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

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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' rural character. Standards such as larger lots and building setbacks will result in lower density and potentially positive effect on traffic. However, any future development proposals will require appropriate environmental review to address traffic and access concerns.

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? *The project area is not served by public or community sewage systems. Any future development projects will require appropriate environmental review to address sewage concerns.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The project area is not served by public or community sewage systems. Any future development projects will require appropriate environmental review to address sewage concerns.*
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

The project area is not served by public or community sewage systems. The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate the development in the future. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Any future development proposals will require appropriate environmental review to address sewage concerns.

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? *The proposed CSD zoning ordinance does not involve student-generating development.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools which will serve the project site? *The proposed CSD zoning ordinance does not involve student-generating development.*
c.	☐	☒	☐	Could the project create student transportation problems? *The proposed CSD zoning ordinance does not involve student-generating development.*
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand? *The proposed CSD zoning ordinance does not involve student-generating development nor would it create substantial library impacts.*
e.	☐	☐	☐	Other factors? *N/A*

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

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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including larger lots and building setbacks, which will reduce population density and potential school and library impacts. Any future development proposals will require appropriate environmental review to address concerns relating to school and library capacity, and will be subject to school and library impact fees.

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? *The proposed CSD zoning ordinance does not involve any development that would create staffing or response time problems at Fire Station #78 or the Palmdale Sheriff's Station, which serve the project area.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *The project is located in a high fire severity zone (Zone 4), and is served by a volunteer fire squad. However, the proposed CSD zoning ordinance does not involve any development that could worsen fire or law enforcement problems.*
c.	☐	☐	☐	Other factors? *N/A*

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

☒ Fire Mitigation Fees

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards such as larger lots and building setbacks which will tend to reduce population and building density. However, future development proposals will require appropriate environmental review to address concerns relating to fire and sheriff response and operations.

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? *The project area is served by a mutual water company (Lake Elizabeth Mutual Water Company), but some properties have individual water wells. Water supply is generally adequate.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *Water supply and pressure are generally adequate for fire flow standards.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The project does not propose any development. It establishes additional development standards such as larger lots and building setbacks, which may reduce population density and demand for utility services.*
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? *The project does not propose any development. Landfill capacity is challenged across the region, but the proposed additional development standards such as larger lots and building setbacks, may reduce population density and demand for such services.*
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)? *The proposed CSD zoning ordinance does not propose any development. Standards such as larger lots may result in a more dispersed population, but also a smaller population.*
f.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Any future development proposals will require appropriate environmental review to address utility and other service concerns.

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? *The proposed CSD zoning ordinance does not involve development projects, and therefore will not impact 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? *The proposed CSD zoning ordinance intends to preserve the rural patterns, scales, and character of the community.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and the project does not propose to reduce or convert agricultural land to other uses.*
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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Any future development proposals will require appropriate environmental review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

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? *There are no major industrial uses in the project area, and the proposed CSD zoning ordinance does not involve development projects that will induce the use, transport, production, handling, or storage of hazardous materials.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *The proposed CSD zoning ordinance does not propose development. While many sites in the area use pressurized tanks to store propane for domestic use.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *There are residences throughout the project area, and one school, but the proposed CSD zoning ordinance will not cause a negative impact to these uses. Increased lot sizes and building setbacks may have a positive effect.*
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? *There is one gasoline station in the project area, but no major industrial or commercial uses, and no known residual soil toxicity or groundwater contamination*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *The proposed CSD zoning ordinance does not involve development that would create hazards to the public or the environment through 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? *The proposed CSD zoning ordinance does not involve development projects that would generate hazardous emissions or handle hazardous materials, substances, or waste.*
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? *The project area does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.*
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? *The project area is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.*
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? *The project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan.*
j.	☐	☐	☐	Other factors? *N/A*

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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. The project creates additional development standards to ensure that future public and private improvements are consistent with the rural environment, maintaining the residential character. Increased lot sizes and building setbacks will not negatively affect environmental safety, and may improve it.

