



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director of Regional Planning

Dennis Slavin  
Chief Deputy Director,  
Regional Planning

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

4 April 20, 2021

CELIA ZAVALA  
EXECUTIVE OFFICER

April 20, 2021

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

Dear Supervisors:

**HEARING ON THE LEONA VALLEY COMMUNITY STANDARDS DISTRICT UPDATE  
PROJECT NO. 2019-003976-(5)  
ADVANCE PLANNING CASE NO. RPPL2018002313, GENERAL PLAN AMENDMENT No.  
RPPL2020003902  
PROJECT LOCATION: LEONA VALLEY  
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The recommended action is to approve an amendment to the Leona Valley Community Standards District Ordinance (Ordinance) and an amendment to the County General Plan Conservation and Natural Resources Element, Figure 9.8, "Hillside Management Areas and Ridgeline Map" to document significant ridgelines within the community of Leona Valley. In addition, the proposed Ordinance prohibits drive-through services; protects hillsides and significant ridgelines; restricts lighting and signage; preserves vegetation; regulates subdivisions, highway and local street development, and trail development; restricts the height of structures; regulates accessory cargo shipping containers; adds setbacks to commercial lots; and requires a Conditional Use Permit for the modification of development standards. A project summary is included as Attachment 1, the proposed Ordinance is included as Attachment 2, and the proposed amendment to the General Plan is included as Attachment 3.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the proposed Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Find that the General Plan Amendment is not a "Project" pursuant to CEQA Statute §21065 and

Guideline §15378, and is otherwise exempt pursuant to §15061(b)(3);

3. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2018002313) and General Plan Amendment (Advance Planning Case No. RPPL2020003902), as recommended by the Regional Planning Commission (RPC); and

4. Instruct County Counsel to prepare the final documents for the proposed Ordinance amending the County Code and General Plan Amendment and submit them to the Board of Supervisors (Board) for its consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On June 16, 2015, the Board adopted the Antelope Valley Area Plan (AVAP), which includes goals and policies applicable to the unincorporated areas within the Antelope Valley. As part of its implementation, the AVAP specifies that a comprehensive review shall be required of all existing Community Standards Districts (CSD) and may include a program to prepare and adopt any proposed new CSDs (AVAP, Page IMP 6). The adoption of the proposed Ordinance and amended General Plan Hillside Management Areas and Ridgeline Map to include Leona Valley's significant ridgelines will advance the implementation program for the AVAP and meet its goals and policies, as well as those contained in the Countywide General Plan.

The following standards and procedures are included in the proposed Ordinance to maintain and enhance its unique rural character:

- Fences – Perimeter fencing that is non-view obscuring and also open to allow for passage of wildlife;
- Highways and Local Streets – Prohibition of curbs, gutters, and sidewalks on new streets unless deemed necessary by other departments, and requirement for streets to be narrow;
- Hillside Management Areas and Significant Ridgelines – Design guidelines and development standards to protect hillside management areas and significant ridgelines;
- Vegetation – Additional review of vegetation removal for discretionary land use permits, with a minimum threshold of ground disturbance exceeding 30 percent of the gross lot area of 30,000 square feet;
- Signs – Prohibition of outdoor advertising signs, roof signs, pole signs, and internally illuminated signs; limitations on the size of wall business signs and monument signs; the allowance of residential ranch signs; and regulations for temporary real estate signs;
- Subdivisions – Required area of at least 2.5 gross acres, including for density controlled development; required undergrounding of utilities where feasible; and prohibition on gated or walled subdivisions;
- Trails – Guidelines for the development of trails with new subdivisions and other discretionary land use permits;
- Residential – Two story height limit for residential buildings;
- Commercial – Limited height for new commercial buildings; front yard setback of ten feet;
- Cargo-Shipping Containers – Allowance of accessory cargo shipping containers on residential and agricultural lots; and
- Modifications – Public hearing process, which requires a notification radius of 1,000 feet from the subject property and minimum of 15 property owners to modify a CSD standard.

On December 9, 2020, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance and General Plan Amendment. A summary of RPC proceedings

is included as Attachment 5. The RPC's resolution is included as Attachment 6.

Subsequent to the public hearing, minor revisions were made to the proposed Ordinance to correct an error and to revise language for clarity and consistency. The revisions are noted below and are requested to be included as part of the approval by the Board as they are not substantive changes from the version considered by the RPC:

F.1.d. Residential Ranch Entrance Signs.

