Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP
Director of Planning

June 7, 2007

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

Dear Supervisors:

**HEARING ON AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF SOUTHEAST ANTELOPE VALLEY (PROJECT R2007-00005) (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

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

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

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

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

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

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

The Town Councils of Littlerock and Sun Village, elected bodies that serve in an advisory capacity to Supervisor Michael D. Antonovich, recognized the challenge of maintaining the Southeast Antelope Valley area's unique quality-of-life while allowing new development that is consistent with the existing character of the two communities. For several years, the Town Council worked with local residents, property owners, and staff from the Department of Regional Planning to draft a CSD that reflects the desires of the two communities.

The proposed CSD will establish new development standards that will only apply to properties within the boundaries of the SEAV area. These standards are intended to maintain the low densities, rural character, and significant natural resources of the two communities. The CSD includes regulations pertaining to minimum lot sizes for new subdivisions, building setbacks, fencing, commercial building design, and public improvements such as curbs, gutters, sidewalks, and streetlights.

Los Angeles County General Plan policies encourage guidelines governing the scale and design of new development on a community-by-community basis. In addition, the Antelope Valley Areawide General Plan designates Littlerock and Sun Village as "rural communities" and calls for growth consistent with existing community character. Establishing the Southeast Antelope Valley CSD is therefore consistent with the County General Plan and the Antelope Valley Areawide General Plan.

On March 28, 2007, the Regional Planning Commission considered the Southeast Antelope Valley CSD in a public hearing and recommended that it be adopted by the Board.

## IMPLEMENTATION OF STRATEGIC PLAN GOALS

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

## FISCAL IMPACT/FINANCING

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

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Department of Regional Planning sought public input on the proposed CSD at a community meeting held at Jackie Robinson Park in the Southeast Antelope Valley area on December 11, 2006.

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

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

## ENVIRONMENTAL DOCUMENTATION

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

A copy of the proposed Negative Declaration was transmitted to the Littlerock County Library for public review on February 26, 2007. In addition, public notice was published on February 26, 2007, in the *Antelope Valley Press*, a newspaper of general circulation in the area affected by the proposed ordinance, pursuant to Public Resources Code Section 21092. Three letters regarding the environmental document were received during the public review period. The State Department of Transportation and the City of Palmdale had no comment on the proposal. The State Native American Heritage Commission recommended an assessment of potential historical resources in the area before construction.

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

## IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

This letter replaces our May 9, 2007, correspondence, to include the final draft ordinance, which was completed by County Counsel.

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

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:RDH:MG:jma

Attachments:

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

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

# 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 Southeast Antelope Valley Community Standards District which institutes development standards that are intended to maintain the low density, rural character, and significant natural resources of the communities of Littlerock and Sun Village. |
| **REQUEST:** | Adoption of the proposed amendment to Title 22. |
| **LOCATION:** | Littlerock and Sun Village (Antelope Valley) |
| **APPLICANT OR SOURCE:** | Regional Planning Commission directive |
| **STAFF CONTACT:** | Mr. Marshall Adams at (213) 974-6476 |
| **RPC HEARING DATE:** | March 28, 2007 |
| **RPC RECOMMENDATION:** | Board public hearing to consider adoption of the proposed amendment. |
| **MEMBERS VOTING AYE:** | Commissioners Valadez, Bellamy, Rew, and Modugno |
| **MEMBERS VOTING NAY:** | None |
| **MEMBERS ABSENT:** | Commissioner Helsley |
| **KEY ISSUES:** | Rapid growth in the Antelope Valley has increased development pressure on the Southeast Antelope Valley area; however, the two communities lack adequate road, sewer, and public water infrastructure to support new growth at urban densities. The proposed CSD aims to maintain the Southeast Antelope Valley area's unique quality-of-life while allowing new development that is consistent with the existing character of the two communities.<br><br>Specific issues identified by the community and addressed by the CSD include minimum lot sizes for new subdivisions, building setbacks, fencing, |

commercial building design standards, and public improvements such as curbs, gutters, sidewalks, and streetlights.

