PROJECT NO. R2013-01680-(5)
AVIATION CASE NO. 201300003

AIRPORT LAND USE COMMISSION REVIEW OF THE AGUA DULCE COMMUNITY STANDARDS DISTRICT UPDATE

OVERVIEW

This is an Airport Land Use Commission (ALUC) review of the Agua Dulce Community Standards District Update (CSD Update) **(see Attachment A: Agua Dulce Community Standards District Update)**. The purpose of this review is to determine consistency of the CSD Update with the Los Angeles County Airport Land Use Compatibility Plan (ALUCP) due to the presence of the Agua Dulce Airport within the CSD Update boundaries.

The proposed CSD Update is a component of the Countywide General Plan which guides development and conservation within the community of Agua Dulce. Community Standards Districts (CSD) are established as supplemental districts to provide a means of 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.

CSD Update regulations supplement the countywide zoning and subdivision regulations. The CSD Update requires an amendment of Section 22.44.090 of the Los Angeles County Zoning Ordinance.

STATUTORY REQUIREMENTS

Public Utilities Code Section 21670.2 established the Los Angeles County Regional Planning Department as the Airport Land Use Commission (ALUC) with the mission of protecting public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards around public airports.

Section 21676 (b) directs local agencies to submit for ALUC review, amendments to the general plan or specific plan, or the adoption of a zoning ordinance or building regulation for consistency with the adopted 1991 Los Angeles County Airport Land Use Compatibility Plan (ALUCP). This CSD Update is an amendment to the County zoning ordinance and therefore requires ALUC review.

PROJECT DESCRIPTION

The CSD Update is an update of the original Agua Dulce Communities Standards District adopted on July 30, 1985. The CSD Update is being established to create new development standards, conservation and design guidelines for parcels within its

boundaries. The CSD also proposes an expansion to the existing boundaries. The CSD does not propose zone and land use changes, nor does it authorize any improvements which can have compatibility concerns with noise, safety, airspace protection and overflight annoyance.

The CSD Update proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code. The Los Angeles County Regional Planning Commission approved the CSD Update along with the Negative Declaration for the project on February 22, 2012. The Board of Supervisors approved the CSD Update on May 22, 2012 and sent it to County Counsel for legal review. On July 24, 2013, the ALUC will review the CSD Update project for consistency with the adopted ALUCP.

The Project Site

The community of Agua Dulce is located entirely within the 5th Supervisorial District. The boundaries of the CSD Update have been expanded and are shown in Attachment B of this document. The Agua Dulce airport environs are located in the center of the CSD Update boundary (**see Attachment B: CSD Boundary Map**).

Airport Influence Area

The CSD Update project site entirely encompasses the Airport Influence Area for the Agua Dulce Airport (**see Attachment C: Airport Influence Area**).

Existing Land Uses and Zoning

The CSD Update is an implementation tool of the Santa Clarita Valley Area Plan, a component of the Los Angeles County General Plan. The Santa Clarita Area Plan was adopted by the Board of Supervisors and created new land use categories and zoning designations. The Airport Influence Area contains the following land use categories: P (Public Use) and RL10 (Rural Lands, maximum density of 1 unit per 10 acres). The existing adopted surrounding land use categories are RL2 (Rural Lands, maximum density of 1 unit per 2 acres), RL10 (Rural Lands, maximum density of 1 unit per 10 acres) and CG (Commercial General) (**see Attachment D: Map of Surrounding Land Uses**).

LOS ANGELES COUNTY AIRPORT LAND USE COMPATIBILITY PLAN

In 1991 the ALUC adopted the Los Angeles County Airport Land Use Compatibility Plan (ALUCP) which sets forth policies, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them. The adopted ALUCP contains policies to help minimize the public's exposure to excessive noise and safety hazards associated with airport operations.

ALUCP Noise Policy

ALUCP noise policy establishes a system for measuring noise, sets sound insulation standards for qualified projects, establishes the Land Use Compatibility Table (**see Attachment E: ALUCP Land Use Compatibility Table**) and encourages a statement of noise disclosure for properties in affected areas.

The ALUCP Land Use Compatibility Table lists recreation, agriculture, industrial and commercial land uses within the 65 dB CNEL noise contour as compatible from an airport land use perspective. Residential and recreational uses are also listed as compatible uses provided sound insulation needs are reviewed, and lists educational facilities as not compatible.

ALUCP Safety Policy

ALUCP safety policy requires the establishment of safety zones, and sets criteria for limiting uses that may create a safety hazard for aircraft in the air and people on the ground. The CSD Update is not a policy document and does not set forth development guidelines that pose a safety concern according to the ALUCP.

STAFF EVALUATION

Staff conducted a consistency analysis of the CSD Update with all ALUCP policies. This analysis revealed that the CSD Update presents no conflicts or inconsistencies with the Los Angeles County ALUCP.

In the Airport Influence Area and in the entire CSD Update area there are no new land uses or changes in land uses proposed and no new zoning or changes in zoning are proposed. The consistency review analysis concluded that there are no inconsistencies between the CSD Update and the Los Angeles County ALUCP policies. The environmental analysis documents produced for the project are an Initial Study and a Negative Declaration. All of the categories in the Initial Study which led to the Negative Declaration that are relevant for ALUC review, i.e., Land Use & Planning, Noise, Population & Housing, Hazard and Hazardous Materials (Safety) and Transportation had either No Impact or a Less Than Significant Impact.

The CSD Update does not propose any zone or land use changes, or any new housing, businesses, road extensions, or other infrastructure improvements that would induce substantial population growth. The CSD Update is intended to maintain a dispersed, low density development pattern to preserve the secluded rural nature of the Agua Dulce community.

The Initial Study analysis concluded that for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, the CSD Update would produce a Less Than Significant Impact. Because the CSD Update will neither directly nor indirectly expand what is built in Agua Dulce, nor will it significantly increase the level of future development, the CSD Update will not result in a significant increase in noise. All future development pursuant to the CSD Update will also be required to adhere to applicable policies and regulations concerning safety in the vicinity of an airport and/or airstrip. As such, for a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport, the CSD Update would have less than significant impact on the safety of the people residing or

working in the project area. The same conclusion applies to a private airstrip. The CSD Update also would have a Less Than Significant Impact on changing air traffic patterns.

CONCLUSION

The ALUC staff consistency review analysis concludes that there are no conflicts or inconsistencies between the CSD Update and the Los Angeles County ALUCP policies. Therefore, ALUC staff deems that the Agua Dulce Community Standards District Update Project No. R201301680-(5) / Aviation Case No. 201300003 is **CONSISTENT** with the adopted 1991 Los Angeles County Airport Land Use Compatibility Plan for the Agua Dulce Airport.

STATUS OF PROJECT

The CSD Update was recommended for approval by the County of Los Angeles Regional Planning Commission (RPC) at a public hearing on February 22, 2012. On May 22, 2012, the Los Angeles County Board of Supervisor's approved the recommendation of the RPC to amend the County Code to update the CSD Update as reflected in the draft ordinance and instructed the County Counsel to prepare an ordinance amending the County Code as recommended by the RPC. ALUC review for a consistency determination of the CSD Update is required prior to final action by the Los Angeles County Board of Supervisor's **(see Attachment F: Board Package and Initial Study).**

ENVIRONMENTAL DOCUMENTATION

Based on the Negative Declaration that was prepared for this project, adoption of the proposed ordinance amendment will not have a significant effect on the environment (included in Attachment F).

PUBLIC COMMENTS

As of the date of this staff report, staff has received no comments, written or by telephone regarding this project.

RECOMMENDED ACTION

Staff recommends that the Airport Land Use Commission find the Agua Dulce Community Standards District Update **CONSISTENT** with the policies of the Los Angeles County Airport Land Use Compatibility Plan.

SUGGESTED MOTION

*"I move that the Airport Land Use Commission close the public hearing and, based on the evidence presented, find the Agua Dulce Community Standards District Update project **CONSISTENT** with the adopted Los Angeles County Airport Land Use Compatibility Plan."*

ATTACHMENTS

Attachment A: Agua Dulce Community Standards District Update
Attachment B: CSD Boundary Map
Attachment C: Airport Influence Area
Attachment D: Surrounding Land Uses
Attachment E: ALUCP Land Use Compatibility Table
Attachment F: Board Package and Initial Study

Prepared by: Jennifer Lee, LEED AP BD+C, Regional Planning Assistant II
Reviewed by: Carmen Sainz, Supervising Regional Planner, Community Studies East

RESOLUTION
LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION

WHEREAS, section 21670, et seq. of the California Public Utilities Code ("PUC") requires every county in which there is an airport served by a scheduled airline to establish an airport land use commission (ALUC);

WHEREAS, pursuant to section 21674 of the PUC, the power and duties of an airport land use commission include: assisting local agencies in ensuring compatible land uses in the vicinity of new and existing airports; coordinating planning at the state, regional and local levels so as to provide for the orderly development of air transportation; preparing and adopting airport land use compatibility plans; and reviewing plans of local agencies to determine whether such plans are consistent with the applicable airport land use compatibility plan;

WHEREAS, pursuant to section 21670.2 of the PUC, the Los Angeles County Regional Planning Commission has the responsibility for acting as the ALUC for the Los Angeles County ("County") and thereby coordinating the airport planning of public agencies within the County;

WHEREAS, pursuant to section 21675 of the PUC, the ALUC has the responsibility to formulate a comprehensive land use plan that will provide for the orderly growth of each public airport and the area surrounding the airport within the jurisdiction of the ALUC, and will safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general;

WHEREAS, the ALUC Staff conducted a consistency analysis of the Agua Dulce Community Standards District (CSD Update) with all Los Angeles County Airport Land Use Compatibility Plan (ALUCP) policies. This analysis revealed that the CSD Update presents no conflicts or inconsistencies with the Los Angeles County ALUCP;

WHEREAS, in the Airport Influence Area, and in the entire CSD Update area, there are no new land uses, or changes in land uses proposed, and no new zoning, or changes in zoning proposed. The consistency review analysis concluded that there are no inconsistencies between the CSD Update and the Los Angeles County ALUCP policies. The environmental analysis documents produced for the project are an Initial Study and a Negative Declaration. All of the categories in the Initial Study which led to the Negative Declaration that are relevant for ALUC review, i.e., Land Use & Planning, Noise, Population & Housing, Hazard and Hazardous Materials (Safety) and Transportation had either No Impact or a Less Than Significant Impact;

WHEREAS, the CSD Update does not propose new housing, businesses, road extensions, or other infrastructure improvements that would induce substantial population growth. The CSD Update is intended to maintain a dispersed, low density development pattern to preserve the secluded rural nature of the Agua Dulce community.

THEREFORE BE IT RESOLVED THAT:

1. That the Agua Dulce Community Standards District Update is consistent with the Los Angeles County Airport Land Use Compatibility Plan.

I hereby certify that the foregoing resolution was adopted by the Los Angeles County Airport Land Use Commission on July 24, 2013.

_____

Rosie O. Ruiz, Secretary
Los Angeles County
Airport Land Use Commission

Attachment A: Agua Dulce CSD Update

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, related to the revision of the Agua Dulce Community Standards District, which is intended to help preserve the community character by addressing minimum lot size, residential and commercial development standards, street improvements, public trails, lighting, signage, the allowance of cargo shipping containers, the expansion of allowable home-based occupations, an increase in the allowable number of dogs, and significant ridgeline and hillside management area protection.

JOHN F. KRATTLI
County Counsel

By
JILL M. JONES
Deputy County Counsel
Property Division

JMJ:ph

Requested: 05-31-12

Revised: 06-03-13

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, related to the revision of the Agua Dulce Community Standards District.

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

SECTION 1. Section 22.44.113 is hereby deleted as follows:

~~**22.44.113 Agua Dulce Community Standards District.**~~

~~A. Intent and Purpose. The Agua Dulce Community Standards District is established to protect the secluded rural character of the community, to enhance the community's unique appeal, and to avoid the premature need for costly linear service systems such as sewers and water systems within the community. There have been a number of studies of Agua Dulce and its existing service systems. These studies have shown that, in 1983, 71 percent of the existing parcels were two acres in size or larger, and that increased densities might require expensive public sewage and water systems. The Santa Clarita Valley Areawide General Plan contains policy which clearly define standards for the future development of Agua Dulce.~~

~~B. Description of District Boundaries. Beginning at the northeast corner of Section 5 T5N R13W; thence south along the eastern border of said Section 5, 8, 17 and 20 to the Antelope Valley Freeway (State Route 14); thence southwest along the northerly edge of the Antelope Valley Freeway to its intersection with the east line of Section 36 T5N R14W; thence south along said easterly line to the southeast corner of said Section 36; thence west along the southern boundaries of Sections 36 and 35 to the northeast corner of Section 3 T4N R14W; thence south, west and north around the~~

~~exterior border of said Section 3 to the southeast corner of Section 33 T5N R14W; thence west along the southern border of Sections 33 and 32 to the southwest corner of Section 32 T5N R14W; thence north along the western borders of Section 32 and 29 to the northwest corner of Section 29 T5N R14W; thence easterly along the northern border of Section 29 to the southwest corner of Section 21 T5N R14W; thence north along the westerly border of Section 21 and Section 16 to the northwest corner of Section 16 T5N R14W; thence east along the north border of Section 16 to the southwest corner of Section 10 T5N R14W; thence north and east along the westerly and northerly borders of said Section 10 and Section 11 to the southwest corner of Section 1T5N R14W; thence north and east along the westerly and northerly borders of said Section 1 and Sections 6 T5N R13W and 5 T5N R13W to the point of beginning.~~

~~C. Community-wide Development Standards.~~

~~1. Required Area. Each residential lot or parcel shall contain a net area of not less than two acres. Residential parcels containing a net area of less than two acres may be created only within projects located in hillside management areas (areas over 25 percent slope) when it is found that such a design will result in both reduced grading and service system impacts and a better project design. In these instances, parcels having two acres gross may be permitted provided that the following development standards are maintained:~~

~~a. Each lot or parcel of land shall have a required width of not less than 165 feet and a required length of not less than 165 feet.~~

~~b. Each lot or parcel of land shall have a required front yard of not less than 50 feet.~~

~~c. Each lot or parcel of land shall have required side yards of not less than 25 feet.~~

~~D. Zone-specific Development Standards.~~

~~1. Architectural Features (Reserved).~~

~~2. Street Improvements.~~

~~a. Except for 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 fire department access requirements.~~

~~b. 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.~~

SECTION 2. Section 22.44.113 is hereby added to read as follows:

22.44.113 Agua Dulce Community Standards District.

A. Intent and Purpose. The Agua Dulce Community Standards District ("CSD") is established to:

1. Maintain a dispersed, low-density development pattern to preserve the secluded rural nature of the community.

2. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community.