...

d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and

e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads.

f. The required setback of a freestanding business sign as determined by Section 22.114.120.D (Location of Signs) shall apply to residential ranch entrance signs.

6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

...

The setback cited in Section 22.114.120.D applies to signs that exceed a size of 50 square feet. However, the proposed Ordinance limits the size of residential ranch entrance signs to 20 square feet, or 40 square feet for signs with two faces. Therefore, this provision is unnecessary.

H. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection H and the Los Angeles County General Plan, adopted Trails Plan of the Antelope Valley Area Plan, ("Trails Plan") and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or subdivision and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trails dedication and development in accordance with the County's Board-adopted regional trail network Trails Plan.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network Trails Plan and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible.

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification.

2. Trail Design and Location.

a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network Trails Plan, and to provide connectivity to recreational uses such as open space areas, parks, trailhead/trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

b. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless Parks and Recreation determines that no other location would be suitable. In the event that Parks and Recreation makes such a determination and the publicly-dedicated trail shall be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way to the satisfaction of Public Works;

bc. Trail design, construction, and maintenance shall be carried out in conformance with the Trails

Manual; and

cd. Deviations from the standards set forth in this Subsection H or any applicable provision in the Trails Manual may be permitted based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

The above language was revised in order for the Leona Valley CSD to remain consistent with the Department of Parks and Recreation's procedures pertaining to trails within CSD boundaries that are incorporated into all CSDs containing trail provisions.

J. Subdivisions.

...

3. Required Area. New lots, including density controlled development, shall have a minimum lot area of 2.5 gross acres. Clustering Density-controlled Development shall be prohibited.

The revised language is a technical change to be consistent with terminology in Title 22 and is not substantive.

### **Implementation of Strategic Plan Goals**

The proposed Ordinance amendment supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.2.3: Prioritize Environmental Health Oversight and Monitoring which aims to strengthen the County's capacity to effectively prevent, prepare for and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities. The Antelope Valley contains mapped environmental and natural hazards including Very High Fire Hazard Severity Zones, Flood Zones, and Seismic Hazards. The proposed Ordinance will preserve the existing low-density rural character of the area and protect the natural environment. Standards will ensure that new development will be consistent with the community character and will mitigate hazards in the community.

### **FISCAL IMPACT/FINANCING**

Adoption of the proposed Ordinance and General Plan Amendment will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In addition to the public hearing conducted by the RPC on December 9, 2020, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

### **ENVIRONMENTAL DOCUMENTATION**

The adoption of the proposed Ordinance is exempt from CEQA per Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 (Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 4. The adoption of the General Plan Amendment is not a "Project" pursuant to CEQA statute §21065 and guideline §15378, and is otherwise exempt pursuant to §15061(b)(3).

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the CSD will not significantly impact County services.

**CONCLUSION**

For further information, please contact Tahirah Farris, Regional Planner, Community Studies North Section, at (213) 974-6476 or tfarris@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP

Director

AJB:BS:CC:MSH:TF:ems

Enclosures

- c: Executive Office, Board of Supervisors
- Chief Executive Office
- County Counsel
- Fire Department
- Parks and Recreation
- Public Health
- Public Works

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

**PROJECT SUMMARY**

<b>PROJECT DESCRIPTION:</b>	An ordinance to amend the Leona Valley Community Standards District and amendment to the General Plan to identify significant ridgelines in Leona Valley.
<b>REQUEST:</b>	Approval and adoption of the ordinance and General Plan Amendment.
<b>LOCATION:</b>	The community of Leona Valley
<b>STAFF CONTACT:</b>	Tahirah Farris, 213-974-6476, <a href="mailto:tfarris@planning.lacounty.gov">tfarris@planning.lacounty.gov</a>
<b>RPC HEARING DATE(S):</b>	December 9, 2020
<b>RPC RECOMMENDATION:</b>	Approval and recommendation to the Board to consider approval of the ordinance and General Plan Amendment.
<b>MEMBERS VOTING AYE:</b>	Commissioners Modugno, Duarte-White, Louie, Shell, and Moon
<b>MEMBERS VOTING NAY:</b>	None
<b>MEMBERS ABSENT:</b>	None
<b>MEMBERS ABSTAINING:</b>	None
<b>KEY ISSUES:</b>	The update to the Leona Valley Community Standards District includes standards for signage, significant ridgeline and hillside management area protection, additional vegetation review for discretionary cases,

rural road design, subdivision design (minimum lot size, prohibition of gated or walled subdivisions, prohibition of density-controlled development, and undergrounding utilities), height restrictions on development, and prohibition of drive-through services. There is also a public hearing process for any requested modifications to the standards that are proposed.