**MAJOR POINTS FOR:**

The proposed CSD was developed in a collaborative process that included the Town Councils of Littlerock and Sun Village, elected bodies that serve in an advisory role to Supervisor Michael D. Antonovich, as well as local residents, property owners, and representatives from the Department of Regional Planning and other County agencies.

The proposed CSD provides community-specific development standards for issues where current Countywide policies do not address the needs of the Southeast Antelope Valley area.

**MAJOR POINTS AGAINST:**

None.

# Attachment 2

# Summary of Regional Planning Commission Proceedings

## REGIONAL PLANNING COMMISSION
## SUMMARY OF PUBLIC HEARING PROCEEDINGS

## PROPOSED AMENDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF SOUTHEAST ANTELOPE VALLEY

**March 28, 2007**

The Commission conducted a public hearing to consider the proposed amendment to Title 22 to establish a Community Standards District (CSD) for the unincorporated Southeast Antelope Valley area. The proposed CSD would institute specific development standards that are intended to maintain the low densities, rural character, and significant natural resources of the communities of Littlerock and Sun Village.

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

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

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

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

# 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) of the Los Angeles County code relating to the Southeast Antelope Valley Community Standards District (CSD); and

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

1. The unincorporated community of Southeast Antelope Valley is part of the Fifth Supervisorial District. The area is located in the Antelope Valley, bounded on the north and west by the City of Palmdale, on the east by the unincorporated communities of Lake Los Angeles and Pearblossom, and on the south by the Angeles National Forest and the unincorporated community of Juniper Hills.

2. The subject community is predominantly rural, and mostly comprised of low-density residential and agricultural zones, with limited areas of commercial and industrial zones.

3. In October 1992 staff from the Department of Regional Planning (DRP) was contacted by representatives of the Littlerock Town Council, who expressed the desire to create new development standards in order to preserve the rural character of the area. DRP worked with the community for many years to achieve consensus on community standards.

4. Following numerous Town Council and community meetings, DRP staff held a public meeting on December 11, 2006, where community members demonstrated their support for the proposed CSD.

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

6. The proposed CSD will help preserve the community character by limiting subdivisions and street improvements, establishing commercial development standards, requiring public trails, and promoting use of native vegetation.

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

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

1. Hold a public hearing to consider the proposed amendments to Title 22 (Zoning) of the Los Angeles County Code relating to the Southeast Antelope Valley Community Standards District;

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

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

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

By _____

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

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

Elaine Lemke, Principal Deputy County Counsel
Property Division

# Attachment 4

# Recommended Ordinance for Board Adoption

## ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code relating to establishing the Southeast Antelope Valley Community Standards District.

RAYMOND G. FORTNER, JR.
County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

2/28/07 (requested)

5/31/07 (revised)

441549_3

**ORDINANCE NO. _____**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to establishing the Southeast Antelope Valley Community Standards District.

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

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

**22.44.110 List of districts.**

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

| District Number | District Name | Ordinance of Adoption | Date of Adoption |
|---|---|---|---|
| . . . | . . . | . . . | . . . |
| 32 | Southeast Antelope Valley | 2007-_____ | ____-____-2007 |

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

**22.44.141 Southeast Antelope Valley Community Standards District.**

A. Intent and Purpose. The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

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

C. Exemptions. This CSD shall not apply to:

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

a. Director's reviews;

b. Tentative tract maps and parcel maps;

c. General plan amendments and area plan amendments; and

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

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

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

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

D. Community-wide Development Standards.

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

2. Property Maintenance. All portions of any lot or parcel of land that are visible from a public or private street shall be kept free of debris, trash, lumber,

overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves, and freezers.

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

4. Street Improvements. In new residential land divisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 of Chapter 21.24:

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

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

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

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

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

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

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

7. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split-façed or whole brick, wooden pickets, iron, any combination of the above, or other materials approved by the director.