3. Protect sensitive resources and areas, including the Vasquez Rocks Natural Area Park, the Santa Clara River, the Angeles National Forest, and the various floodplains, hillsides, ridgelines, rock outcroppings, and significant ecological areas located within the CSD.

4. Maintain and enhance the pedestrian and equestrian trail system within the CSD, including the Pacific Crest National Scenic Trail.

5. Minimize the development of urban infrastructure that would alter the rural character of the community, including the development of sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

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

C. Applicability. The ordinance updating this CSD shall apply to all new applications filed on or after the ordinance's effective date, except for the following:

1. Additions to existing structures that:

a. Do not change the structure's use from commercial to residential or from residential to commercial;

b. Do not cumulatively increase the structure's existing floor area by more than 25 percent;

c. Do not cumulatively increase the structure's existing occupancy load by more than 25 percent; and

d. Do not increase the structure's number of required parking spaces by more than 25 percent.

2. Applications submitted to the Department of Regional Planning prior to the effective date of the ordinance updating this CSD.

3. The repair or reconstruction of a damaged or destroyed structure that was legally established prior to the effective date of the ordinance updating this CSD shall also be exempt from the provisions of Section 22.56.1510. G, provided that such repair or reconstruction meets the limitations of subsection C.1. If the repair or reconstruction is to a residential structure, the reconstruction may take place anywhere on the lot or parcel of land provided that the yard requirements of Section 22.20.120 (Zone R-1) and other applicable Title 22 requirements are met.

D. Community-wide Development Standards.

1. Highway and Local Street Standards.

a. Highway Standards.

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

ii. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by the Department of Public Works, where the Department of Public Works will:

(a) 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

(b) To the maximum extent feasible, ensure 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.

iii. Driveways are permitted within the highway right-of-way to provide access to the vehicular right-of-way, or paved highway, provided that such driveways are constructed with a non-slip surface, such as rough-broomed concrete.

b. Local Street Standards. The following standards shall apply to all local streets maintained by the Department of Public Works within the CSD:

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

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the

Department of Public Works after consultation with the Department of Regional Planning; and

iii. The encroachment and driveway provisions in subsections D.1.a.ii and D.1.a.iii, above for highway right-of-ways, shall also apply to local streets.

2. Lighting.

a. Street Lights. Street lights shall be provided in accordance with the applicable provisions of Part 9 of Chapter 22.44. Where installed, street lights shall be compatible in style and material with the poles on which they are mounted; and

b. Outdoor Lighting. Outdoor lighting shall be provided in accordance with the applicable provisions of Part 9 of Chapter 22.44.

3. Signs. All signage within the CSD shall comply with the following, rather than Part 10 of Chapter 22.44:

a. General Standards.

i. Faces. Signs shall not display more than two faces;

ii. Height. Sign heights shall be measured from the average finished grade at the base of the sign;

iii. Content. Signs may display commercial or non-commercial messages; and

iv. Lighting. Sign lighting shall be in conformance with Part 9 of Chapter 22.44. Internal sign illumination, such as "can" lights or individually

illuminated lettered signage, is prohibited. Sign lighting shall not pulse, rotate, blink, flash, or simulate motion.

b. Permitted Signs. Only the following types of signs shall be permitted in this CSD, subject to the standards set forth below:

i. Wall Business Signs.

(a) Signs shall not extend above the highest point of the building wall. For the purposes of this subsection, sloping roofs shall not be considered an extension of the building wall. Roof-mounted signs are prohibited;

(b) The maximum sign area for ground floor business establishments shall be one square foot for each linear foot of building frontage or 60 square feet per establishment, whichever is less; and

(c) The maximum sign area for business establishments above the ground floor shall be 10 square feet per establishment.

ii. Freestanding Business Signs.

(a) Freestanding business signs shall be monument signs. For the purposes of this subsection, a "monument sign" shall be defined as a sign placed on a solid base that extends at least 75 percent of the width of the sign. Pole-mounted signs are prohibited;

(b) A maximum of one sign is permitted on a lot or parcel of land; and

(c) The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 4 feet.

iii. Residential Entrance Signs. For the purposes of this subsection, a "residential entrance sign" shall be defined as a freestanding or wall-mounted sign marking the entrance to a residential use:

(a) A maximum of one sign per entrance is permitted on a lot or parcel of land in a residential or agricultural zone;

(b) The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 20 feet; and

(c) If the sign is placed over a driveway, an additional unobstructed driveway must be provided, as required by Section 503.2.1 of the County Fire Code.

iv. Directional and/or Informational Signs. The maximum sign area shall be 32 square feet per sign face and the maximum sign height shall be 15 feet;

v. Community Identification Signs. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet;

vi. Civic Organization Signs. The maximum sign area shall be six square feet per sign face and the maximum sign height shall be eight feet;

vii. Bulletin or Special-event Signs, including signs advertising upcoming community events. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet; and

viii. Temporary Signs.

(a) General Requirements.

(i) A maximum of one sign is permitted per street or highway frontage. Signs shall not be affixed to trees, shrubs, or other types of vegetation;

(ii) Freestanding signs shall be placed at least 10 feet from any property line. Structures installed to support freestanding signs shall be removed when the signs are removed; and

(iii) Signs shall display the date of posting and the name and phone number of the sign owner.

(b) Temporary Non-Commercial Signs.

(i) The maximum sign area shall be 16 square feet per sign face and the maximum sign height shall be 8 feet; and

(ii) Signs may be posted for 120 cumulative days within any 12-month period. Signs concerning temporary events shall be removed within 14 days after the completion of the event.

(c) Temporary Real Estate Signs.

(i) In residential and agricultural zones, the maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet. In all other zones, the maximum sign area shall be 48 square feet per sign face and the maximum sign height shall be 12 feet; and

(ii) Signs shall be removed within 14 days after the property has been rented, leased, or sold.

(d) Temporary Construction Signs.

(i) The maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet; and

(ii) Signs shall be removed within 14 days after the completion of construction, alteration, or removal of the structure.

(e) Temporary Subdivision Sales Signs. The maximum sign area shall be 12 square feet per sign face and the maximum sign height shall be 8 feet. Signs shall be removed within one year after the construction of the last unit of the last phase of the subdivision; and

(f) Temporary Subdivision Entry and Special-Feature Signs. Signs shall be monument signs, as defined in subsection D.5.b.ii.(a). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 6 feet. Signs shall be removed within one year after the construction of the last unit of the last phase of the subdivision.

4. Vegetation Conservation. (Reserved)

5. Trails.

a. Trail Provision and Dedication.

i. All land divisions creating more than four lots or parcels of land shall include publicly-dedicated trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan, as may be amended from

time to time. The Department of Parks and Recreation may request, but shall not require, publicly-dedicated trail easements for land divisions creating four or less lots;

ii. All land divisions creating more than four lots that are 20 net acres or greater in total size shall also include publicly-dedicated connector or feeder trail easements within the land division. The Department of Parks and Recreation may request, but shall not require, publicly-dedicated connector or feeder trail easements within land divisions that are less than 20 net acres in total size.

iii. Publicly-dedicated trail easements provided under this subsection shall allow for multi-uses including hiking, mountain bicycling, and equestrian uses, except for the Pacific Crest Trail, which shall accommodate a publicly-dedicated trail for hiking and equestrian uses only, in accordance with United States Forest Service regulations;

iv. Publicly-dedicated trail easements shall be designed to connect to an existing or planned trail alignment(s), pursuant to the adopted Trails Plan of the Santa Clarita Valley Area Plan, as may be amended from time to time;

v. Publicly-dedicated trail easements shall be designed to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas;

vi. Publicly-dedicated trail easements shall not be located contiguous to local streets or highways, unless the Department of Parks and Recreation determines that no other location is suitable. In the event such easement is

determined to be suitable, the trail easement shall be separate and apart from the local street or highway's vehicular right-of-way. If the Department of Public Works determines that a portion of a local street or highway's right-of-way is not needed for road purposes, and if such portion can be safely used for trail purposes, such portion may be vacated by an action of the Board of Supervisors, with reservation of an easement to the County for trail purposes;

vii. If a development application proposes a driveway that encroaches into a trail easement, the Department of Regional Planning will refer such application to the Department of Parks and Recreation for review and approval to ensure that the driveway is constructed with a non-slip, non-smooth surface (such as textured or stamped finish) or permeable paving. In addition, no obstructions, such as mailboxes or utility boxes, shall be allowed within the trail easement;

viii. All trail easements that are not granted to the County and maintained by the Department of Parks and Recreation shall be granted to a homeowner's association, non-profit organization that provides trail maintenance, or a special district and maintained by such entity. If a special district is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, section 22500, et. seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees, as recommended by the Department of Parks and Recreation;

ix. Trail easement design, construction, and maintenance activities shall be in conformance with the following guidelines and any

other applicable, nonconflicting, provisions of the County Trails Manual, as may be amended from time to time. Any deviation therefrom on the basis of unique site conditions, including but not limited to steep topography, existing structures, existing trees or other vegetation, or existing utility infrastructure shall require review and approval by the Department of Parks and Recreation;

(a) The minimum trail easement width shall be 10 feet;

(b) The minimum trail tread width shall be a variable width of six to eight feet;

(c) The maximum trail cross-slope gradient shall be 3 percent;

(d) The maximum trail running slope gradient shall be 10 percent, though for short distances up to 300 feet in length, a maximum trail running slope gradient of 15 percent may be permitted by the Department of Parks and Recreation on a case by case basis; and

(e) Trail surfacing shall consist of either native soil, native stabilized soil, or decomposed granite;

x. If any land division project proposes modification to an existing trail easement, the applicant shall seek Department of Parks and Recreation approval of such modification prior to the public hearing; and

xi. All applications for land division creating four or more lots shall include all information necessary to determine compliance with these trail

dedication, maintenance and construction standards of this CSD and such information shall be shown on the tract map and final tract maps prior to recordation.

b. Notification. Upon filing a subdivision application, applicants shall notify the Agua Dulce Town Council and any other recognized local trail advisory entities that request notification.

6. Density-controlled Development. Density-controlled development shall be permitted in this CSD subject to the provisions of 22.56.205, including hillside management areas and significant ecological areas, only if:

a. Each lot or parcel of land contains a minimum net area of two acres;

b. Each lot or parcel of land meets the yard requirements of this CSD; and

c. Each lot or parcel of land has a minimum width of 165 feet and a minimum depth of 165 feet.

7. Hillside Management. Applications for a land division creating more than four lots or parcels of land in a hillside management area shall include a written analysis demonstrating that grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures, and is otherwise subject to the provisions of 22.56.215.