**MAJOR POINTS FOR:**

The adoption of the ordinance will implement the Antelope Valley Area Plan and adds protections for the community to preserve its rural character. Elements included in the ordinance address protection of vegetation and natural landscapes, low-density development, night skies, and residential and commercial design to fit with the existing rural character. The ordinance was developed through extensive collaboration with the Leona Valley town council representing the community.

**MAJOR POINTS AGAINST:**

Amendment to the existing CSD with additional development standards proposed for Leona Valley will impose more restrictions on the community.

**SECTION 1:** Chapter 22.330 is hereby amended to read as follows:

## **Chapter 22.330    Leona Valley Community Standards District**

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<b>22.330.010</b>	<b>Purpose</b>
<b>22.330.020</b>	<b>Definitions</b>
<b>22.330.030</b>	<b>District Map</b>
<b>22.330.040</b>	<b>Applicability</b>
<b>22.330.050</b>	<b>Application and Review Procedures</b>
<b>22.330.060</b>	<b>Community Wide Development Standards</b>
<b>22.330.070</b>	<b>Zone Specific Development Standards</b>
<b>22.330.080</b>	<b>Area Specific Development Standards</b>
<b>22.330.090</b>	<b>Modification of Development Standards</b>

### **22.330.010 Purpose.**

The Leona Valley Community Standards District (“CSD”) is established to protect, preserve, and enhance the rural, equestrian, and agricultural character of the community. Development standards and design guidelines are provided to maintain sensitive features, including significant ridgelines defined by the Antelope Valley Area Plan, Hillside Management Areas, and Significant Ecological Areas (“SEAs”). ~~protect the community’s unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan.~~

### **22.330.020 Definitions.**

(Reserved)

The following terms are defined solely for this CSD:

**Gated or walled subdivision:** A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.



**Perimeter fencing:** Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security.

**Residential ranch entrance sign:** A freestanding sign that marks the entrance to a single-family residential use.

### **22.330.030 District Map.**

The boundaries of this CSD are shown on Figure 22.330.030-A: Leona Valley CSD Boundary, at the end of this Chapter.

### **22.330.040 Applicability.**

(Reserved)

In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Department approval after [effective ordinance date]. For expansion of an existing, legally established use as of [effective ordinance date], this Chapter shall only apply to the new expansion portion and not to existing development.

### **22.330.050 Application and Review Procedures.**

(Reserved).

A. Notification. For all permits requiring notification by mail, the noticing radius shall be consistent with Section 22.222.160 (Notification Radius). In addition, if the notification radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included.

### **22.330.060 Community-wide Development Standards.**

A. Drive-Through Services. All new drive-through services shall be prohibited.  
Design Considerations. Wherever possible, development shall preserve existing natural contours, existing native vegetation, and natural rock outcropping features and

~~incorporate new landscaping materials which will integrate the development into the surrounding area.~~

B. ~~G.~~ Fencing. Where perimeter fencing is installed, including where installed to protect horses and livestock, it ~~shall~~should be of an open, non-view-obscuring, permeable type design such as wood rail, steel pipe, vinyl rail, PVC pipe, recycled plastic rail, or coated wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls shall be prohibited.

C. Hillside Management. Pursuant to 22.104.030.A, a Conditional Use Permit (Chapter 22.158) in accordance with Chapter 22.104 shall be required if a development on a single lot within this CSD boundary includes grading that exceeds 5,000 cubic yards of total cut plus total fill material.

D. Lighting.

1. This subsection shall employ the definitions listed within the Rural Outdoor Lighting District (Chapter 22.80).

2. All exterior lighting shall have the light source fully shielded.

3. Any lighting within a temporary structure, such as a tent or canopy, is exempt, provided that the structure fully shields all lamps.

4. Flood lights are prohibited.

E. Preservation of Vegetation.

1. Removal or destruction of vegetation of any kind on a lot that is located outside of the SEA and is two and one-half gross acres or greater in size shall require an approved Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot or 30,000 square feet, whichever is more restrictive. The following removals are exempt from this requirement:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures, but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on publicly-owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued to control erosion or flood hazards; and

e. Agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22.

2. Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.158, the following materials shall also be submitted to the Department for review of a request for vegetation removal with a Conditional Use Permit:

a. A detailed project description outlining the reason for the proposed vegetation removal and the use of the property within the next 12 months.

b. A landscaping plan identifying all vegetation on the property including, and separately specifying, native vegetation listed in the San Andreas Significant Ecological Area Plant List maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals will be mitigated with replanting, to the satisfaction of the Department, in consultation with the County Biologist.

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department.

d. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

3. Additional Findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible.

b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.

~~D. Outdoor Lighting. Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).~~

~~B~~

~~E. Signs. This CSD shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.50 (Billboard Exclusion Zone)}~~

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection F:

a. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:

i. Outdoor Advertising Signs (Billboards). New outdoor advertising signs (billboards) shall be prohibited within this CSD.

ii. Roof signs.

iii. Pole signs.

iv. Internally illuminated signs.

b. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.

c. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet

measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.

d. Residential Ranch Entrance Signs.

- i. A maximum of one residential ranch entrance sign is permitted;
- ii. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in the Residential or Agricultural Zone;
- iii. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces permitted;
- iv. The maximum height for a residential ranch entrance sign shall be 20 feet measured from natural grade at the base of the sign;
- v. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and

e. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

- i. Only one temporary real estate sign shall be permitted on a property at a time.
- ii. Prior to posting such sign, the approval of the property owner must be obtained in writing and be available for review upon request by the Department.
- iii. Such signs shall contain the name and contact number of the person or company responsible for placing such sign in addition to the address, or Assessor Parcel Number, of the property being sold.
- iv. Maximum Sign Area. In the Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 48 square feet per sign face.

G. Significant Ridgeline Protection. The highest point of a structure shall be located no closer than 50 vertical feet away from and 50 horizontal feet away from a

significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, rooftop solar, and small-scale wind energy systems.

E. Street Improvements.

1. ~~Except in Commercial and Industrial Zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.~~

2. ~~Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.~~

~~F. Required Area. Standard residential lots shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance as set out at Chapter 22.104 (Hillside Management Areas).~~

H. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection H and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or subdivision and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with County's Board-adopted regional trail network and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible.

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification.

b. Trail Design and Location.

i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

ii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

iii. Deviations from the standards set forth in this Subsection H or any applicable provision in the Trails Manual may be permitted based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

I. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and

c. The encroachment and driveway provisions in Subsections I.1.b and I.1.c (Highway Standards) for highway rights-of-way, shall also apply to local streets.

#### J. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.



3. Required Area. New lots shall have a minimum lot area of 2.5 gross acres.  
Density-controlled development shall be prohibited.

## **22.330.070 Zone-Specific Development Standards.**

(Reserved)

### A. Residential and Agricultural Zones.

1. Height. All structures are limited to a maximum of two stories, excluding attics, and 35 feet in height.
2. Use-Specific Standards.

a. Accessory Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 Zones with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.330.070-A, provided the following development standards are met:

<u>Table 22.330.070-A: Cargo Shipping Containers</u>	
<u>Net Acreage of Lot</u>	<u>Maximum Number Permitted</u>
<u>1 to &lt; 5</u>	<u>1</u>
<u>5 to &lt; 10</u>	<u>2</u>
<u>≥ 10</u>	<u>3</u>

i. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

ii. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones).

iii. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other.

iv. Design. Cargo shipping containers shall be painted in earth tones and one uniform color, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation.

v. Screening. All Cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot on all sides by landscaping, earthwork, or existing structures. Landscaping shall be used as screening material, and shall include trees, shrubs, and other plant material that can screen the height of the cargo shipping container. Trees shall be placed a maximum of 10 feet apart from each other, or in such a manner as to obscure view of the cargo shipping container from outside of the subject lot.

vi. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained or in good repair.

B. Commercial and Rural Zones.

1. Height. New structures, or expansions of existing structures, on lots adjacent to a Residential or Agricultural-zoned property shall be subject to the following:

a. Within five feet from any property line abutting a Residential or Agricultural-zoned property, the maximum height of the building shall be 17 feet.

b. Any portion of a proposed structure exceeding 17 feet in height shall be stepped back an additional foot for every foot in height over 17 feet from any common property line with the abutting Residential or Agricultural-zoned property.

2. Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

**22.330.080 Area-Specific Development Standards.**

(Reserved).

**22.330.090 Modification of Development Standards.**

Modifications to any standards in this Chapter are subject to a Conditional Use Permit (Chapter 22.158) application, and shall be subject to additional findings:

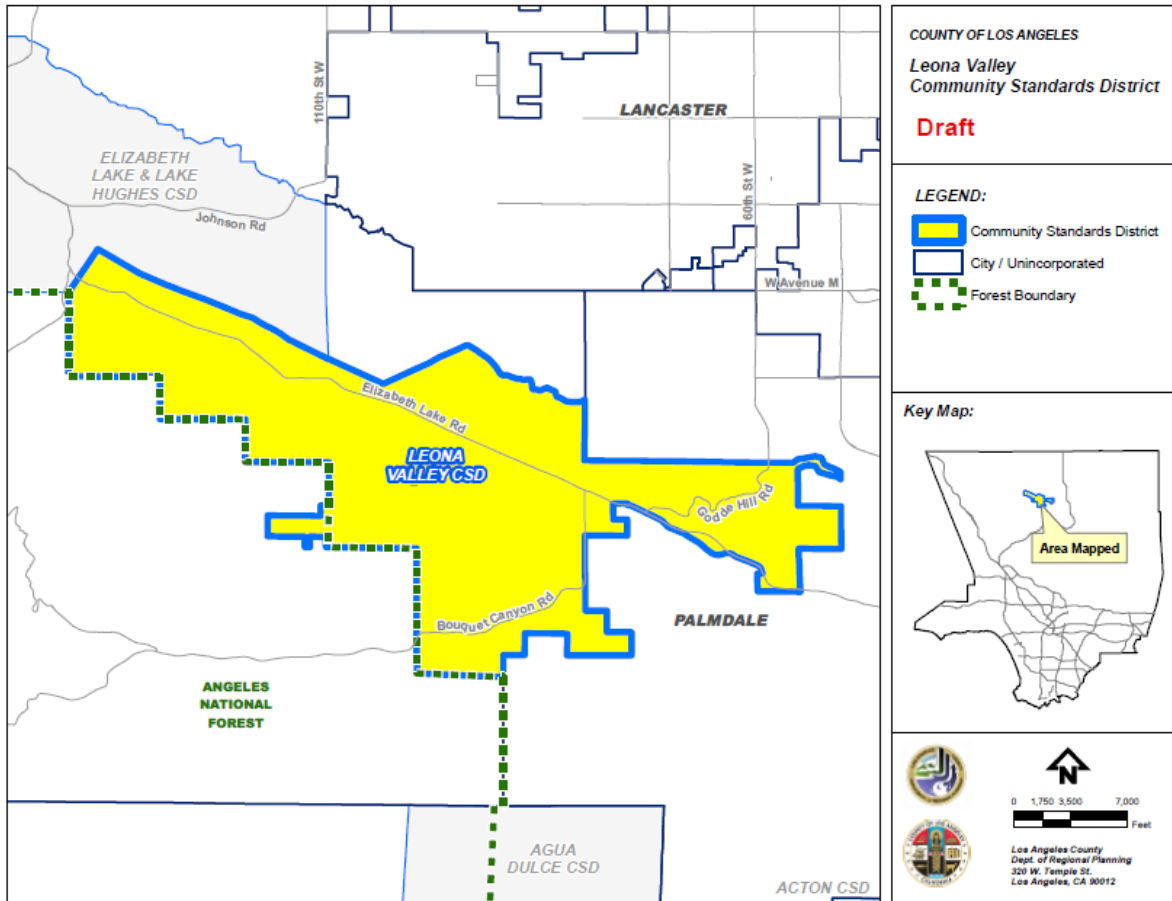
A. The application of these standards would result in practical difficulties or unnecessary hardship inconsistent with the purpose of this CSD;

B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD;

C. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the Chapter; and

D. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the purpose statement in this Chapter, the unique characteristics of the neighborhood in which the site is located.

Figure 22.330-A: LEONA VALLEY CSD BOUNDARY



..OTHERMAP\_SERIES\supp\_dsfmap\_documents\Supp\_Dist\_CSD\_Leona\_Valley\_Update\_draft\_v2

(Ord. 2020-xxxx § x, xxxx.)