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

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

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

ii. Multi-purpose use. The trails shall be designed to accommodate both pedestrian and equestrian uses.

b. Trail maintenance. When trails and feeder routes are not required to be maintained by the department of parks and recreation, the conditions of approval for new land divisions shall require that said trails be maintained, subject to approval by the department of parks and recreation, by a homeowner's association to which the trail or feeder route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, sections 22500, et seq., of the California Streets and Highways Code ("Landscaping and Lighting Act District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by the department of parks and recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the county.

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

E. Zone-Specific Development Standards.

1. Residential and Agricultural Zones. Each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.

2. Commercial and Industrial Zones.

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

i. Benches;

ii. Bicycle racks;

iii. Decorative lights;

iv. Drinking fountains;

v. Landscaped buffers;

vi. Newsstands;

vii. Planter boxes;

viii. Special paving materials, such as treated brick, for pedestrian circulation areas;

ix. Trash receptacles;

x. Landscaped trellises or breezeways between buildings; or

xi. Other amenities approved by the director.

b. Yards. All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially- or agriculturally-zoned lot or parcel of land shall:

i. Have a landscaped area with a width of not less than 25 feet along the property line(s) adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially- or agriculturally-zoned lot or parcel of land. Along the property line(s) not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

(A). In commercial zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

(B). In industrial zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

ii. Have side yards for reversed corner lots as required in the adjoining residentially- or agriculturally-zoned lot or parcel of land.

c. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land.

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

e. Outside Storage. Outside storage shall be maintained in accordance with the standards and requirements of Part 7 of Chapter 22.52 and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially- or agriculturally-zoned lots or parcels of land at ground level.

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

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

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

iii. Prohibited Signs.

(A). Roof business signs.

(B). Signs painted directly on buildings.

3. All other zones (Reserved).

F. Area-Specific Development Standards. The CSD contains two distinct commercial areas:

1. Area 1 - Palmdale Boulevard Commercial Area.

a. Intent and Purpose. This area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Southwestern, Spanish Mission, or Mediterranean architecture, with ceramic tile roof and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director;

ii. At least two of the following architectural elements:

(A). Arcades;

(B). Arches;

(C). Awnings;

(D). Courtyards;

(E). Colonnades; or

(F). Plazas; and

iii. Variation in roofline and façade detailing such as recessed windows, balconies, offset planes, or similar architectural accents approved by the director. Long, unbroken building facades shall be prohibited.

d. Yards.

i. Each lot or parcel of land adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.

ii. Parking lots are prohibited in the required front yard area.

iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree for every 150 square feet of yard area.

iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

2. Area 2 - Pearblossom Highway Commercial Area.

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

b. Applicability. The standards contained in this subsection shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the area shown on the map following this section.

c. Building Height. All buildings shall be limited to a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

d. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

i. Western or Southwestern architecture constructed of stucco, wood, adobe, or other materials approved by the director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the director; and

ii. Western or Southwestern style exterior lighting and business signage approved by the director.

e. Yards.

i. Each lot or parcel of land adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

ii. Parking lots are prohibited in the required front yard area.

iii. The required front yard area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List on file with the department of regional planning, and shall include no less than one 15-gallon tree, for every 150 square feet of yard area.

iv. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the director are permitted within the required front yard area.

G. Modification of Development Standards.

1. Findings. The director may permit modifications from the development standards specified in subsection F, above, where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