8. Significant Ridgeline Protection. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which are highly visible and dominate the landscape. The locations of the

significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the appendix following this section.

a. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems; and

b. Any modification to subsection D.8.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or Commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project site have been considered and rejected due to the documented hazards for the potential of greater damage to biota than the subject site, as determined by a biologist; and

ii. The overall development is designed so that grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a minimum net area of two acres, a minimum width of 165 feet, and a minimum depth of 165 feet.

b. Yard Requirements.

i. For each lot or parcel of land that is smaller than one net acre in size, the yard requirements of Section 22.20.120 (Zone R-1) shall apply;

ii. For each lot or parcel of land that is one net acre or greater, but less than two net acres, the respective yards shall be no less than:

(a) 25 feet for the front-yard;

(b) 15 feet for the rear-yard; and

(c) 10 feet for the side-yard.

iii. For each lot or parcel of land that is two net acres or greater, the respective yards shall be no less than:

(a) 50 feet for the front-yard;

(b) 25 feet for the rear-yard; and

(c) 25 feet for the side-yard.

iv. Accessory structures shall not be permitted in any required yard; and

v. Required yards shall be measured from the property boundary unless such boundary is located within a private street or right-of-way, in which case the required yards shall be measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

c. Home-based Occupations. The home-based occupation provisions of requirements of Sections 22.20.020 and 22.24.030 shall apply, where applicable, except where otherwise modified in this subsection:

i. The following uses are permitted:

(a) Animal training, provided that the animal is a domestic animal, as defined by Section 22.08.040; and

(b) Recording/motion picture/video production studio.

ii. A home-based occupation may be housed in a permitted accessory structure. If the accessory structure is a garage and required automobile parking spaces are required by Sections 22.52.1180(A), such parking spaces shall be permanently maintained in accordance with Sections 22.52.1010;

iii. A maximum of two employment-related persons, either for pay or as a volunteer, may be present on-site at any one time. This does not include resident occupants, guests, and domestic staff;

iv. In addition to any other required parking set forth in Title 22, the home-based occupation shall provide a minimum of one covered or uncovered vehicle parking space for the business, and one additional covered or uncovered parking space shall be required for each employment-related person while working on-site; and

v. Business hours for the home-based occupation shall be limited to the hours between 8:00 a.m. and 6:00 p.m.

d. Dogs. The maximum number of dogs allowed on a lot or parcel of land shall be determined as follows:

Net Acreage of Lot	Maximum Number of Dogs
0 to <2.0 acres	3
2.0 to <3.0 acres	4
3.0 to <4.0 acres	5
≥4.0 acres	6

e. Cargo Shipping Containers. Cargo shipping containers shall be permitted on a lot or parcel of land in residential or agricultural zones in accordance with this subsection:

i. For the purposes of this subsection, a "cargo shipping container" shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains;

ii. The maximum number of cargo shipping containers allowed on a lot or parcel of land shall be determined as follows:

Net Acreage of Lot	Maximum Number of Containers
1.0 to <5.0 acres	1
5.0 to <10.0 acres	2
≥10 acres	3

iii. A minor conditional use permit, as provided in Section 22.56.085, shall be required for any additional cargo container shipping containers greater than those permitted above, or for cargo containers on lots or parcels of land less than one net acre in size;

iv. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited under Sections 22.20.025.A or 22.24.035.A as applicable;

v. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container;

vi. Cargo shipping containers shall not be stacked upon each other;

vii. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

viii. Cargo shipping containers shall be painted one uniform color and their sides shall not display any images or lettering, except for images or lettering providing safety information related to the contents stored within, if required by the County Code or other applicable federal, State, or local regulation.

2. Commercial and Manufacturing Zones.

a. Design. All structures, their additions, and renovations shall incorporate the following, and such requirements shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure:

i. Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

ii. Their façades, materials, rooflines, and exterior finishes shall conform to the chosen architectural style; and

iii. Their entrances shall be set back by at least one foot from the front of the structure.

b. Utilities and equipment. For privately-owned lots or parcels of land where the primary use of the lot is commercial or industrial, utilities and equipment accessory to the primary use that are visible from a public or private street, including trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment, shall be screened from view by landscaping, walls, or fences. If electrical equipment is screened from view pursuant to this subsection, the property owner shall obtain consent of the relevant electrical utility for such screening. The Director may waive this requirement if the relevant electrical utility does not provide consent; and

c. Pedestrian and Equestrian Accommodation. An access route of at least 10 feet in width shall be provided between the structure(s) and each trail or public right-of-way adjoining a lot or parcel of land, and at least one equestrian hitching post shall be provided per lot or parcel of land.

F. Area-Specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsection E.1.b (Yard Requirements) shall be subject to the procedures specified in this section. Modifications of the development standards specified in subsection D.6 (Density-controlled Development) and E.1.a (Lot Design) shall require a variance, as provided in Part 2 of Chapter 22.56. Modification of the

other development standards in this CSD shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. The applicant for any of these processes shall notify the Agua Dulce Town Council.

2. Application. The information required for filing a request for modification pursuant to this subsection shall be the same as that for a Director's Review, as set forth in Section 22.56.1680, except that the applicant shall also submit a filing fee, as set forth in Section 22.60.100, equal to that required for Modification of Development Standards in Community Standards Districts.

3. Notice.

a. At least 30 calendar days prior to the date a decision is made, the Director shall send notice of the pending application by first-class mail to 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; and

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within 14 calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and shall provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a.

4. Findings.

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

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

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

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

c. The Director may refer an application to the Commission for consideration in a public hearing. The public hearing shall be subject to the provisions of Part 4 of Chapter 22.60. The Commission shall approve, conditionally approve, or deny the application pursuant to the findings in subsection G.4.a. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. When the Director approves or denies the application, or refers the application to the Commission, the Director shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest; and

ii. If the Director approves or denies the application, the notice shall indicate that an appeal may be filed with the Commission within 14 calendar days following the date on the notice.

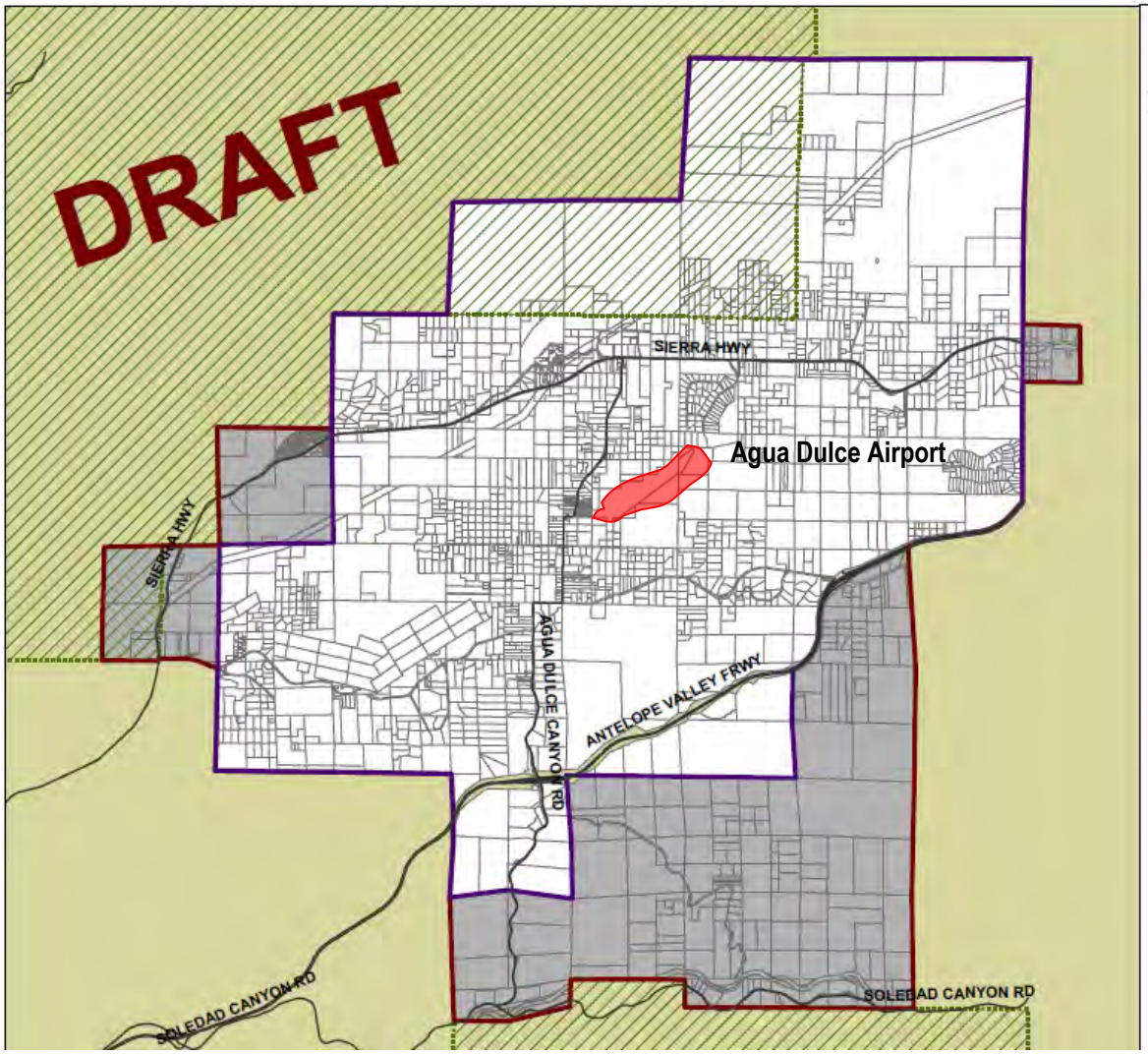
b. Appeal.

i. An appeal from the Director's decision shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Modification of Development Standards in Community Standards Districts. The public hearing shall be subject to the provisions of Part 4 of Chapter 22.60; and

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

[2244113JJCC]

Attachment B: CSD Boundary Map



Agua Dulce Community Standards District Revision Project

Map of Existing and Proposed Boundaries

Legend

- Streets
- Boundary: Current Agua Dulce CSD
- Proposed Boundary: Agua Dulce CSD
- Existing Agua Dulce CSD Parcels
- Proposed Parcels
- Angeles National Forest
- County Areas

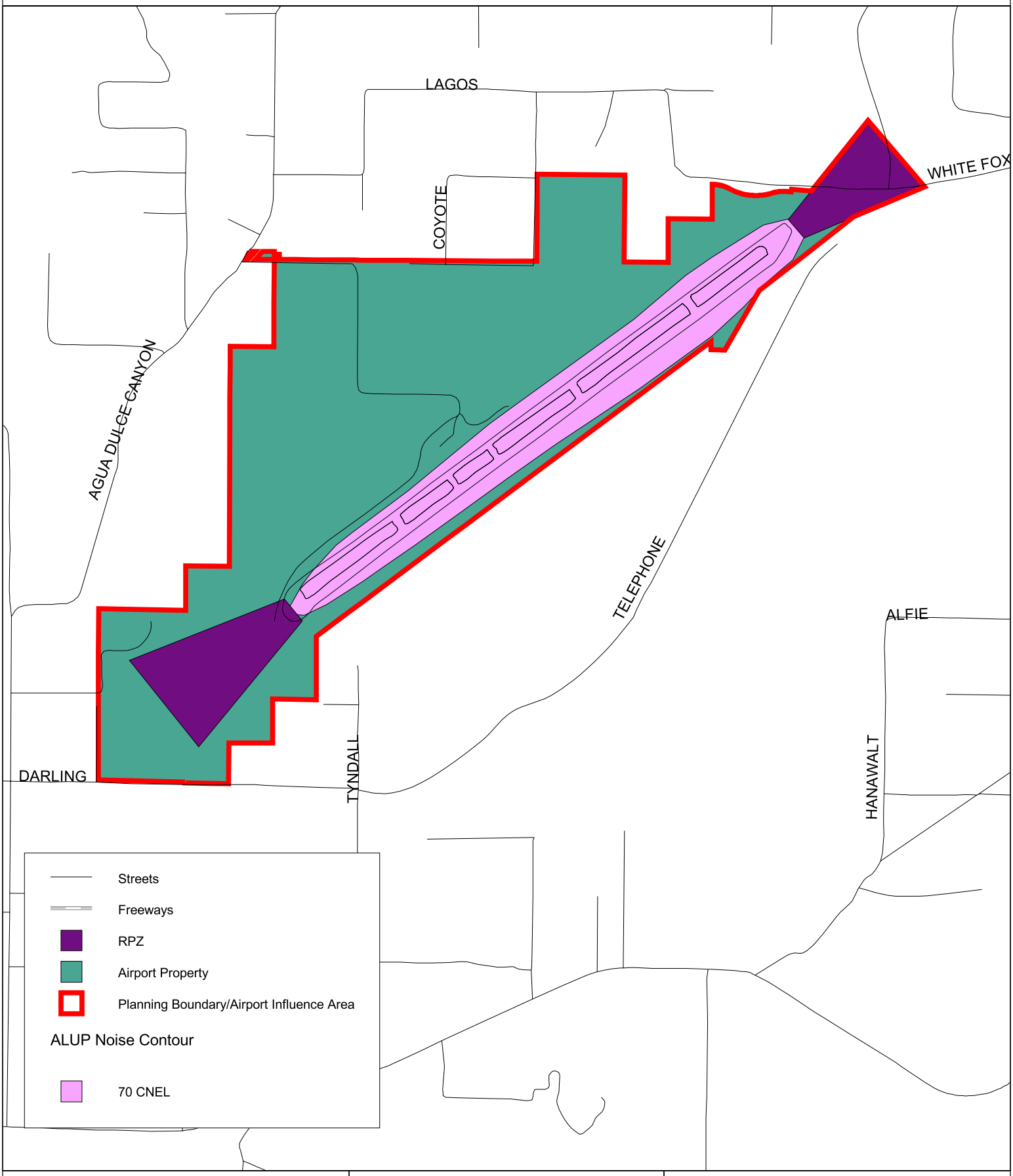
DRAFT

0 0.3 0.6 1.2 1.8 Miles

Source: Countywide Studies Sectio
Contact: Emma Howard
Phone: (213) 974-6476
Date: May 5, 2011

Attachment C: Airport Influence Area

AGUA DULCE AIRPORT



LOS ANGELES COUNTY
AIRPORT LAND USE COMMISSION
320 W. Temple Street
Los Angeles, CA 90012
(213) 974-6425

