

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

NOVEMBER 12, 2014

The existing Antelope Valley Area Plan was adopted by the Board of Supervisors on December 4, 1986 and had a "horizon year" of 2000. Thus, there was a need to update the Area Plan to reflect various changes in development patterns and projected growth in the Antelope Valley. Through the hard work of the Town Councils, Antelope Valley Area Plan Blue Ribbon Committee and the Department of Regional Planning, we were able to achieve an appropriate balance between economic growth and development, the preservation of important environmental resources and the protecting unique rural character of the Antelope Valley.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Close the public hearing.
2. Certify that it has reviewed and considered the environmental information in the Final EIR; certify that the Final EIR has been completed in accordance with the California Environmental Quality Act and the State and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the proposed Project; adopt the Findings of Fact and Statement of Overriding Considerations prepared for the Project.
3. Indicate the intent to approve the proposed Area Plan (Advance Planning No. Zoning Code Amendments (Advance Planning No. 2014-00009), as recommended by the Regional Planning Commission (RPC), with the following additional changes:
 - a. Add a provision that ensures that if a conflict exists between the Antelope Valley Area Plan and any new or existing Significant Ecological Area (SEA) ordinance, the provisions in the Antelope Valley Area Plan shall control.

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MOLINA _____

RIDLEY-THOMAS _____

YAROSLAVSKY _____

ANTONOVICH _____

KNABE _____

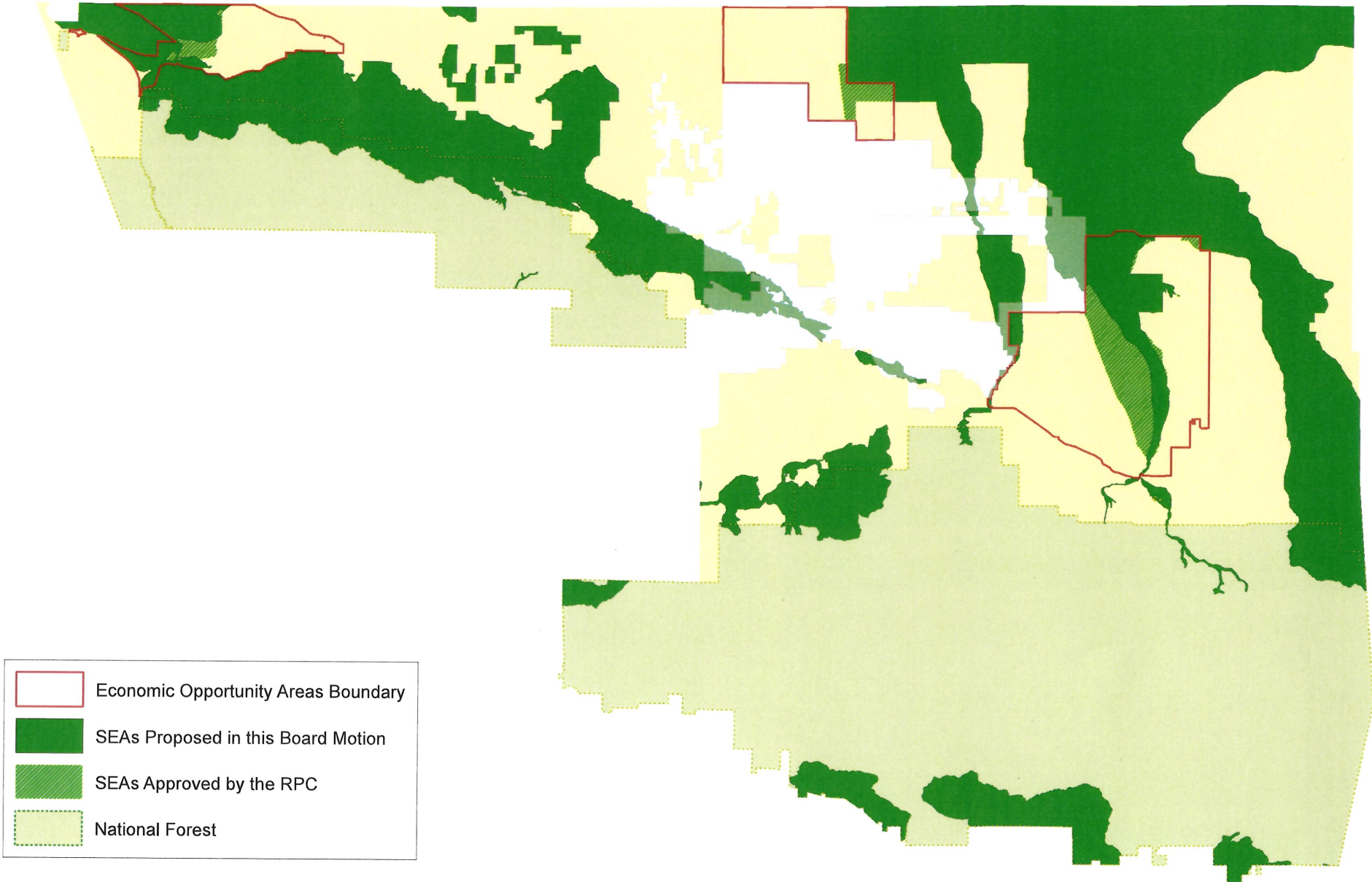
- b. Adjust the Significant Ecological Area (SEA) designation within the East and Central Economic Opportunity Areas (EOA) to the boundaries which generally align with the existing adopted SEAs and do not include any additional SEA expansion in the EOAs. Also remove the SEA designation from the RL-1, CR and IL in the West EOA as depicted on the attached map.
- c. When any project in the West EOA proceeds with a Specific Plan, pursuant to Government Code sections 65359 and 65450 through 65457, a plan amendment will not be required as long as the proposed development is consistent with the Antelope Valley Area Plan.
- d. Within the west EOA, the SEA overlay/designation shall apply only to the portion of the parcel or lot that are indicated as SEAs in the Land Use Policy Map (Map 2.1) of this Area Plan. If a portion of such a lot has an SEA overlay/designation, only that portion of the lot shall be subject to the SEA regulations, not the entire lot notwithstanding section 22.56.215 of the Los Angeles County Code.
- e. Delete Community Plan requirement from the Central and East EOAs in the AVAP.
- f. Make zoning consistent with the adopted Land Use Policy Map in the west EOA by changing A 2-10 to RPD to allow the appropriate density in that area; and RPD zoning be allowed to convert uses to CPD if the densities within the EOA remain the same.
- g. Delete the policy and process outlined in Chapter 8-Implementation calling for a review of the SEA in the Antelope Valley every two years.
- h. Add a definition for "legal lot" within the Plan, and include how any lot brought into compliance with the Subdivision Map Act after the Plan effective date, will be subject to the zoning requirements in effect at the time of lot creation. Define a "legal lot" as including "any lot that would otherwise currently qualify for a conditional certificate of compliance wherein the conditions imposed therein shall not include a requirement for compliance with the new land use/and or zoning designations imposed by this Area Plan."