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

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

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

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

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

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

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

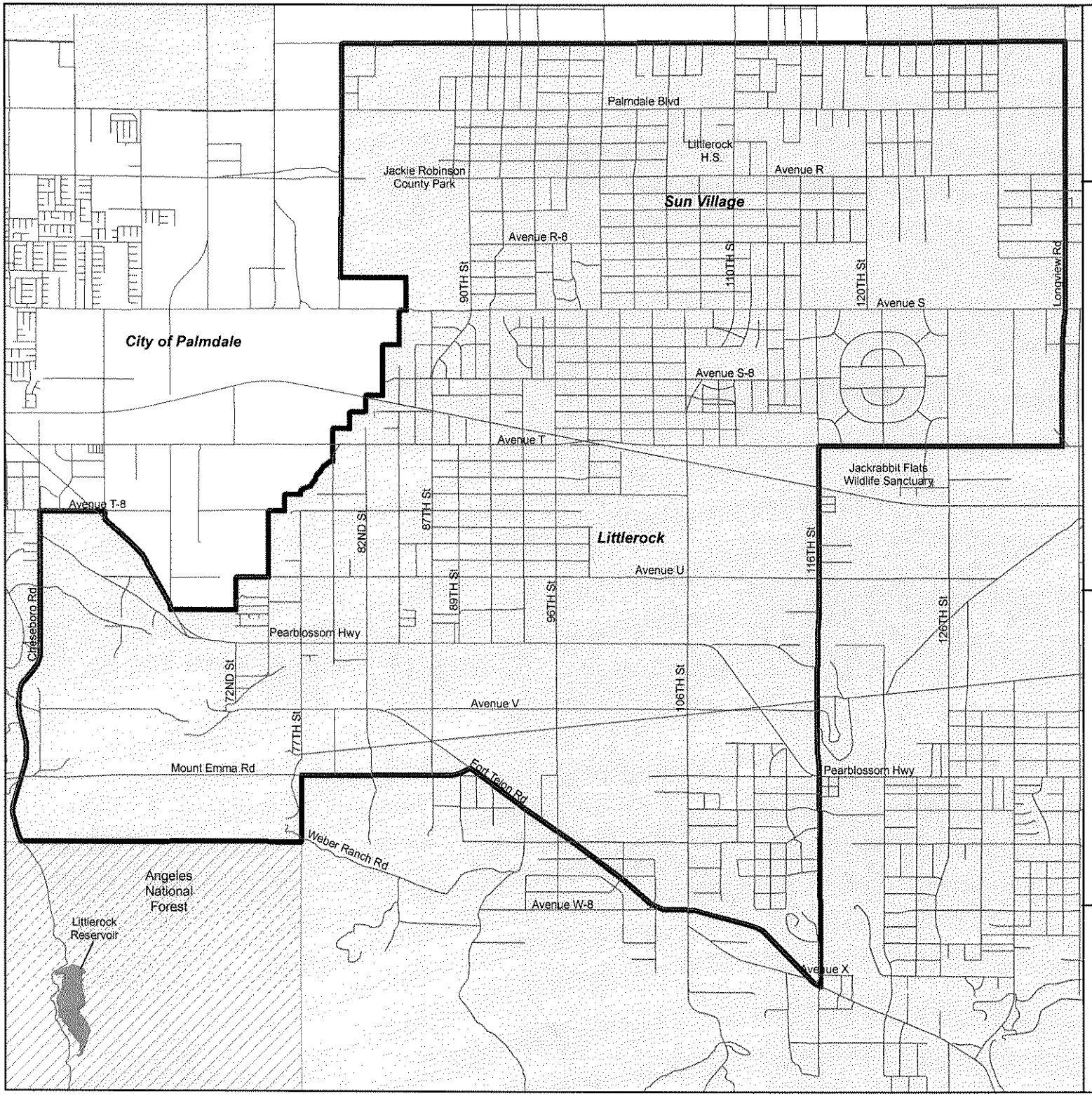
3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a, above, indicating that any property owner opposed to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

4. Decision.

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

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a, above, of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission. If the applicant files an appeal, the applicant shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

[2208130ELCOCO]



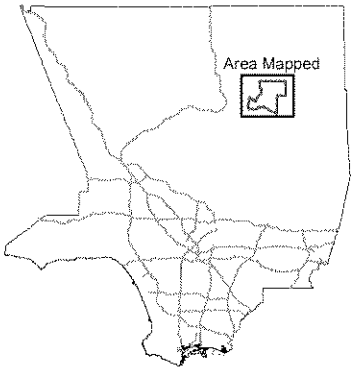

# Los Angeles County

## Southeast Antelope Valley Community Standards District

### Legend:

- Streets
- Southeast Antelope Valley CSD Boundary
- Angeles National Forest
- Unincorporated Area