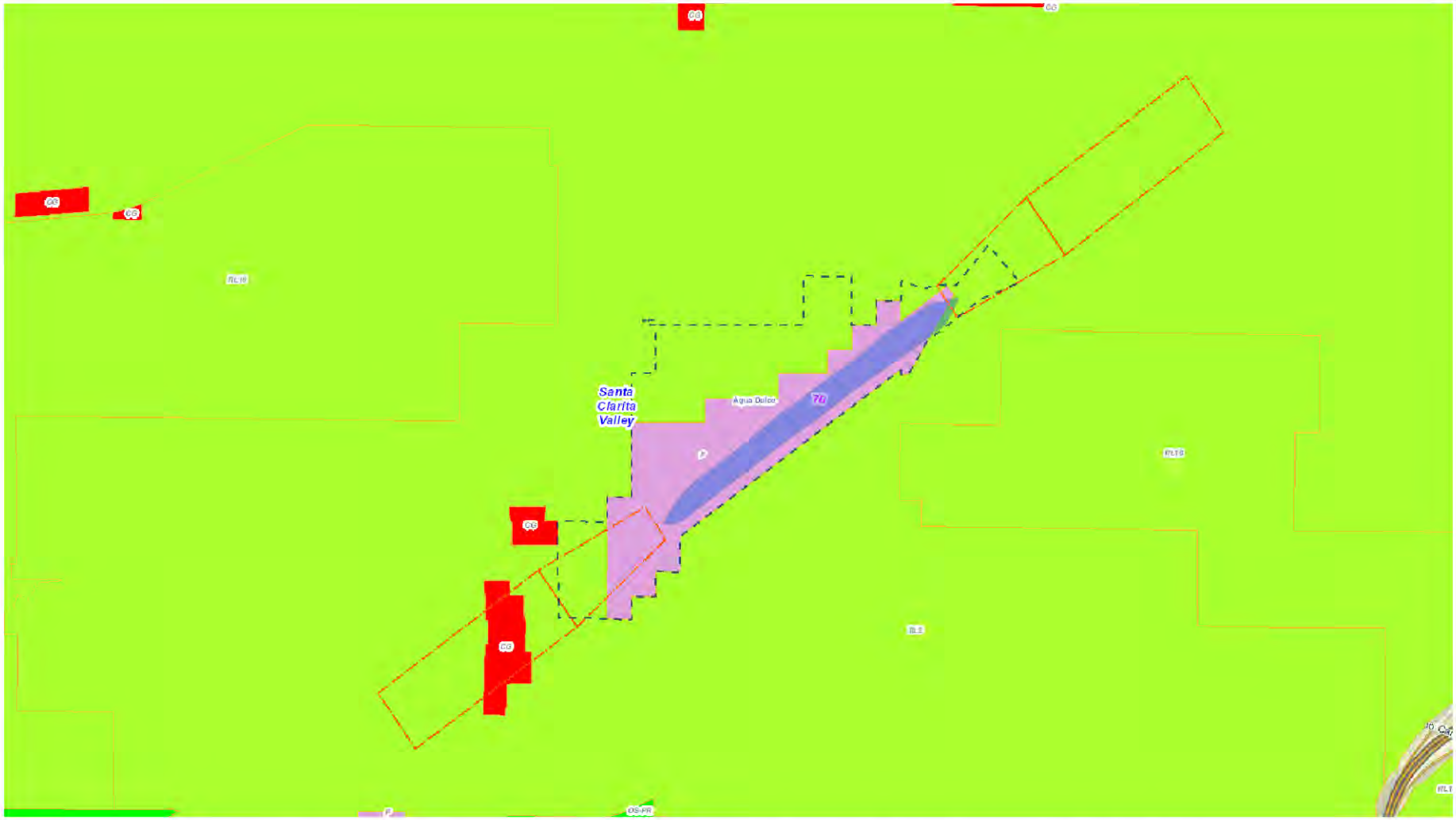
AIRPORT INFLUENCE AREA

0 400 800 1200 Feet

N

5/13/03

Attachment D: Map of Surrounding Land Uses



Department of Regional Planning

Adopted Land Use - Agua Dulce Airport

Printed: Jul 10, 2013

0 5,000
Feet

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section.
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement.
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Attachment E: ALUCP Land Use Compatibility Table

V. STATEMENT OF LAND USE COMPATIBILITY

LAND USE COMPATIBILITY TABLE						
	Satisfactory *Caution. Review Noise Insulation Needs* *Avoid Land Use Unless Related to Airport Services*					
Land Use Category	*Community Noise Exposure*					
	55	***60***	***65***	***70***	***75***	
Residential						
Educational Facilities						
Commercial						
Industrial						
Agriculture						
Recreation						

Consider FAR Part 150 for commercial and recreational uses above the 75 CNEL.

Attachment F: Board Package and Initial Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 22, 2012

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 AGUA DULCE COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2010-00446-(5)
ADVANCE PLANNING CASE NO. 2010-00005-(5)
ENVIRONMENTAL ASSESSMENT NO. 2010-00016-(5)
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)

SUBJECT

The Agua Dulce Community Standards District (CSD) was adopted by your Board on July 30, 1985. In 2006, the Agua Dulce Town Council (Town Council) re-established the CSD Revision Committee (Committee) with the goal of updating the CSD. The Committee approached the Department of Regional Planning (DRP) with an initial draft in 2007. Since that time, staff has held several meetings with the Committee, the Town Council, and community stakeholders with the aim of reaching an agreement on issues related to the CSD update. The CSD update, a component of the Countywide General Plan, guides development and conservation within the community of Agua Dulce.

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 your 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 your Board, and adopt the Negative Declaration.

2. Approve the recommendation of the Regional Planning Commission (RPC) to amend the County Code to update the Agua Dulce CSD as reflected in the draft ordinance.

3. Instruct County Counsel to prepare an ordinance amending the County Code as recommended by the RPC.

PURPOSE/JUSTIFCATION OF RECOMMENDED ACTION

Section 22.44.090 of the Los Angeles County Zoning Ordinance provides for the establishment of CSDs "to provide a means of 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." As you are aware, your Board has established CSDs for numerous unincorporated areas, and they have proven to be an effective tool for enhancing the environment and quality of life in unique and diverse communities throughout the County.

The community of Agua Dulce is distinguished by its scenic natural setting and quiet rural character. Your Board established the current Agua Dulce CSD on July 30, 1985. In 2006, the Town Council re-established the Committee. The Committee approached DRP with an initial draft in 2007. Since that time, staff has held several meetings with the Committee, the Town Council, and community stakeholders with the aim of reaching an agreement on issues related to the CSD update. These meetings occurred on March 11, 2010, May 25, 2011, and October 12, 2011.

This CSD was recommended for approval by the RPC at a hearing on February 22, 2012. Because there are several sections of the CSD in which staff's recommendation differs from that of the Town Council, there were numerous individuals who spoke at the hearing in favor of the Town Council's recommendations.

The sections in which staff's recommendation differs from that of the Town Council include; the number of dogs allowed per parcel, the number of cargo shipping containers allowed per parcel, the allowance of commercial vehicle parking in residential and agricultural zones, and the inclusion of drainage standards in the CSD. Please see Attachment 8.

Dogs Allowed

The Zoning Ordinance currently allows a maximum of three dogs to be owned as personal pets in residential and agricultural zones. The Town Council proposed that, on lots that are one net acre or greater in size, two additional dogs be allowed for each additional net acre of lot size, with a maximum allowance of seven dogs. Staff

acknowledges that it may be appropriate to increase the maximum number of dogs allowed in a rural community such as Agua Dulce. However, an increase from three dogs to seven dogs would be significant, could set a precedent for other unincorporated communities, and could be considered excessive in light of concerns related to noise and public safety. Therefore, staff is recommending an allowance of five dogs on lots that are one net acre or greater in size. Please see Attachment 8.

Shipping Containers

The Zoning Ordinance does not allow cargo shipping containers (containers) in residential and agricultural zones. The Town Council proposed that containers be allowed in these zones, with the number of allowable containers increasing as the net lot size increased, and with a maximum allowance of ten containers. Staff acknowledges that it may be appropriate to allow containers in a rural community such as Agua Dulce, as containers provide a durable and relatively inexpensive location for the storage of agricultural equipment and household items. However, an increase from zero containers to as many as ten containers would be significant, could set a precedent for other unincorporated communities, and could be considered excessive in light of concerns related to aesthetics and visual impacts. Therefore, staff is recommending an allowance of one container on lots that are one net acre or greater in size and two containers on lots that are five net acres or greater in size. In addition, staff is recommending the allowance of additional containers through the Minor Conditional Use Permit process, which provides for notification to nearby property owners. Please see Attachment 8.

Commercial Vehicle Parking

The Zoning Ordinance does not currently allow commercial vehicle parking in residential and agricultural zones. The Town Council proposed that, on lots that are five net acres or greater in size, parking for one commercial vehicle (such as a truck tractor-semitrailer) be allowed. Staff believes that such an allowance would be significant, could set a precedent for other unincorporated communities, and raises concerns related to noise, aesthetics and visual impacts, roadway safety, and roadway maintenance. In addition, staff observed that this portion of the CSD update was the most controversial among community stakeholders; for example, the results of a poll taken at a May 2011 community meeting showed that 42 percent of those polled opposed this allowance while 43 percent of those polled approved this allowance (Attachment 9). Therefore, staff is not recommending allowance of commercial vehicle parking in residential and agricultural zones. Please see Attachment 8.

Drainage Standards

The Town Council originally proposed that specific drainage standards be included in the CSD update. However, staff concluded that the proposed drainage standards, as set forth in an earlier draft of the CSD update, would be redundant with the Low Impact Development (LID) Standards currently contained in the Zoning Ordinance. Staff

prepared a matrix comparing the drainage standards proposed by the Town Council and the LID standards contained in the Zoning Ordinance (Attachment 10). As evidenced in this matrix, both standards achieve similar results. Therefore, staff is not recommending that the Town Council's proposed drainage standards be included in the CSD update so as to avoid overlapping provisions and redundancies in the Zoning Ordinance. Please see Attachment 8.

The proposed CSD update expands the current boundaries of the Agua Dulce CSD (Attachment 11). The Town Council proposed that the boundaries be further expanded to include a particular grouping of properties that are currently located within the Acton CSD boundaries, as previous polling indicates that these property owners wish to be placed in the Agua Dulce CSD boundaries. Staff has attempted to facilitate discussions between the Town Council and the Acton Town Council regarding this issue. However, the Acton Town Council has opposed any changes to the Acton CSD boundaries. Therefore, staff is not recommending that the boundaries of the proposed CSD update include this area, as there is a lack of consensus between the Town Councils. Please see attached documentation for further information (Attachment 12).

As a component of the Countywide General Plan, the CSD update must be consistent with the currently adopted Countywide General Plan. The CSD update has been developed to be consistent with the policies of the currently adopted Countywide General Plan, including but not limited to:

- **General Policy 9:** Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.
- **General Policy 10:** Protect areas that have significant natural resources and scenic values, including Significant Ecological Areas, the Coastal Zone, and Prime Agricultural Lands.
- **General Policy 23:** Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.
- **Area-Specific Policy 65 (Santa Clarita Valley):** Maintain the non-urban character of the remainder of the Santa Clarita Valley.
- **Area-Specific Policy 66 (Santa Clarita Valley):** Maintain non-urban hillside areas in open space and low density non-urban uses.

The CSD update has also been developed to be consistent with the proposed Countywide General Plan Update.

Implementation of Strategic Plan Goals

The CSD update promotes Goal 1 of the County's Strategic Plan related to "Operational Effectiveness" and Goal 3 related to "Community and Municipal Services." The proposed CSD update provides an efficient process for development by establishing standards appropriate for the unique conditions of the Agua Dulce community. Moreover, it would ensure that development would undergo review procedures that will preserve the community's rural character.

FISCAL IMPACT/FINANCING

Implementation of the proposed ordinance will have no impact on County revenue or result in significant new costs to the DRP or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

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

ENVIRONMENTAL DOCUMENTATION

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 ordinance will have a significant effect on the environment. Therefore, a negative declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act Guidelines.

Copies of the proposed Negative Declaration were transmitted to the County Clerk and the Acton/Agua Dulce Library for public review. In addition, public notice was published in *The Signal*, a newspaper of general circulation, pursuant to Public Resources Code Section 21092. During the public comment period, staffed received numerous calls requesting additional information from the public, and Notices of Consultation/No Comment Letters from the Native American Heritage Commission, the California Department of Transportation, the Los Angeles County Sheriff's Department, the Los Angeles County Fire Department, and the Los Angeles County Department of Public Works all stating that the proposed project would not adversely impact their departments or facilities.

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

Respectfully submitted,

Richard J. Bruckner
Director

RJB:JS:MWG:BM:gmc

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 Documents
6. Legal Notice of Board Hearing
7. List of Persons to be Notified
8. Agua Dulce Town Council Recommendations
9. Results from May 25, 2011 Community Meeting
10. Drainage Standards Comparison Matrix
11. Proposed Boundary Expansion Map
12. Boundary Dispute Documentation
13. Additional Correspondence

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel

Attachment 1: Project Summary

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Agua Dulce Community Standards District Update
REQUEST:	1) Adopt the Negative Declaration; 2) Adopt the proposed amendment to Title 22; Advanced Planning Case No. 2010-00005-(5)
LOCATON:	Unincorporated community of Agua Dulce
STAFF CONTACT:	Mitch Glaser at (213) 974-6476
RPC HEARING DATES:	February 22, 2012
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment.
MEMBERS VOTING AYE:	Commissioners Louie, Modugno, Pedersen, and Valadez
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	Commissioner Helsley
MEMBERS ABSTATINING:	None
KEY ISSUES:	The Agua Dulce Community Standards District (CSD) was originally established in 1985. The Agua Dulce Town Council (Town Council) re-established the CSD Revision Committee (Committee) in 2006. The Committee has worked with the Department of Regional Planning for over five years to revise the CSD in order to better achieve the desired goal of the preservation of the secluded rural nature of the community. This CSD was recommended for approval by the Regional Planning Commission (RPC) at a hearing on February 22, 2012. Because there are several sections of the CSD in which staff's recommendation differs from that of the Town Council, there were numerous individuals who spoke at the hearing in

favor of the Town Council's version of the CSD Update.