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- i. Delete the definition of Master-Planned development reference on page I-8.
- j. Change Land Use Policy 5.1 to state: “Ensure that development is consistent with the Sustainable Communities Strategy adopted in 2012, an element of the Regional Transportation Plan developed by the Southern California Association of Governments.”
- k. Change Land Use Policy 2.2 to state: “Limit the amount of potential development within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.”
- l. Modify AVAP policies and map to delete conflicting language that restricts growth in the EOA’s. The proposed Area Plan should be clarified to exclude from EOAs the applicability of other proposed policies limiting development, including Policies LU 2.2 and COS 5.2 (Scenic Resource Areas), LU 2.3 (Agricultural Resource Areas), LU 2.5 and COS 16.1 (riparian areas, groundwater recharge basins, and vegetated areas), Policy 2.6 (proximity to National Forests), LU 3.1 (seismic areas), LU 3.3 (fire hazard zones currently lacking proximate fire response services), LU 3.4, COS 4.5 and COS 19.1 (Hillside Management Areas), LU 3.5 (landslide and liquefaction areas), LU 3.6 (airport influence areas). Additionally, remove the Rural Preserve Area map designation from the EOAs.
- m. Change land use designation and zoning of existing C-3 portions of APN 3083-001-057 and APN 3036-024-903 from RL10 and A-2-2, to CR and C-RU.
- n. Change the land use designation and zoning of APN 3054-020-011 from RL1 and A-1-1 to IL and M-1-DP.
- o. Prohibit ground mounted utility-scale renewable energy projects in all SEA and EOA designated areas in the Antelope Valley Area Plan.
- p. Exempt from the SEA Ordinance single family residences and their accessory structures and animal keeping areas and facilities located within the boundaries of the Antelope Valley Area Plan.

- q. Exempt from the SEA Ordinance all previously disturbed farmland located within the boundaries of the Antelope Valley Area Plan.
 - r. Exempt from the SEA Ordinance minor subdivisions located within the boundaries of the Antelope Valley Area Plan.
 - s. Exempt from the SEA Ordinance the rebuilding and replacement of structures destroyed in a catastrophic event.
 - t. Direct Regional Planning to incorporate this Antelope Valley Area Plan as modified and adopted into the Countywide General Plan Update currently being prepared.
 - u. Direct Regional Planning to meet and work with Antelope Valley based farmers and the Los Angeles County Farm Bureau members to properly identify and define Agricultural Resource Areas.
4. Instruct County Counsel to prepare the final documents and ordinance for the Area Plan Update and bring them back to the Board for your consideration.

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-  Economic Opportunity Areas Boundary
-  SEAs Proposed in this Board Motion
-  SEAs Approved by the RPC
-  National Forest