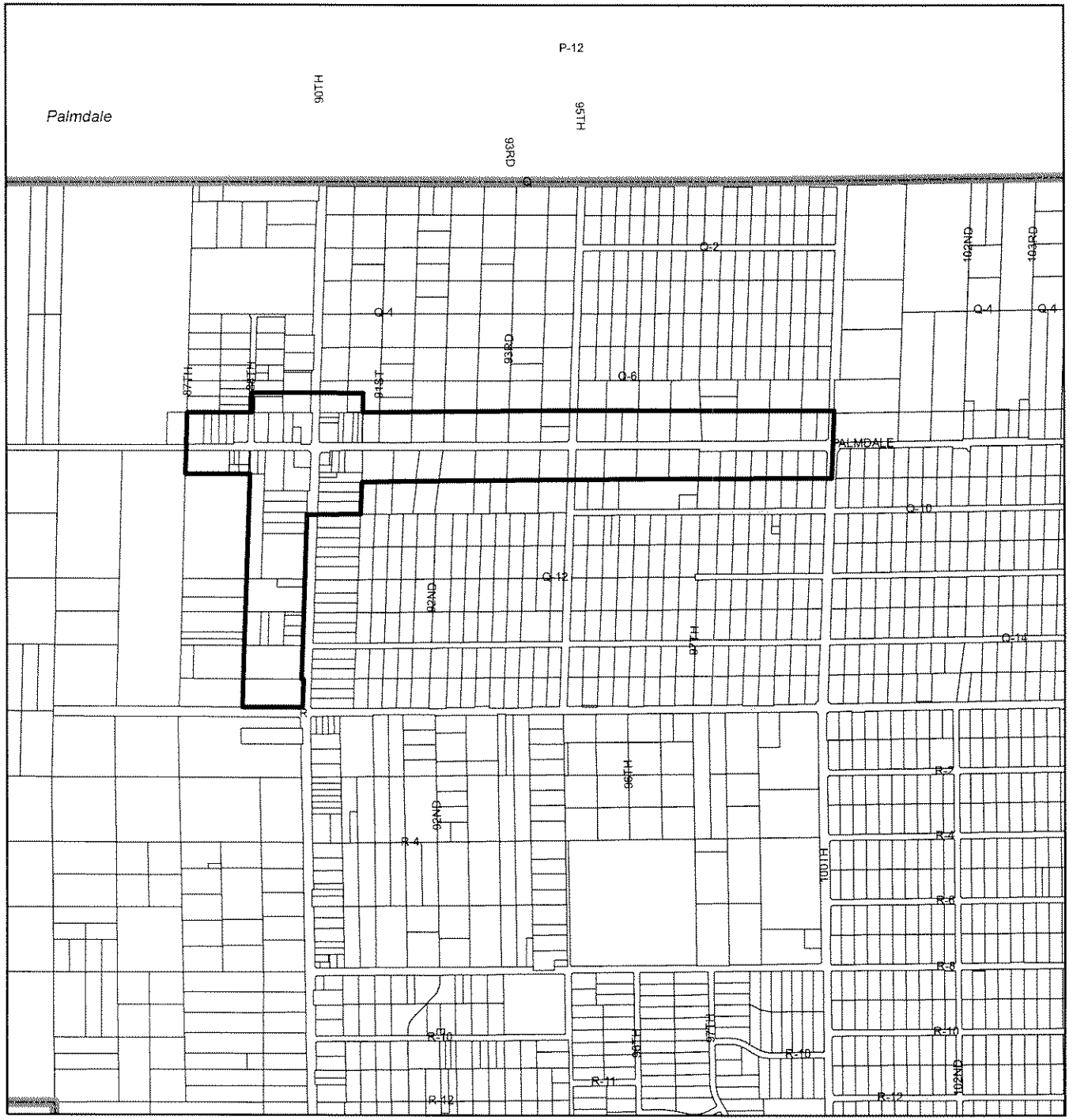
### Key Map:




N

0 0.15 0.3 0.6 0.9 1.2 Miles

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

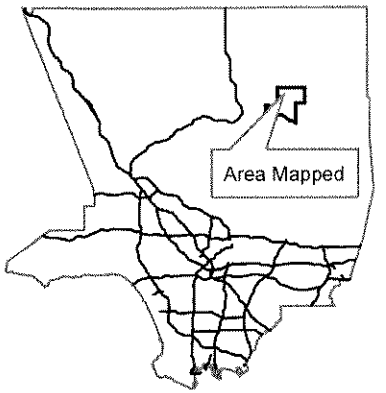



***Boundary of the Palmdale Boulevard Commercial Area Southeast Antelope Valley Community Standards District***

***Legend:***

- Area Specific Standards
- CSD Boundary
- 2005 Parcels

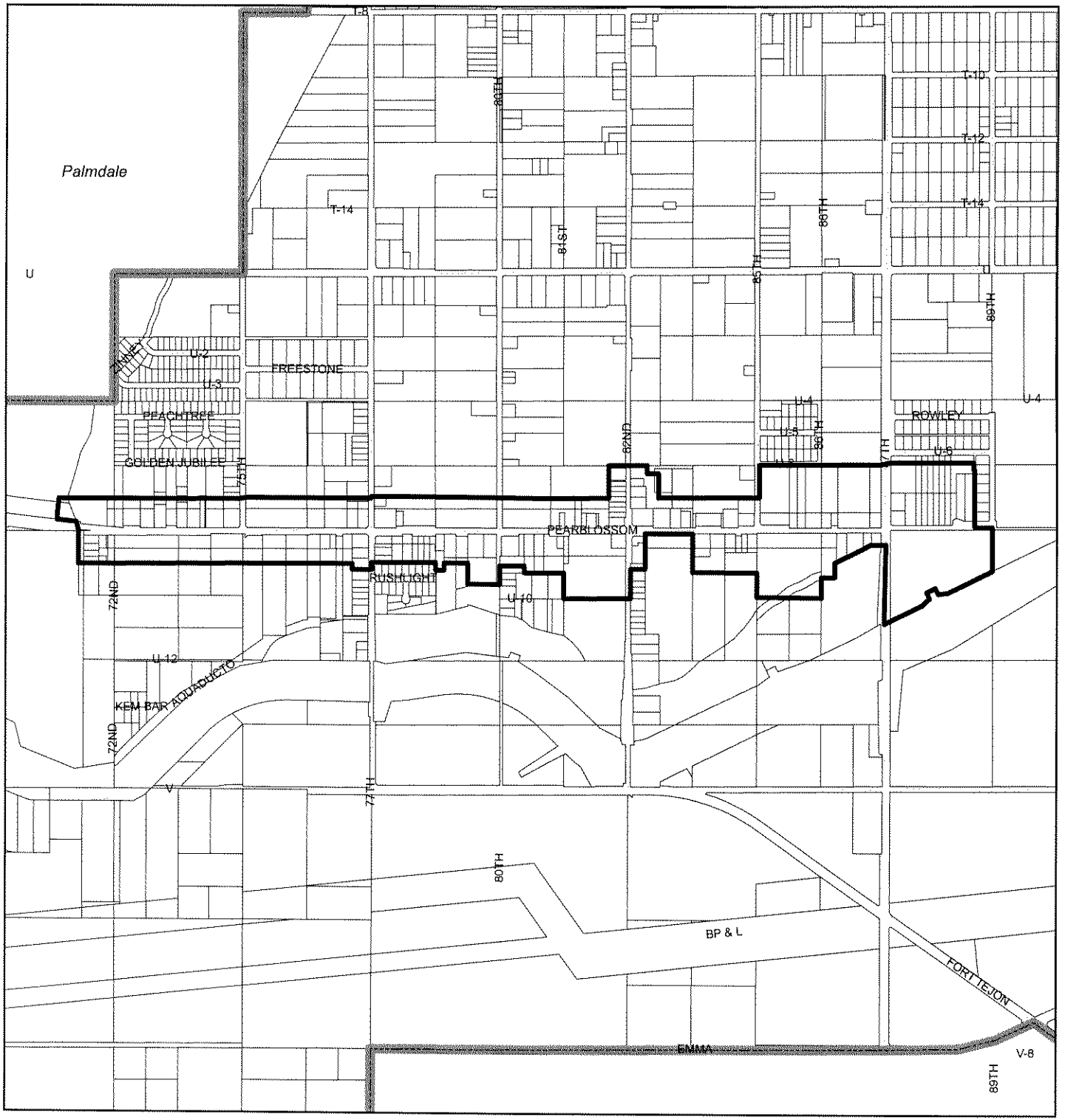
***Key Map:***




N

0 285 570 1,140 1,710 Feet

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

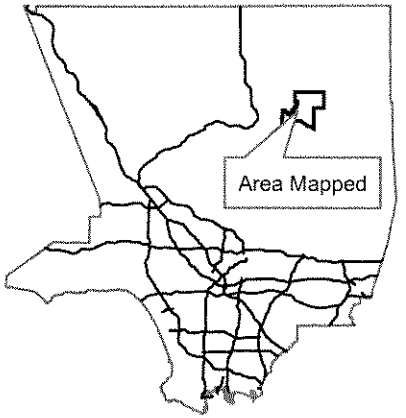



***Boundary of the Pearblossom Highway Commercial Area Southeast Antelope Valley Community Standards District***

***Legend:***

- Area Specific Standards
- CSD Boundary
- 2005 Parcels

***Key Map:***




N

0 255 510 1,020 1,530 Feet

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

# Attachment 5

# Environmental Document

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

# NEGATIVE DECLARATION

PROJECT NUMBER: R2007-00005

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

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

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

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

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

PREPARED BY: Marshall Adams
Regional Planning Assistant

DATE: 2/22/2007

**STAFF USE ONLY**

**PROJECT NUMBER:** R2007-00005

**CASES:** RADV T200700001

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

**COUNTY OF LOS ANGELES**

**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

| | | | |
|---|---|---|---|
| **I.A. Map Date:** | | **Staff Member:** | Marshall Adams |
| **Thomas Guide:** | Pages 4197, 4198, 4287, 4288, 4377 and 4378 | **USGS Quad:** | Littlerock, Palmdale, Juniper Hills |