The sections in which staff's recommendation differs from that of the Town Council include the number of dogs allowed per parcel, the number of cargo shipping containers allowed per parcel, the allowance of commercial vehicle parking in residential and agricultural zones, the inclusion of drainage standards in the CSD, and a CSD boundary expansion.

The Zoning Ordinance currently allows a maximum of three dogs to be owned as personal pets in residential and agricultural zones. The Town Council proposed that, on lots that are one net acre or greater in size, two additional dogs be allowed for each additional net acre of lot size, with a maximum allowance of seven dogs. Staff is recommending an allowance of five dogs on lots that are one net acre or greater in size.

The Zoning Ordinance does not currently allow cargo shipping containers (containers) in residential and agricultural zones. The Town Council proposed that containers be allowed in these zones, with the number of allowable containers increasing as the net lot size increased, and with a maximum allowance of ten containers. Staff is recommending an allowance of one container on lots that are one net acre or greater in size and two containers on lots that are five net acres or greater in size, with additional containers possibly permitted through the Minor Conditional Use Permit process.

The Zoning Ordinance does not currently allow commercial vehicle parking in residential and agricultural zones. The Town Council proposed that, on lots that are five net acres or greater in size, parking for one commercial vehicle (such as a truck tractor-semitrailer) be allowed. Staff is not recommending allowance of commercial vehicle parking in residential and agricultural zones.

The Town Council originally proposed that specific drainage standards be included in the CSD update. However, staff concluded that the proposed drainage standards would be redundant with the Low Impact Development (LID) Standards currently contained in the Zoning Ordinance. Therefore, staff is not recommending that the Town Council's proposed drainage standards be included in the CSD update so as to avoid overlapping provisions and redundancies in the Zoning Ordinance.

The proposed CSD update expands the current boundaries of the Agua Dulce CSD. The Town Council proposed that the boundaries be further expanded to include a particular grouping of properties that are currently located within the Acton CSD boundaries, as previous polling indicates that these property owners wish to be placed in the Agua Dulce CSD boundaries. Staff has attempted to facilitate discussions between the Town Council and the Acton Town Council regarding this issue. However, the Acton Town Council has opposed any changes to the Acton CSD boundaries. Therefore, staff is not recommending that the boundaries of the proposed CSD update include this area, as there is a lack of consensus between the Town Councils.

MAJOR POINTS FOR:

The CSD Update replaces a somewhat vague planning document and reflects the current conditions and desired goal of the Agua Dulce community to preserve its secluded, rural nature.

This CSD Update included a thorough outreach effort that included the Town Council, the Committee, and members of the Agua Dulce Community. While there are a select few issues on which staff and the Town Council did not reach a consensus, the majority of this CSD represents a comprehensive product of over five years of collaboration with the Agua Dulce community.

MAJOR POINTS AGAINST:

The CSD Update will impose additional regulations and fees on private property owners.

DRP has not reached a consensus with the Town Council on all sections of the CSD and several property owners have expressed opposition to certain elements of the CSD.

Attachment 2: Summary of Regional Planning Commission Proceedings

REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMNEDMENT TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO UPDATE THE AGUA DULCE COMMUNITY STANDARDS DISTRICT

The Regional Planning Commission (Commission) conducted a public hearing to consider the proposed update to the Agua Dulce Community Standards District (CSD) of Title 22 (Zoning Ordinance) of the County Code on February 22, 2012.

During the hearing, staff asked the Commission to consider the proposed update to the Agua Dulce CSD. The staff presentation elaborated on the collaborative process between the Department of Regional Planning (DRP), the Agua Dulce Town Council (Town Council), and the CSD Revision Committee (Committee). The presentation also outlined the conditions contained in the CSD and the justifications for the recommended development standards.

Several members of the public spoke both in favor and in opposition of the proposed CSD Update.

The Commission closed the public hearing and approved the proposed amendment. Commissioners Louie, Modugno, Pedersen, and Valadez voted aye. Commissioner Helsley was absent. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

Attachment 3: Resolution of the Regional Planning Commission

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00446-(5)

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to the Agua Dulce Community Standards District (CSD) update on February 22, 2012:

WHEREAS, the Regional Planning Commission finds as follows:

1. The unincorporated community of Agua Dulce is part of the Fifth Supervisorial District. The area is located in the Santa Clarita Valley, bounded on the north by the Angeles National Forest, on the south and west by the Angeles National Forest and the Santa Clarita Valley, on the east by the community of Acton

2. The subject community is predominantly rural, and comprised of low-density agricultural zones.

3. In 2007 staff from the Department of Regional Planning (DRP) was contacted by representatives of the Agua Dulce Town Council (Town Council), who expressed the desire to update the CSD in order to preserve the rural and scenic character of the area. Staff worked closely with the community and the Town Council for over five years to achieve a consensus on community standards.

4. DRP staff held several meetings with the Town Council and members of the Agua Dulce community. Specifically, staff conducted an initial community outreach meeting on March 11, 2010 to present its draft of the CSD update. Staff attended an additional community meeting on May 25, 2011, and a Town Council meeting on October 12, 2011.

5. The proposed CSD update will help preserve the community character by addressing minimum lot size, residential and commercial development standards, street improvements, public trails, lighting, signage, the allowance of cargo shipping containers, the expansion of allowable home-based occupations, an increase in the allowable number of dogs, and significant ridgeline and hillside management area protection.

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

7. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

8. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Advance Planning Community Studies North Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code relating to updating the Agua Dulce Community Standards District (CSD);.

2. Certify the completion of and adopt the attached Negative Declaration and find that the update of the Agua Dulce CSD will not have a significant effect on the environment; and;

3. Adopt the attached ordinance updating the Agua Dulce CSD, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

4. That the Board of Supervisors hold a public hearing to consider the above recommended amendment to the Zoning Ordinance.

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 February 22, 2012.

Rosie O. Ruiz

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

APPROVED AS TO FORM:
OFFICE OF THE COUNTY COUNSEL

By _____

ELAINE LEMKE
Principal Deputy County Counsel

VOTE:

Concurring: Commissioners Louie, Modugno, Pedersen, and Valadez

Dissenting:

Abstaining:

Absent: Commissioner Helsley

Action Date: February 22, 2012

MG:BM
February 22, 2012

Attachment 4: Recommended Ordinance for Board Adoption

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the revision of the Agua Dulce Community Standards District.

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

SECTION 1. Section 22.44.113 is hereby repealed in its entirety.

SECTION 2. Section 22.44.113 is hereby added to read as follows:

22.44.113 Agua Dulce Community Standards District.

A. Intent and Purpose. The Agua Dulce Community Standards District ("CSD") is established to:

1. Maintain a dispersed, low density development pattern to preserve the secluded rural nature of the community;

2. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;

3. Protect sensitive features, including the Vasquez Rocks Natural Area, the Santa Clara River, the Angeles National Forest, floodplains, hillsides, ridgelines, rock outcroppings, and Significant Ecological Areas identified in the Santa Clarita Valley Area Plan;

4. Maintain and enhance the pedestrian and equestrian trail system, including the Pacific Crest National Scenic Trail corridor; and

5. Minimize the placement of urban infrastructure that would alter the character of the community, such as sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

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

C. Applicability.

1. This CSD shall not apply to completed applications submitted to the department of regional planning prior to the effective date of the ordinance creating this CSD.

2. This CSD shall apply to applications submitted to the department of regional planning on or after the effective date of the ordinance creating this CSD, except applications for additions to existing structures, provided that such additions:

a. Do not change the use of the structure from commercial to residential or from residential to commercial;

b. Do not cumulatively increase the existing floor area of the structure by more than 25 percent;

c. Do not cumulatively increase the existing occupancy load of the structure by more than 25 percent; and

d. Do not increase the number of required parking spaces by more than 25 percent.

3. Repair and Reconstruction.

a. This CSD shall not apply to applications for the repair or reconstruction of a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this CSD, provided that such repair or reconstruction meets the limitations of subsection C.2.

b. Applications for the repair or reconstruction of a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this CSD shall also be exempt from the provisions of Section

22.56.1510.G, provided that such repair or reconstruction meets the limitations of subsection C.2.

c. A destroyed residential structure may be reconstructed within the same footprint on a lot or parcel of land. A destroyed residential structure may also be reconstructed in a different location on the same lot or parcel of land, provided that the yard requirements of Section 22.20.120 (Zone R-1) are met.

D. Community-wide Development Standards.

1. Highway and Local Street Standards.

a. Highway Standards.

i. Routes on the Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the department of public works determines that curbs, gutters, and sidewalks as necessary for safety or to provide pedestrian access compliant with the Americans with Disabilities Act.

ii. Encroachments into the public right-of-way are prohibited unless an encroachment permit is granted by the department of public works. When granting an encroachment permit, the department of public works will:

(a). Consider the potential impact that the encroachment will have on safe use of the public right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and

(b). To the maximum extent feasible, keep the public right-of-way clear of obstructions which block safe pedestrian and equestrian movement, such as improved landscaping, trees, and structures.

iii. Driveways are permitted within the public right-of-way, provided that they are constructed with a non-slip surface, such as rough-broomed concrete.

b. Local Street Standards. The following standards shall apply to local streets that are maintained by the department of public works:

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

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with the department of regional planning.

iii. The standards contained in subsections D.1.a.ii and D.1.a.iii, above, shall apply.

2. Street Lighting. Street lights shall be in conformance with Part 9 of Chapter 22.44 and shall be compatible in style and material with the poles on which they are mounted.

3. Outdoor Lighting. Outdoor lighting shall be in conformance with Part 9 of Chapter 22.44.

4. Utilities. (Reserved)

5. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

a. General Requirements.

i. Faces. Signs shall not display more than two faces.

ii. Height. Sign heights shall be measured from the average finished grade at the base of the sign.

iii. Non-Commercial Speech. Signs may display non-commercial messages.

iv. Lighting. Sign lighting shall be in conformance with Part 9 of Chapter 22.44. Internal sign illumination, such as “can” lights or individually illuminated lettered signage, is prohibited. Sign lighting shall not pulse, rotate, blink, flash or simulate motion.

b. Permitted Signs. Only the following types of signs shall be permitted in this CSD:

i. Wall Business Signs.

(a). Signs shall not extend above the highest point of the building wall. For the purposes of this subsection, sloping roofs shall not be considered an extension of the building wall. Roof-mounted signs are prohibited.

(b). The maximum sign area for ground floor business establishments shall be one square foot for each linear foot of building frontage or 60 square feet per establishment, whichever is less.

(c). The maximum sign area for business establishments above the ground floor shall be 10 square feet per establishment.

ii. Freestanding Business Signs.

(a). Freestanding business signs shall be monument signs. For the purposes of this subsection, a “monument sign” shall be defined as a sign placed on a solid base that extends at least 75 percent of the width of the sign. Pole-mounted signs are prohibited.

(b). A maximum of one sign is permitted on a lot or parcel of land.

(c). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be four feet.

iii. Residential Entrance signs. For the purposes of this subsection, a “residential entrance sign” shall be defined as a freestanding or wall-mounted sign marking the entrance to a residential use.

(a). A maximum of one sign per entrance is permitted on a lot or parcel of land in a residential or agricultural zone.

(b). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 20 feet.

(c). If the sign is placed over a driveway, an additional unobstructed driveway must be provided, as required by Section 503.2.1 of the Fire Code.

iv. Directional and/or Informational Signs. The maximum sign area shall be 32 square feet per sign face and the maximum sign height shall be 15 feet.

v. Community Identification Signs. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

vi. Civic Organization Signs. The maximum sign area shall be six square feet per sign face and the maximum sign height shall be eight feet.

vii. Bulletin or Special-event Signs, including signs advertising upcoming community events. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

viii. Temporary Signs.

(a). General Requirements.

(i). A maximum of one sign is permitted per street or highway frontage. Signs shall not be affixed to trees, shrubs, or other types of vegetation.

(ii). Freestanding signs shall be placed at least 10 feet from any property line. Structures installed to support freestanding signs shall be removed when the signs are.

(iii). Signs shall display the date of posting and the name and phone number of the sign owner.

(b). Temporary Non-Commercial Signs.

(i). The maximum sign area shall be 16 square feet per sign face and the maximum sign height shall be 8 feet.

(ii). Signs may be posted for 120 cumulative days within any 12 month period. Signs concerning political issues, such as election candidates or ballot measures, shall be removed within 14 days after balloting.

(c). Temporary Real Estate Signs.

(i). In residential and agricultural zones, the maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet. In all other zones, the maximum sign area shall be 48 square feet per sign face and the maximum sign height shall be 12 feet.

(ii). Signs shall be removed within 14 days after the property has been rented, leased or sold.

(d). Temporary Construction Signs.

(i). The maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet.

(ii). Signs shall be removed within 14 days after the completion of construction, alteration, or removal of the structure.

(e). Temporary Subdivision Sales, Entry, and Special-Feature Signs.