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? *The proposed CSD zoning ordinance establishes additional development standards, applicable within the existing zoning and land use classifications.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The proposed CSD zoning ordinance establishes additional development standards, applicable within the existing zoning and land use classifications.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria? *No changes to the Hillside Management or SEA criteria, standards or their applicability are proposed.*
d.	☐	☒	☐	Would the project physically divide an established community? *The proposed CSD zoning ordinance is not proposing any development projects that would physically divide the Elizabeth Lake and Lake Hughes communities.*
e.	☐	☐	☐	Other factors? *N/A*

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

The proposed Elizabeth Lake-Lake Hughes CSD zoning will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Other parts of the zoning code, such as Hillside Management and SEA regulations will apply as before. Any future development proposals will require appropriate environmental review to address land use consistency.

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? *The project does not propose any development, and proposed development standards such as larger lot sizes and building setbacks may have the effect of reducing population growth.*
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)? *The project does not propose any development, and proposed development standards such as larger lot sizes and building setbacks may have the effect of reducing population growth.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed CSD zoning ordinance establishes development standards for the communities of Elizabeth Lake and Lake Hughes. Development is not being proposed, nor would standards be applied to existing development.*
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? *The project does not propose development. Standards proposed may result in less development, which would result in less population and less VMT.*
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents? *The proposed development standards may reduce the current level of housing allowed. Future development when proposed would be subject to Quimby fees for park facilities.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The proposed CSD zoning ordinance establishes development standards for the communities of Elizabeth Lake and Lake Hughes. Development is not being proposed, nor would standards be applied to existing development or force displacement*
g.	☐	☐	☐	Other factors? *N/A*

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

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Proposed standards such as larger lot sizes and building setbacks may reduce the level of future population and density. Standards will not cause displacement, or induce growth. Any future development proposals will require appropriate environmental review to address population, employment, and recreation concerns.

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? *The project proposes additional development standards to ensure that future development is consistent with the rural environment, including increased lot minimum sizes and building setbacks. This may result in less development and population, and less impact on wildlife.*
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

State of California - The Resources Agency ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
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South Coast Region
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SEP 17 2008

September 15, 2008

Mr. Marshall Adams
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Subject: Draft Negative Declaration for Elizabeth Lake and Lake Hughes Community Standards District Project Number R2008-01011, SCH #2008081060, Los Angeles County

Dear Mr. Adams:

The Department of Fish and Game (Department) has reviewed the draft Initial Study (IS) and Draft Negative Declaration (DND) for the Elizabeth Lake and Lake Hughes Community Standards District zoning ordinance (CSD). The CSD would establish additional development standards applicable only to the Elizabeth Lake and Lake Hughes communities. The objective is to ensure that future improvements are consistent with the rural environment, 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 natural resources of the area. The west and east portions of the CSD planning area are located within the Portal Ridge-Libre Mountain Significant Ecological Area (SEA) and expanded proposed SEA.

We prepared the following statements and comments pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project under the California Environmental Quality Act (CEQA Section 15386) and Responsible Agency (Section 15381) over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq) and Fish and Game Code Section 1600 et seq. regarding impacts to streams and lakes.

Impacts to Biological Resources

1. Riparian Resources - The DND states that "although the proposed CSD zoning ordinance does not involve any development, any future development will require appropriate environmental review to address impacts to sensitive species and habitats."

a. Although one of the stated goals of the CSD is to maintain natural resources within the planning area, the CSD lacks specific measures which describe the protection of drainages and associated riparian resources, as well as other sensitive biological resources within the planning area. The Department is concerned that adequate biological assessments will not occur for CSD projects which do not initially appear to meet the County's threshold for discretionary permits and therefore will be declared categorically exempt (CE) under CEQA. A heightened CEQA review resulting in the preparation of a negative declaration (ND), mitigated negative declaration (MND), or an environmental impact report (EIR) often includes a more comprehensive biological impact assessment that may result in the discovery of drainages and special status species. Public noticing of NDs. MNDs and EIRs allows greater opportunities for review and comment by the Department which are not afforded under CEs.