| **Location:** | The unincorporated community of Southeast Antelope Valley (Littlerock and Sun Village) is located approximately 60 miles north of the Los Angeles Civic Center. It is bounded by the City of Palmdale and Cheseboro Road to the west, by the Los Angeles National Forest and the unincorporated community of Juniper Hills to the south, and by the unincorporated communities of Pearblossom and Lake Los Angeles to the east. | | |
| **Description of Project:** | The project consists of a Community Standards District (CSD) zoning ordinance. The objective of the CSD, which would establish additional development standards applicable only to properties within the Southeast Antelope Valley community, is to ensure that future public and private improvements are consistent with the community's existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Area Plan. The development standards contained within the CSD are oriented towards maintaining the low densities and rural character of the Southeast Antelope Valley. | | |
| **Gross Area:** | 21,298 acres (33.28 square miles) | | |
| **Environmental Setting:** | The unincorporated community of the Southeast Antelope Valley is a rural and low-density area located in the center of the Antelope Valley. | | |
| **Zoning:** | Various (A-1-10000, A-1-1, A-2-10000, A-2-1, A-2-2, A-2-5, R-A-10000, R-A-1, R-3, C-1, C-3, CPD, M-1, M-1.5, M-2, O-S) | | |
| **General Plan:** | N/A (Antelope Valley Area Plan) | | |
| **Community/Area Wide Plan:** | Antelope Valley Area Plan, various designations (BLM-Bureau of Land Management, C-Commercial, M-Manufacturing, N1-Non- | | |