(i). Temporary Subdivision Sales Signs. The maximum sign area shall be 12 square feet per sign face and the maximum sign height shall be eight feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

(ii). Temporary Subdivision Entry and Special-Feature Signs. Signs shall be monument signs, as defined in subsection

D.5.b.ii.(a). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be six feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

6. Vegetation Conservation. (Reserved)

7. Trails.

a. Trail Provision.

i. All land division projects creating more than four lots or parcels of land shall contain public dedicated trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan. The conditions of approval for these projects shall require that trail construction be completed by the applicant, in accordance with the guidelines provided in subsection 7.b, and approved by the Department of Parks and Recreation. The Department of Parks and Recreation may also require connector or feeder trail easements, and construction of connector or feeder trails, to allow for continuity and connectivity to trails within the adopted Trails Plan area.

ii. Public dedicated trail easements for the Pacific Crest Trail shall accommodate a public dedicated trail for hiking and equestrian uses only. Other public dedicated trail easements shall accommodate a public dedicated multi-use trail for hiking, mountain bicycling, and equestrian uses.

iii. Public dedicated trail easements shall not be located contiguous to local streets or Highways, unless the Department of Parks and Recreation determines that no other location is suitable. If a public dedicated trail easement is

located contiguous to a local street or Highway, such easement shall be outside the local street or Highway's public right-of-way.

iv. Public dedicated trail easements shall be designed to connect to an existing or planned trail alignment(s), pursuant to the adopted Trails Plan of the Santa Clarita Valley Area Plan.

v. Public dedicated trail easements shall be designed to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas.

vi. If any land division project proposes modification to an existing trail easement, the applicant shall obtain Department of Parks and Recreation approval of such modification prior to the public hearing.

vii. Any land division project creating more than four lots or parcels of land that is 20 net acres or greater in total size, and is near existing or planned regional trails or is adjacent to properties with feeder trails, shall provide a public dedicated trail easement or easements to accommodate hiking, mountain biking, and equestrian uses for trail continuity and connectivity.

b. Trail Construction. The following guidelines are required for all trail construction, unless modified by the Department of Parks and Recreation on the basis of unique site conditions, including but not limited to steep topography, existing structures, existing trees or other vegetation, or existing utility infrastructure:

i. The minimum trail easement width shall be 10 feet;

ii. The minimum trail tread width shall be a variable width of six to eight feet;

iii. The maximum trail cross-slope gradient shall be 3%;

iv. The maximum trail running slope gradient shall be 10%, though for short distances up to 300 feet in length, a maximum trail running slope gradient of 15% may be permitted by the Department of Parks and Recreation on a case by case basis;

v. Trail surfacing shall consist of either native soil, native stabilized soil, or decomposed granite;

vi. Driveways are permitted within the trail easement, provided that they are constructed with a non-slip surface such as textured concrete (bush-hammer finish) or textured permeable paving, and are free of any obstructions which would affect clear access for trail users;

vii. Any variance from the trail construction guidelines shall require review and approval by the Department of Parks and Recreation; and

viii. All applications for land division shall include all information necessary to determine compliance with the trail dedication and construction standards of this CSD and such information shall be shown on tentative parcel or tract maps and final parcel or tract maps prior to recordation.

c. Trail Maintenance.

i. Public dedicated trail easements shall remain unobstructed and clear of vegetation and structures, including but not limited to buildings, utility boxes, gates, and non-trail fences or retaining walls.

ii. All trail easements that are not granted to the County and maintained by the Department of Parks and Recreation shall be granted to a Homeowner's Association or a Special District and maintained by such Homeowner's Association or such Special District. If a Special District is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, Section 22500, et. seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees.

d. Notification. Applicants shall notify the Agua Dulce Town Council, and any other recognized local trail advisory entities, to solicit input regarding trail location.

8. Density-controlled Development. Density-controlled development shall be permitted in this CSD, including hillside management areas and significant ecological areas, only if:

a. Each lot or parcel of land contains a minimum net area of two acres;

b. Each lot or parcel of land meets the yard requirements of this CSD; and

c. Each lot or parcel of land has a minimum width of 165 feet and a minimum depth of 165 feet.

9. Hillside Management. Applications for a land division creating more than four lots or parcels of land in a hillside management area shall include a written analysis demonstrating compliance with the following design guideline, as it

applies to the project: Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.

10. Significant Ridgeline Protection. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the Appendix following this section.

a. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

b. Any modification to subsection D.10.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards of the potential for greater damage to biota, as determined by a biologist; and

ii. The overall development is designed to comply with the design guideline provided in subsection D.9, as it applies to the project.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design.

i. Each lot or parcel of land created by a land division shall contain a minimum net area of two acres; and

ii. Each lot or parcel of land created by a land division shall have a minimum width of 165 feet and a minimum depth of 165 feet.

b. Required Yards.

i. If a lot or parcel of land is smaller than one net acre in size, the requirements of Section 22.20.120 (Zone R-1) shall apply.

ii. If a lot or parcel of land is one net acre or greater in size, but smaller than two net acres in size:

(a). The minimum front yard is 25 feet;

(b). The minimum rear yard is 15 feet; and

(c). The minimum side yard is 10 feet.

iii. If a lot or parcel of land is two net acres or greater in size:

(a). The minimum front yard is 50 feet;

(b). The minimum rear yard is 25 feet; and

(c). The minimum side yard is 25 feet.

iv. Accessory structures shall not be permitted in any required yard; and

v. Required yards shall be measured from the property boundary unless such boundary is located within a private street or right-of-way, in which case required yards shall be measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

c. Home-based Occupations. The requirements of Section 22.20.020 (Residential Zones) or 22.24.030 (Agricultural Zones) shall apply except where modified herein:

i. The following uses are permitted:

-- Animal training, provided that the animal is a domestic animal, as defined by Section 22.08.040.

-- Recording/motion picture/video production studio.

ii. A home-based occupation may be housed in a permitted accessory structure;

iii. A maximum of two full-time equivalent persons, other than resident occupants, may be employed or volunteer their services on site;

iv. A minimum of one uncovered vehicle parking space shall be provided for all business related traffic, and one additional uncovered parking space shall be required for each full-time equivalent employee or volunteer; and

v. Business hours are limited between 8:00 a.m. and 6:00 p.m.

d. Dogs.

i. On a lot or parcel of land less than one net acre in size, the requirements of Sections 22.20.050 (Residential Zones) or 22.24.050 (Agricultural Zones) shall apply; and

ii. A maximum of five dogs shall be allowed on a lot or parcel of land one net acre or greater in size.

e. Cargo Shipping Containers. For the purposes of this subsection, a “cargo shipping container” shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

i. One cargo shipping container shall be permitted on a lot or parcel of land that is one net acre or greater in size. Two cargo containers shall be permitted on a lot or parcel of land that is five net acres or greater in size.

ii. A minor conditional use permit, as provided in Section 22.56.085, shall be required for any additional cargo container shipping containers or for cargo containers on lots less than one net acre in size.

iii. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

iv. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container;

v. Cargo shipping containers shall not be stacked upon each other;

vi. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

vii. Cargo shipping containers shall be painted one uniform color and the sides of containers shall not display images or lettering, except for

signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations.

2. Commercial and Manufacturing Zones. Compliance with the following requirements shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure:

a. Structure Design.

i. Structures, structure additions, and structure renovations shall incorporate Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

ii. Structure facades, materials, rooflines, and exterior finishes shall conform to the chosen architectural style; and

iii. Structure entrances shall be recessed by at least one foot.

b. Utilities and Equipment. Accessory utilities and equipment visible from a public or private street, including but not limited to trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, and transformers and other electrical equipment, shall be screened from view by landscaping or walls and fences.

c. Pedestrian and Equestrian Accommodation. An access route of at least 10 feet in width shall be provided to each trail or public right-of-way adjoining a lot or parcel of land, and at least one equestrian hitching post shall be provided.

F. Area-Specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsection E.1.b (Required Yards) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD shall be subject to a conditional use permit, as provided in Part 1 of Chapter 22.56. The applicant for any such conditional use permit shall notify the Agua Dulce Town Council in order to solicit input regarding the application.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review, as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

a. A filing fee, as set forth in Section 22.60.100, equal to that required for Modification of Development Standards in Community Standards Districts; and

b. If requested by the director, applicants may also be required to submit a list, certified by affidavit or statement made 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 owners of property within 1,000 feet from the exterior boundaries of the subject property, and two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels.

3. Notice.

a. At least 30 days prior to the date a decision is made, the director shall send notice of the pending application by first-class mail to 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. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the director within 14 calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and shall provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a.

4. Findings.

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

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

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

b. The director shall consider each written protest when making a decision on the application. If the director determines that written protests are based on issues of significance directly related to the application and provide evidence that the

request for modification does not meet one or more of the findings, the director may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. If the director approves or denies the application, or refers the application to the regional planning commission, the director shall send notice of the decision by first class mail to the applicant and anyone who submitted a written protest.

ii. If the director approves or denies the application, the notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal.

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Modification of Development Standards

in Community Standards Districts. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60.

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

SECTION 3. Section 22.56.085 is hereby amended to read as follows:

22.56.085 Grant or denial of minor conditional use permit by director.

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this section for the following uses:

…

-- Cargo shipping containers in the Agua Dulce Community Standards District, as provided in Section 22.44.113.E.1.e.

…

APPENDIX FOR SECTION 22.44.113

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a pubic road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.

Attachment 5: Environmental Documents

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

NEGATIVE DECLARATION

PROJECT NUMBER: R2010-01627-(1-5), Case No. RADV 201000005

1. DESCRIPTION:
The revision of the Agua Dulce Community Standards District (CSD) contains a series of amendments to Title 22 of the Los Angeles County Code intended to maintain a dispersed, low density pattern for future development in Agua Dulce in order to preserve the secluded rural nature of the community. The proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community by preserving sensitive natural features, by maintaining and enhancing the pedestrian and equestrian trail system, and by minimizing the placement of urban infrastructure, such as street lights and concrete sidewalks, that would alter the character of the community. The CSD does the following: requires routes on the highway plan to use alternate rural highway standards where possible; places restrictions on signage in the Agua Dulce community; requires that land division projects creating more than four lots or parcels of land contain public dedicated trail easements designed to connect to existing or planned trails and to provide connectivity to recreational uses; allows density controlled development including development in hillside management areas and significant ecological areas, so long as each lot or parcel contains a minimum acreage, yardage, width, and depth; prohibits the creation of more than four lots per parcel of land in hillside management areas except where a written analysis demonstrates that grading will not be conducted uniformly across the entirety of the project and will be limited to the pads of the individual structures; contains provisions for the protection of significant ridgelines including mandating that structures be located a minimum of 50 vertical and horizontal feet from any significant ridgelines; contains zone specific development standards for residential and agricultural zones that include provisions for lot design, required yardage, standards for home based occupations, number of dogs allowed per parcel, and number of cargo shipping containers allowed; contains zone specific development standards for commercial zones which include provisions for structure design, utilities and equipment, and pedestrian and equestrian accommodation requirements; and outlines a procedure for the modification of development standards. All of the amendments proposed by the CSD revision pertain to improvements that would be part of future projects - each subject to their own CEQA review.

2. LOCATION:
Agua Dulce

3. PROPONENT:
Los Angeles County

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. <u>LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:</u>

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: *Brianna Menke*

DATE: *February 22, 2012*

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: Agua Dulce Community Standards District / Project No. R2010-01627-(1-5) / Case No. RADV 201000005.

Project location: Agua Dulce
APN: Various *Thomas Guide*: Pages 4372-4374, 4462-4464 *USGS Quad*: Agua Dulce, Sleepy Valley, Mint Canyon

Gross Area: 44 square miles

Description of project: The proposed project consists of a significant expansion and revision of standards contained within the Agua Dulce Community Standards District (CSD) in the form of amendments to Title 22 of the Los Angeles County Code (Code). These revisions encompass a more specific and comprehensive series of standards intended to maintain a dispersed, low density pattern for future development in Agua Dulce in order to preserve the secluded rural nature of the community. The proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community by preserving sensitive natural features such as the Vasquez Rocks Natural Area, by maintaining and enhancing the pedestrian and equestrian trail system, and by minimizing the placement of urban infrastructure, such as street lights and concrete sidewalks, that would alter the character of the community. Specifically, the CSD requires routes on the highway plan to use alternate rural highway standards where possible and prohibits new curbs, gutters, and sidewalks. The CSD also requires street and other outdoor lighting to be in conformance with Part 9 of Chapter 22.44 of the Code which would, in turn, permit reasonable uses of outdoor lighting to ensure nighttime safety and security and promote dark skies for the enjoyment and health of humans and wildlife. The CSD also places restrictions on signage in the Agua Dulce community including the number of signs permitted per parcel, the number of faces, total height, area, and light allowed per sign. The CSD requires that land division projects creating more than four lots or parcels of land contain public dedicated trail easements designed to connect to existing or planned trails and to provide connectivity to recreational uses. Density controlled development is permitted under the CSD, including development in hillside management areas and significant ecological areas, so long as each lot or parcel contains a minimum acreage, yardage, width, and depth. The CSD prohibits the creation of more than four lots per parcel of land in hillside management areas except where a written analysis demonstrates that grading will not be conducted uniformly across the entirety of the project and will be limited to the pads of the individual structures. The CSD also contains provisions for the protection of significant ridgelines including mandating that structures be located a minimum of 50 vertical and horizontal feet from any significant ridgelines. Moreover, the CSD contains zone specific development standards for residential and agricultural zones that include provisions for lot design, required yardage, standards for home based occupations, number of dogs allowed per parcel, and number of cargo shipping containers allowed. Zone specific development standards for commercial zones as designated in the CSD include provisions for structure design, utilities and equipment, and pedestrian and equestrian accommodation requirements. The CSD also outlines a procedure for the modification of development standards.