Thank you for this opportunity to provide comment. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

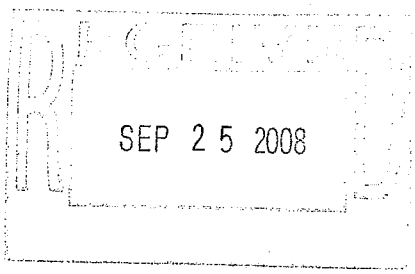
Sincerely,

Edmund J. Pert
Regional Manager
South Coast Region

cc: Ms. Helen Birss, Los Alamitos
Ms. Betty Courtney, Newhall
Ms. Terri Dickerson, Laguna Niguel
Mr. Dan Blankenship, Santa Clarita
Mr. Jeff Humble, Ventura
Mr. Scott Harris, Pasadena
HabCon Chron, Department of Fish and Game, San Diego
State Clearinghouse, Sacramento

EP:sph
spharris/County of Los Angeles Community Standards District/MND 2008

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



September 18, 2008

Mr. Marshall Adams, Project Planner
LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 West Temple Street, Room 1354
Los Angeles, CA 90012

Re: SCH#2008081069; CEQA Notice of Completion; proposed Negative Declaration for the Elizabeth Lake and Lake Hughes Community Standards District Project; Los Angeles County, California

Dear Mr. Adams:

The Native American Heritage Commission (NAHC) is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

√ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur.. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278)/ http://www.ohp.parks.ca.gov. The record search will determine:

- If a part or the entire APE has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

√ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.

√ The Native American Heritage Commission (NAHC) performed:

* A Sacred Lands File (SLF) search of the project 'area of potential effect (APE)': The results: No known Native American Cultural Resources were identified:. However the NAHC SLF is not exhaustive and local tribal contacts should be consulted from the attached list.

- The NAHC advises the use of Native American Monitors, also, when profession archaeologists or the equivalent are employed by project proponents, in order to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).

√ Lack of surface evidence of archeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

√ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. . Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

√ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,

Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
Los Angeles County
September 18, 2008

Charles Cooke
32835 Santiago Road
Acton , CA 93510

(661) 733-1812 - cell
suscol@intox.net

Chumash
Fernandeno
Tataviam
Kitanemuk

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall , CA 91322
tsen2u@msn.com
(661) 753-9833 Office
(760) 885-0955 Cell
(760) 949-1604 Fax

Fernandeño
Tataviam
Serrano
Vanyume
Kitanemuk

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
805 492-7255
(805) 558-1154 - cell

Chumash
Tataviam
Fe†rnandeño

Randy Guzman - Folkes
1931 Shadybrook Drive
Thousand Oaks , CA 91362
ndnrandy@hotmail.com
(805) 905-1675 - cell

Chumash
Fernandeño
Tataviam
Shoshone Paiute
Yaqui

Fernandeno Tataviam Band of Mission Indians
William Gonzalaes, Cultural/Environ Depart
601 South Brand Boulevard, Suite 102
San Fernando , CA 91340
ced@tataviam.org
(818) 837-0794 Office
(818) 581-9293 Cell
(818) 837-0796 Fax

Fernandeno
Tataviam

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez
981 N. Virginia
Covina , CA 91722
(626) 339-6785

Yowlumne
Kitanemuk

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2008081060; CEQA Notice of Completion; proposed Negative Declaration for the Elizabeth Lake and Lake Hughes Community Standards Project located in the Palmdale/Lancaster Area of northeastern Los Angeles County, California.

Attachment 6: Legal Notice of Board Hearing

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENTS TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE

ELIZABETH LAKE AND LAKE HUGHES COMMUNITY STANDARDS DISTRICT (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 Elizabeth Lake and Lake Hughes.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to establish a Community Standards District (CSD) for the unincorporated communities of Elizabeth Lake and Lake Hughes.

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 _____, 2009** 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 above mentioned amendment.

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 ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans 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 más información, por favor llame este número (213) 974-4899.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 7: List of Persons to be Notified

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to be Notified* has been submitted to the Executive Office of the Board of Supervisors.