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

**Major projects in area:**

| Project Number | Description | Status |
|---|---|---|
| N/A | | |

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

## REVIEWING AGENCIES

Responsible Agencies

- ☒ 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.
- ☒ City of Palmdale
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

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

County Reviewing Agencies

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

| CATEGORY | FACTOR | Pg | Less than Significant Impact/No Impact | Less than Significant Impact with Project Mitigation | Potentially Significant Impact | Potential Concern |
|---|---|---|---|---|---|---|
| | | | ANALYSIS SUMMARY (See individual pages for details) | | | |
| 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: *February 22, 2007*

Approved by: *Mitch Glaser, Principal Regional Planning Asst.* Date: *February 22, 2007*

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

☐ Determination appealed--see attached sheet.

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

## HAZARDS - 1. Geotechnical

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

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

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

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

**CONCLUSION**

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

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

## HAZARDS - 2. Flood

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

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

☐ Lot Size ☒ Project Design

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

**CONCLUSION**

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

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

## HAZARDS - 3. Fire

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

☒ Fuel Modification/Landscape Plan

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

☒ Project Design ☐ Compatible Use

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

**CONCLUSION**

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

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

## HAZARDS - 4. Noise

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

### CONCLUSION

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

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

☐ Lot Size ☐ Project Design

### CONCLUSION

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

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

## RESOURCES - 2. Air Quality

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

☐ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

**CONCLUSION**

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

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

## RESOURCES - 3. Biota

### SETTING/IMPACTS

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

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

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

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

### CONCLUSION

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

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

## RESOURCES - 4. Archaeological / Historical / Paleontological

### SETTING/IMPACTS

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

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

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

### CONCLUSION

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

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

## RESOURCES - 5. Mineral Resources

**SETTING/IMPACTS**

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

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

**CONCLUSION**

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

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

## RESOURCES - 6. Agriculture Resources

**SETTING/IMPACTS**

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

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

☐ Lot Size ☐ Project Design

**CONCLUSION**

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

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

## RESOURCES - 7. Visual Qualities

**SETTING/IMPACTS**

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

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

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

**CONCLUSION**

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

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

## SERVICES - 1. Traffic/Access

**SETTING/IMPACTS**

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

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

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

**CONCLUSION**

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

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

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

### CONCLUSION

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

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

## SERVICES - 3. Education

**SETTING/IMPACTS**

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

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

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

**CONCLUSION**

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

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

## SERVICES - 4. Fire/Sheriff Services

**SETTING/IMPACTS**

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

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

☐ Fire Mitigation Fees

**CONCLUSION**

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

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

## SERVICES - 5. Utilities/Other Services

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

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

☐ Lot Size ☐ Project Design

**CONCLUSION**

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

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

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

### CONCLUSION

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

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

## OTHER FACTORS - 2. Environmental Safety

**SETTING/IMPACTS**

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

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

☐ Toxic Clean up Plan

**CONCLUSION**

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

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

# Attachment 6

# Legal Notice of Board Hearing

**COUNTY OF LOS ANGELES**

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

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

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

> **SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT ORDINANCE (CSD):** The objective of the CSD is to establish new development standards that are intended to maintain the low density, rural character, and significant natural resources of the communities of Littlerock and Sun Village. The CSD is generally bounded by Avenue Q and the City of Palmdale on the north, Longview Road, Avenue T and 116th Street on the east; Fort Tejon Road, Mount Emma Road, the western line of Sections 25 and the southern line of Section 23 (Township 5 North, Range 11 West) on the south; Cheseboro Road and the City of Palmdale on the west.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Mr. Marshall Adams at (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday or e-mail him at *madams@planning.lacounty.gov.* Project materials will also be available on the Department of Regional Planning website at *http://planning.lacounty.gov/docOrd.htm.*

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

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

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

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

# Attachment 7

# List of Persons to be Notified