General plan designation: N/A (Santa Clarita Valley Area Plan)

Community/Area wide Plan designation: Santa Clarita Valley Area Plan, various designations (N1-Non Urban 1, N2-Non Urban 2, C-Commercial, M-Industry, P-Public Service Facilities, O-Open Space, HM-Hillside Management, S-Significant Ecological Areas, W-Floodway/Floodplain, AP-Airport, NF-National Forest

Zoning: A-1-1, A-1-10, A-1-20000, A-2-1, A-2-2, A-2-7, R-3, R-R, R-R-1, C-3, W, P-R, M-1-DP

Surrounding land uses and setting: Agua Dulce is a rural community located in the eastern Santa Clarita Valley. It contains numerous drainage courses including Agua Dulce Canyon and Tick Canyon. Various natural biological resources exist in the community. Elevation ranges from 2,400 feet to 3,400 feet.

Major projects in the area:

Project/Case No.	*Description and Status*
N/A	

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☒ Any neighboring cities (City of Santa Clarita)

Regional Significance

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

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Game
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Traffic and Lighting Division
  - Environmental Programs Division
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
- ☒ Public Health
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☐

Public agency approvals which may be required:

Public Agency	*Approval Required*

Lead agency name and address:
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project sponsor's name and address:

Contact person and phone number: Brianna Menke, (213) 974-6476

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

IMPACT ANALYSIS SUMMARY MATRIX		No Impact	Less than Significant Impact	Less than Significant Impact w/ Project Mitigation	Potentially Significant Impact	
Environmental Factor	Pg.					*Potential Concern*
1. Aesthetics		☐	☒	☐	☐	
2. Agriculture/Forest		☐	☒	☐	☐	
3. Air Quality		☐	☒	☐	☐	
4. Biological Resources		☐	☒	☐	☐	
5. Cultural Resources		☐	☒	☐	☐	
6. Energy		☐	☒	☐	☐	
7. Geology/Soils		☐	☒	☐	☐	
8. Greenhouse Gas Emissions		☐	☒	☐	☐	
9. Hazards/Hazardous Materials		☐	☒	☐	☐	
10. Hydrology/Water Quality		☐	☒	☐	☐	
11. Land Use/Planning		☐	☒	☐	☐	
12. Mineral Resources		☐	☒	☐	☐	
13. Noise		☐	☒	☐	☐	
14. Population/Housing		☐	☒	☐	☐	
15. Public Services		☐	☒	☐	☐	
16. Recreation		☐	☒	☐	☐	
17. Transportation/Traffic		☐	☒	☐	☐	
18. Utilities/Services		☐	☒	☐	☐	
19. Mandatory Findings of Significance		☐	☒	☐	☐	

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

Signature _____ Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	☐	☐	☒	☐
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	☐	☐	☒	☐
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Scenic views of the Angeles Forest are visible from the community of Agua Dulce. The proposed CSD zoning ordinance would not create substantial adverse effects on a scenic vista because the CSD does not propose any physical development, but rather provides for a more comprehensive and specific standards to guide future development in the community. These proposed standards would limit the allowable height of structures, cargo shipping containers, and signage as well as require street and other outdoor lighting to be in conformance with Part 9 of Chapter 22.44 of the Code which promotes dark skies, and regulate development within designated distances of ridgelines and hillside management areas. Therefore, because the CSD will not increase the amount of development in Agua Dulce, but rather guide future development in a manner that preserves the secluded rural nature of the community, the CSD will have a less than significant impact on a scenic vista, including County-designated scenic resource areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines). Furthermore, any future development that may be visible or obstruct views from a regional riding or hiking trail would not be significantly more impactful due to the requirements of the CSD. Additionally, the CSD requires that land division projects creating more than four lots or parcels of land contain public dedicated trail easements designed to connect to existing or planned trails and to provide connectivity to recreational uses. Because the proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community by preserving sensitive natural features, the CSD will not substantially damage scenic resources including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas.

Because the CSD is not projected to significantly increase the level of future development, the CSD will have a less

than significant impact on the aesthetics of these areas of Agua Dulce. Furthermore, the CSD is intended to maintain a dispersed, low density development pattern to preserve the secluded rural nature of the community, which includes the protection of the equestrian, agricultural, and geological characteristics of the community. As such, the CSD contains provisions to more comprehensively regulate future development. For the aforementioned reasons, the CSD will not substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and impacts would be less than significant.

Although the CSD does not completely prohibit the installation of new streetlights, require street and other outdoor lighting to be in conformance with Part 9 of Chapter 22.44 of the Code which promotes dark skies for the enjoyment and health of humans and wildlife. For the aforementioned reasons, the CSD will have a less than significant impact on the creation of a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) 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) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on agriculture or forests in Agua Dulce.

A small area of Farmland of Statewide Importance is located in the northern portion of Agua Dulce (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map). However, because the CSD will not directly or indirectly expand or increase what is built in Agua Dulce, impacts to agricultural resources in relation to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use would be less than significant. Moreover, because the CSD does not contain any provisions for rezoning and the County of Los Angeles does not participate in the Williamson Act program, the CSD will not conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act Contract. For the aforementioned reasons, the CSD also will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526).

Portions of Agua Dulce are located within the Angeles National Forest. As such, future development pursuant to the CSD could result in the loss or conversion of forest land to non-forest use. However, because the CSD will not directly or indirectly expand or increase what is built in Agua Dulce , but rather provides more comprehensive and

specific standards to guide future development in the community, it will not have a significant negative impact resulting in the loss of forest land or conversion of forest land to non-forest use. Similarly, based on the previous discussion, the CSD will not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

3. AIR QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	☐	☐	☒	☐
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is 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)?	☐	☐	☒	☐
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	☐	☐	☒	☐
d) Otherwise 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?	☐	☐	☒	☐
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. The proposed CSD zoning ordinance would not conflict with or obstruct implementation of applicable air quality plans of the SCAQMD because the CSD does not propose any physical development, but rather provides more comprehensive and specific standards to guide future development in the community. Because the provisions of the CSD will neither directly nor indirectly expand what is built in Agua Dulce, impact on air quality would be less than significant. Furthermore, the purpose of the CSD is to promote and maintain dispersed, low density development which does not conflict or obstruct the implementation of applicable air quality plan of the SCAQMD. Moreover, for the aforementioned reasons, no provisions of the CSD would violate any applicable federal or state air quality standard or contribute substantially to any existing air quality violation.

Though the provisions of the CSD would not directly result in any physical changes in the environment, including the construction of any new freeways or heavy industrial structures, it is possible that new construction will occur. All new construction will be required to comply with applicable air quality standards and, as such, exposure of sensitive receptors (e.g. schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use will be less than significant.

The CSD is intended, in part, to protect the equestrian and agricultural characteristics of the Agua Dulce Community. Moreover, the CSD increases the allowable number of dogs per acre of land; stating that for a lot or parcel of land one net acre or greater in size, a maximum of five dogs shall be allowed. Agriculture, equestrian activities, and an increase in the canine population can be associated with objectionable odors, including fertilizer and animal waste. However, the provisions of the CSD would not directly result in an increase in agricultural or equestrian activities. Moreover, due to the fact that an increase in the allowable number of dogs is in direct proportion to an increase in land acreage, it is unlikely that an increase in dog ownership on a specific parcel would adversely affect odors on adjoining parcels. Therefore, the CSD would result in a less than significant impact in relation to objectionable odors affecting a substantial number of people.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?	☐	☐	☐	☒
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance	☐	☐	☐	☒

(L.A. County Code, Title 22, Ch. 22.56, Part 16)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce nor will it increase the level of future development, the CSD will not have a significant negative impact on biological resources.

While the CSD proposes amendments to the Code and does not create any new physical changes in the environment, there are provisions that could indirectly create physical changes such as project requirements for roads, trails, and subdivision of lots and parcels. While the CSD may indirectly affect biological resources through these requirements in future development, all future development will be required to comply with all applicable habitat conservation plans. As such, it will not conflict with existing provisions that allow for modifications from these improvements where necessary to protect those resources as well as any local policies or ordinances protecting biological resources, nor does the CSD conflict with the provisions of an adopted state, regional, or local habitat conservation plan. All Federal, State, and County requirements protecting biological resources would remain in place and could not be altered or circumvented by the CSD. Therefore, the CSD would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Similarly, the CSD would not have a substantial adverse effect on sensitive natural communities (e.g. riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations, CDFG, or USFWS including Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan. Moreover, based on the aforementioned reasons, the CSD would not have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. Finally, the CSD is not in conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16).

The provisions of the CSD will neither directly nor indirectly expand what is built in Agua Dulce nor will they increase the level of future development or institute any rezoning. Moreover, the CSD promotes low density development patterns, minimal pavement of natural surfaces, minimal street lighting, and minimum distances for construction near significant ridgelines and hillside areas. The larger areas between development, the preservation of natural surfaces, the regulation of artificial street lighting, and the preservation of significant ridgelines and hillside may actually aid in the preservation of wildlife corridors and nursery sites. As such, the CSD will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The Los Angeles County Oak Tree Ordinance recognizes oak trees as a significant historical, aesthetic, and ecological resource. As part of new development, oak trees are intended to be preserved and maintained under the existing Code. Implementation of the CSD would not conflict with the provisions of the Oak Tree Ordinance as new development would be required to comply with the Oak Tree Ordinance. Therefore, impacts to oak trees and oak woodlands would be less than significant.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. The proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community and, as such, compliance with all applicable laws in the treatment of these resources would still be required and thus, impacts to cultural resources will be less than significant.

The Los Angeles County General Plan, which governs development in Agua Dulce, contains policies that provide for the protection of cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures as well as encourage public use of cultural heritage sites, promote public awareness of cultural resources, and encourage private owners to protect cultural heritage resources in Los Angeles County. As such, in addition to the proposed standards in the CSD that aim to protect cultural resources in the area, all new development will be subject to these existing policies.

Based on the previous discussion, the CSD will not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15054.5 nor will it directly or indirectly destroy a unique paleontological resource or site of unique geologic feature, or contain rock formations indicating potential paleontological resources. Because the CSD is intended to protect cultural resources, and because all new development will be required to comply will all applicable policies regarding cultural resources, disruption of human remains, including those interred outside of formal cemeteries, will be less than significant.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the provisions of the CSD will neither directly nor indirectly significantly expand what is built in Agua Dulce, nor will the CSD significantly increase the level of future development, the CSD will not involve the inefficient use of energy resources.

Any and all future development will still be required to comply with all applicable state and local laws and regulations that are designed to conserve energy, including the Los Angeles County Green Building Standards (L.A. County Code Title 22, Ch. 22.52, part 20 and Title 21, § 21.24.440). Moreover, all future development pursuant to the CSD will be required to comply with the CEQA environmental review process, including the provisions for energy conservation contained in Appendix F, such as incorporating a "…discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy…" into all Environmental Impact Reports (EIRs). Based on the aforementioned reasons, the CSD would result in less than significant impact related to energy.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce nor will it increase the level of future development, the CSD will not have a significant negative impact on geology and soils in the area.

The State of California is susceptible to potential seismic hazards due to the existence of numerous faults throughout the state. This presents overall risks for damages to new and existing buildings and infrastructure. The Soledad Fault, Mint Canyon Fault, and Tick Canyon Fault are located within the community of Agua Dulce (State of California Seismic Hazards Zone Map – Newhall Quad, Los Angeles County Safety Element – Fault Rupture Hazards and Seismicity Map). [Though the CSD does not create any physical changes to the environment, it indirectly affects future physical projects through development standards for new development. The structures most susceptible to seismic hazards are unreinforced masonry buildings and/or buildings constructed prior to the adoption of building codes. Any construction of new buildings in Agua Dulce that would be required to comply with the CSD would also be required to comply with the California Building Code; therefore the CSD would not directly or indirectly expose people or structures to any increased seismic risk.

Because all future improvement and new development projects must also comply with all relevant engineering and seismic standards, the CSD will neither directly or indirectly create any significant impacted related to geologic hazards. The CSD does not mandate new construction, but rather provides a comprehensive framework for development. As such, the CSD will not directly or indirectly expand what is built in Agua Dulce nor will is increase the level of future development beyond what would take place without the CSD. Although the CSD itself may not cause or mandate any projects to be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, future projects may nonetheless still be located in these areas. However, all future projects would still be required to comply with all applicable regulations including building codes, the preparation of any necessary geotechnical reports, and the procurement of any necessary permits to ensure integrity of the structures that would minimize the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides.

Furthermore, the CSD will not result in substantial soil erosion or the loss of top soil. All new development would be subject to applicable regulations concerning soil and erosion control. As such, the impacts of any new projects being located on a geological unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse would be less than significant. Additionally, the impacts of new projects being located on expansive soil, as defined in Table 18-1-B of the uniform Building Code (1994), creating substantial risks to life or property would also be less than significant.