**Figure 9.8**



# Notice of Exemption

**To:**

☐ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

☐ County Clerk  
County of: Los Angeles, Business Filings  
12400 E. Imperial Hwy., #1201  
Norwalk, CA 90650

**From:**

Public Agency: LA County Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

## Description of Nature, Purpose and Beneficiaries of Project:

The Los Angeles County Department of Regional Planning proposes an updated community standards district for the unincorporated area of Leona Valley to preserve the existing rural character and nature in this area. Development standards applicable to this community will be more environmentally protective and will further limit changes to road design, commercial development, grading and removal of native vegetation; and subdivision in the Very High Fire Hazard Severity Zone. See attachment for additional information.

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

## Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: \_\_\_\_\_
- ☐ Statutory Exemption. State code number: \_\_\_\_\_
- ☐ Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: \_\_\_\_\_

Reasons why project is exempt:


Lead Agency

Contact Person: \_\_\_\_\_

Area Code/Telephone/Extension: \_\_\_\_\_

## If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: \_\_\_\_\_ Title: \_\_\_\_\_

☐ Signed by Lead Agency

☐ Signed by Applicant

Date Received for filing at OPR: \_\_\_\_\_

**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION  
LEONA VALLEY COMMUNITY STANDARDS DISTRICT ORDINANCE  
UPDATE  
PROJECT NO. 2019-003976-(5)  
ADVANCE PLANNING CASE NO. RPPL2018002313, GENERAL PLAN  
AMENDMENT CASE NO. RPPL2020003902**

On December 9, 2020, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider an amendment to the County General Plan, Conservation and Natural Resources Element, Figure 9.8 “Hillside Management Areas and Ridgeline Map” to document significant ridgelines in the community of Leona Valley and to amend the Leona Valley Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that adds development standards specific to the community of Leona Valley in order to preserve its rural character. During the hearing, Regional Planning staff provided an overview of the proposed Ordinance. No comments were received from members of the public or Commissioners.

The RPC closed the public hearing, and voted unanimously to recommend approval of the proposed Ordinance and General Plan Amendment to the Board of Supervisors.

**VOTE:**

Concurring: Commissioners Modugno, Duarte-White, Louie, Shell, and Moon

Dissenting: None

Abstaining: None

Absent: None

Action Date: December 9, 2020

**RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
LEONA VALLEY COMMUNITY STANDARDS DISTRICT  
PROJECT NO. 2019-003976-(5)  
ADVANCE PLANNING CASE NO. RPPL2018002313  
GENERAL PLAN AMENDMENT NO. RPPL2020003902**

**WHEREAS**, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on December 9, 2020 to consider an ordinance, (hereinafter, the “Leona Valley Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to update the Leona Valley Community Standards District (“CSD”), and associated amendments to the Los Angeles County General Plan Chapter 9 (Conservation and Natural Resources Element), Figure 9.8 “Hillside Management Areas and Ridgeline Map” to include Leona Valley’s significant ridgelines; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”), which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs. Leona Valley was listed as an existing CSD with potential to be updated according to the AVAP.
2. According to the AVAP, community-specific zoning regulations “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP.” (Page I-11)
3. Residents from Leona Valley provided recommendations to the County Department of Regional Planning (“Department”). The Department reviewed the recommendations and outreach with the community was initiated to understand its issues and concerns to determine the appropriate mechanism to address its needs. Members of the community wish to update the CSD to preserve, protect, and enhance the community’s rural character and maintain sensitive features such as significant ridgelines, Hillside Management Areas (“HMAs”), and Significant Ecological Areas (“SEAs”), and support the equestrian and agricultural character of the community.
4. On June 13, 2018, the RPC initiated the Antelope Valley CSDs Update Program, which includes the Leona Valley CSD amendment.



5. Leona Valley is located in the southwestern portion of the Antelope Valley, adjacent to the Angeles National Forest, and is bounded by the City of Palmdale to the north and east.<sup>1</sup> The community is partially developed with light agricultural uses and single-family homes on large lots.
6. Other portions of Leona Valley are largely undeveloped, are generally not served by existing infrastructure, contain environmental resources, and are subject to safety constraints. The majority of properties in this community are in the San Andreas SEA.<sup>2</sup>
7. There are a few local businesses in the community's rural town center, including restaurants, hay and feed stores, veterinary services, a motorcycle restoration and repair shop, and a gas station/convenience market. There is also community center, a land mitigation bank/nature preserve, agricultural farms, a fire station, an elementary school, a post office, and faith-based organizations.
8. The Ordinance contains standards that preserve, protect, and enhance the community's rural character and maintain sensitive features, such as significant ridgelines, HMAs, and SEAs, and support the equestrian and agricultural character of the community. New development standards include revised fence requirements to protect the unrestricted movement of wildlife, preservation of vegetation, sign regulations, significant ridgeline and hillside protections, trail design and implementation for discretionary permits, highway and local street standards, standards for new subdivisions, standards for cargo shipping containers in residential and agricultural zones, commercial zone development standards, and a modification process.
9. The proposed amendment to the Los Angeles County General Plan Chapter 9 (Conservation and Natural Resources Element), Figure 9.8 "Hillside Management Areas and Ridgeline Map" adds Leona Valley's significant ridgelines to support the development standards in the CSD to protect significant ridgelines.
10. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan ("General Plan") and the Antelope Valley Area Plan, a component of the General Plan, in that it protects the Leona Valley rural community from incompatible design and development, and requires a higher level of consideration for landscaping and native vegetation in larger development projects.

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<sup>1</sup> Antelope Valley Area Plan (Town & Country)

<sup>2</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Significant Ecological Area** – Department of Regional Planning General Plan 2035

11. Staff conducted outreach for the Ordinance update with stakeholders, community members, and advisory committees of communities including attending meetings of the Association of Rural Town Councils on May 30, 2018; June 27, 2018; January 30, 2019; and May 29, 2019; attending various community events between June 2, 2018 and August 2, 2019; and conducting CSD Working Group meetings with community members on March 29, 2018 and October 3, 2019, and holding a virtual CSD Working Group Meeting on September 10, 2020.
12. Following the initial outreach, staff received comments to include an additional 25 parcels in the southwest portion of the community along Lonesome Valley Road totaling 126 acres within the boundary area. The revised CSD boundary includes the additional parcels.
13. The Ordinance qualifies for a Common Sense Exemption under Section 15061.B.3 and Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines.
14. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on October 29, 2020. In addition, staff sent out notices to 785 property owners and stakeholders on the department's courtesy list. The public hearing notice and materials were posted on the Department's website and promoted through social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Quartz Hill Library. However, the closure of public libraries due to the COVID-19 pandemic prevented the courtesy public access practice.
15. Following the release of the public draft CSD on November 5, 2020, staff received comments to add an additional 25 parcels totaling 580.2 acres in the northeast edge of the community following Godde Hill Road and abutting the City of Palmdale. The revised CSD boundary includes the additional parcels.
16. Following the release of the public draft CSD on November 5, 2020, staff received comments to expand the drive-through prohibition to be community-wide and revise fence requirements to remove language requiring the bottom edge of fencing to be a minimum of 18 inches from the ground and clarify requirements for open, non-view obscuring fencing including fencing installed for the protection of animals. These revisions were included in the December 1, 2020 draft CSD.

17. Following a revised public draft CSD released on December 1, 2020, staff received comments that the community of Leona Valley would no longer like to opt out of existing exemptions in the SEA Ordinance for communities within the boundaries of the Antelope Valley Area Plan. These revisions were included in the December 8, 2020 draft CSD.
18. On December 9, 2020, the Commission conducted a duly-noticed public hearing to consider the Ordinance that would amend the Leona Valley Community Standards District and amend the County General Plan Chapter 9 (Conservation and Natural Resources Element), Figure 9.8 "Hillside Management Areas and Ridgeline Map." Following a presentation by Staff, the Commission unanimously voted to recommend approval of the Ordinance amending the Leona Valley Community Standards District and the County General Plan Chapter 9, Figure 9.8 "Hillside Management Areas and Ridgeline Map," and found the project to be Categorically Exempt and the General Plan amendment exempt per CEQA statute §21065 and guideline §15378, and otherwise exempt pursuant to §15061(b)(3).

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider adopting the Ordinance that amends Title 22 of the Los Angeles County Code to update the Leona Valley Community Standards District, and for consistency, amends the County General Plan "Hillside Management Areas and Ridgeline Map"; and
2. That the Board adopt the Ordinance and amendment to the County General Plan and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan; and
3. That the Board find that this project is Categorically Exempt pursuant to state and local CEQA guidelines and otherwise exempt pursuant to §15061(b)(3).

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 9, 2020.

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

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Lisa Jacobs, Deputy County Counsel Property Division