All new development pursuant to the CSD must comply with any applicable regulations including those governing the installation of septic tanks and alternative waste water disposal systems where sewers are not available for the disposal of waste water. Moreover, the CSD is not in conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element because any new development will be subject to both the Hillside Management Area Ordinance and the General Plan in addition to any new standards created in the CSD.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?	☐	☐	☐	☒

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly significantly expand what is built in Agua Dulce nor will it increase the level of future development, the CSD will not increase GhG emissions that may have a significant impact on the environment. Moreover, the CSD does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) in a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐

ii) in a high fire hazard area with inadequate access?	☐	☐	☒	☐
iii) in an area with inadequate water and pressure to meet fire flow hazards?	☐	☐	☒	☐
iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not significantly increase hazards or hazardous materials in Agua Dulce.

Because the CSD does not mandate development, and as such will neither directly nor indirectly expand what is built in Agua Dulce or increase the level of future development, the CSD will not create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site. Moreover, all future development will be required to comply with all applicable laws and regulations pertaining to the transport, storage, and disposal of hazardous waste and, as such, the CSD will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment nor will it emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g. homes, schools, hospitals). Because there are no hazardous materials sites located in the community of Agua Dulce, as referenced in the Department of Toxic Substances Control Envirostor database, the CSD will also not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. All future development pursuant to the CSD will be required to adhere to applicable policies and regulations concerning safety in the vicinity of an airport and/or airstrip. As such, for a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Moreover, based on the aforementioned reasons, for a project within the vicinity of a private airstrip, the CSD would have a less than significant impact on the safety of people residing or working in the project area. Because the CSD does not mandate or propose any new development and all future development would have to meet all current requirements in addition to those proposed by the CSD, the CSD would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Although the community of Agua Dulce is located in a Very High Fire Severity Zone (Zone 4), the CSD itself would not increase the level of development in the area beyond what would have occurred in the absence of the CSD (Los Angeles County Safety Element – Wildland and Urban Fire Hazards Map). Therefore, the CSD does not increase the exposure of people or structures to a significant risk of loss, injury or death involving fires, because the project is located: in a Very High Fire Hazard Severity Zones (Zone 4), in a high fire hazard area with inadequate access, in an area with inadequate water and pressure to meet fire flow hazards, or in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing). Future development would still be required to comply with all applicable fire standards including access and fire flow requirements, and impacts would be less than significant.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☒	☐
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☐	☒
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or	☐	☐	☒	☐

in close proximity to a drainage course?				
j) Otherwise substantially degrade water quality?	☐	☐	☒	☐
k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?	☐	☐	☒	☐
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☒	☐
m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on hydrology or on water quality.

As the CSD establishes new or updated development standards in the Code, there are no physical changes that would directly result from the project. However, future development subject to the CSD may occur that could drain into existing bodies of water and/or waterways. However, any future development would be subject to all existing water quality standards and waste discharge requirements, therefore the CSD would not violate any water quality standards or waste discharge requirements. Because the CSD does not increase the level of development in the area beyond what would have occurred in the absence of the CSD, there would not be a substantial increase in paved or other impervious surfaces that could impact drainage, runoff and/or groundwater. As such, the CSD will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Because all future development will be required to comply with all applicable policies and regulations pertaining to hydrology and water quality, the CSD would also not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.

Because any future development would have to obtain all necessary permits before initiating construction, it would not specifically allow any future development to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or allow the generation of construction or post-construction runoff that would violate any applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality. The CSD also would not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) because all future development would be required to comply with this ordinance. Similarly, the CSD would not allow development that would result in point or nonpoint source pollution discharges into State Water Resources Control Board-designated areas of Special Biological Significance. Moreover, all future development will be required to comply with acceptable usages of septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course, or otherwise substantially degrade water quality. Although there are 100-year flood areas located in

the community of Agua Dulce, the CSD does not propose any new development and all future development will be required to comply will all applicable flood zone restrictions (Los Angeles County Safety Element – Flood Inundation Hazards Map). As such, the CSD would have less than significant impacts concerning the location of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain nor would it place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain. In addition, all future development will be required to comply with applicable regulations concerning proper location and structural design to withstand flooding and other water-related disasters. As such, the CSD would have a less than significant impact concerning exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Also based on the aforementioned reasons, the CSD would have a less than significant impact in terms of the location of structures in areas subject to inundation by seiche, tsunami, or mudflow.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	☐	☐	☒	☐
c) Be inconsistent with the zoning designation of the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	☐	☐	☐	☒

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on land use and/or planning.

No established community is proposed to be physically divided by the CSD. Moreover, one of the goals of the CSD is to promote dispersed, low density development in order to maintain the rural nature of the area. Furthermore, the CSD does not mandate any new development or alterations to the physical environment and all new development must comply with applicable policies and regulations concerning subdivisions. As such, the CSD will have less than significant impacts in terms of physically dividing an established community, being inconsistent with the zoning designation of the subject property, conflicting with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria.

The proposed CSD will replace the existing CSD, which is consistent with all plans, policies, and regulations. Because any development pursuant to the new CSD will also be subject to all current plans, specifically the Los Angeles County General Plan, policies, and regulations, the CSD will not be inconsistent with the plan designations of the subject property. In fact, the CSD is consistent with many of the goals and policies of the Los Angeles County General Plan. For example, some of the specific needs, goals, and policies of the County General Plan with which the CSD is consistent include the following:

1. Prevent Urban Blight and Deterioration:
   Urban blight, already a serious problem, will become more of a threat in the future. Older suburbs and inner cities can suffer accelerating deterioration as tract housing and related commercial centers built between 1945 and 1965 age and become obsolete. The loss of middle and upper income families to the newer suburbs, a relative decline in personal income, rising maintenance costs, and a reduction in relative market value further increase the potential for urban blight. (9) Preventing the spread of blight and restoring areas already affected cannot be accomplished unless urban sprawl is restrained and scarce investment funds are used to maintain and restore the vitality of existing urban areas.

The CSD is intended to maintain a dispersed, low density development pattern to preserve the secluded rural nature of the Agua Dulce community. As such, the CSD aligns with the need to prevent urban blight and deterioration because it discourages sprawl and promotes low density development for future projects.

2. Conserve Energy:
Worldwide industrialization, population growth, and policies of energy producers and consumers are placing increased demands on a finite stock of fossil fuels. Locally produced energy supplies are declining and the County, like the nation, is increasingly dependent on foreign sources. Although alternative energy resources may eventually help resolve the imbalance between supply and demand, there is an immediate need for government at all levels to take strong conservation measures.

   The CSD contains provisions to limit the quantity and lumens of future street lights in the community of Agua Dulce by requiring compliance with Part 9 of Chapter 22.44 of the Code which promotes dark skies. As such, the CSD would aid in the conservation of energy.

3. Preserve the Natural Environment:
Los Angeles County has one of the most varied natural environments in the nation. Natural amenities were a primary factor in bringing investments and people into the region. But rapid, large scale urban development and the belief that natural resources are only useful for economic production have caused wide-spread damage to these assets. Sacrificing our remaining environmental assets in order to stimulate economic growth would be a grave mistake. Economic growth and environmental preservation are complementary, not competitive. Social and economic well-being are linked to a restored and healthy environment.

   The CSD promotes low density development patterns, minimal street lighting, and minimum distances for construction near significant ridgelines and hillside areas. The larger areas between development, the preservation of natural surfaces, the restrictions placed on future artificial street lighting, and the preservation of significant ridgelines and hillside may actually aid in the preservation of wildlife corridors and nursery sites. As such, the CSD will aid in the preservation of the natural environment.

4. Conserve Resources and Protect the Environment:
This goal is a recognition of man's dependence on the physical environment for his prosperity and well-being, and of his responsibility to be sensitive to the environmental consequences of his actions. The fulfillment of this goal will involve preserving the natural environment; eliminating air, noise, and water pollution to protect health and safety; avoiding or mitigating the effects of natural hazards; and, conserving all resources, including natural habitats and wildlife, for the use and enjoyment of present and future generations.

   See number 3. Due to the aforementioned reasons, the CSD will aid in the conservation of resources and the protection of the environment.

5. General Policy 10:
Protect areas that have significant natural resources and scenic values, including significant ecological areas, the coastal zone, and prime agricultural lands.

   See number 3. In addition, the CSD is intended to preserve the secluded, rural nature of the community.

6. General Policy 12:
Conserve energy to ensure adequate supplies for future use

   See number 2.

7. General policy 14:

Restore and protect air quality through the control of industrial and vehicular emissions, improved land use management, energy conservation and transportation planning.

See number 2. In addition, the CSD promotes equestrianism, which could be used as an alternative form of transportation, and facilitates developments that would accommodate such transport.

8. General Policy 23:
   Ensure that development in non-urban areas is compatible with rural life styles, does not necessitate the expansion of urban service systems, and does not cause significant negative environmental impacts or subject people and property to serious hazards.

   One of the stated purposes of the CSD is to maintain a dispersed, low density development pattern to preserve the secluded rural nature of the community. As such, the CSD will ensure that development in non-urban areas is compatible with rural life styles.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) 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) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on mineral resources.

There is a mineral resource zone located in the southwest corner of the CSD area (Mineral Resource Zones - Source: California Department of Conservation, Division of Mines and Geology. Current as of 1994. Claremont-Upland Production-Consumption region updated as of 2007.). All future development will be required to comply with all applicable regulations and policies concerning mineral resources in the area. In addition, because the CSD does not propose or mandate any new physical development, it will have a less than significant impact in terms of resulting in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Moreover, based on the aforementioned reasoning, the CSD would have a less than significant impact in terms of resulting in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	☐	☐	☐	☒
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it significantly increase the level of future development, the CSD will not result in a significant increase in noise.

The CSD allows for an increase in the number of dogs permitted from a total of three, which is the current allowable number, to a maximum of five on a parcel of land one net acre or greater in size. It is possible that this increase could result in an increase in noise levels in Agua Dulce. However, a net increase of two dogs on parcels of such considerable size for residences, combined with existing rural noises such as livestock and agricultural machinery, and taking into consideration that all residents must comply with applicable noise regulations, any potential increase in noise levels due to the CSD would be less than significant.

The CSD also more specifically outlines provisions for home-based occupations; allowing a maximum of two equivalent persons, other than residents, to be employed or volunteer on site and permitting occupations such as

animal training and recording/motion picture/video recording. It is possible that this increase in home-based occupations could cause a corresponding increase in noise levels in residential areas. However, hours of operation are limited to 8:00 am to 6:00 pm so any increase in noise levels would be during regular business hours and thus unlikely to cause significant impact to residents. In addition, all future development would still be required to comply with the County noise ordinance and therefore, impacts would be less than significant for noise.

All construction activities associated with the implementation of the CSD would be subject to any local noise control ordinance as well as the County noise ordinance (Title 12 of the County Code). Moreover, the purpose of the CSD is to preserve the secluded rural nature of the community of Agua Dulce. As such, the CSD would a less than significant impact in terms of causing exposure of persons to, or generation of, noise in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element. Moreover, based on the aforementioned reasoning, the CSD would have less than significant impacts in terms of causing the exposure of sensitive receptors (e.g. schools, hospitals, senior citizen facilities) to excessive noise levels nor would it cause a substantial permanent increase in ambient noise levels in the project vicinity above existing levels without the project, including noise from parking areas or a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems. Again, based on the fact that all future development will be required to comply with all applicable regulations concerning noise, the CSD will have less than significant impacts concerning the exposure of people residing or working in a project area to excessive noise levels for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Lastly, based on the aforementioned reasoning, for a project within the vicinity of a private airstrip, the CSD will have a less than significant impact in terms of the exposure of people residing or working in the project area to excessive noise levels.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
c) Displace existing housing, especially affordable housing?	☐	☐	☒	☐
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a negative impact on population and/or housing.

The CSD does not mandate development and, more specifically, it does not propose new housing, businesses, road extensions, or other infrastructure improvements that would induce substantial population growth in the area. As such, it will not directly or indirectly induce substantial population growth in the area. The CSD is intended to maintain a dispersed, low density development pattern through various provisions such as those requiring a minimum lot size of two acres and a minimum width and depth of 165 feet. In addition, the CSD does not propose any housing directly and all future projects subject to the CSD would be required to comply with other County requirements regulating density. Furthermore, the CSD does not include any rezoning or any plan amendment that would increase density. As such, the CSD will have less than significant impacts in terms of cumulatively exceeding official regional or local population projections. Furthermore, the CSD does not propose changes in land use or mandate the removal of existing houses such that would displace existing housing, affordable or otherwise. Second units and other affordable housing projects are currently subject to regulation under the Code and the CSD does not place additional constraints or restrictions on said housing. Finally, the CSD does not propose to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on public services.

The CSD proposes no new development and no direct increase in public service. All future development pursuant to the CSD will be required to comply with all applicable policies and regulations pertaining to provision of public services. As such, the CSD would have less than significant impacts concerning capacity or service level problems, and concerning substantial adverse physical impacts associated with the provision of new or physically altered government facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (including fire protection, sheriff protection, schools, parks, libraries, and other public facilities).

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	☐	☐	☐	☒
d) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on recreation.

Though the CSD proposes no new development, it does require all land division projects creating more than four lots or parcels of land to contain dedicated trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan. These public dedicated trail easements would be designed to connect to an existing or planned trail alignment(s) and to provide connectivity to recreational uses such as open space areas and parks. While these provisions in the CSD could increase trail access and possibly use of parks, these provisions are also required under the Santa Clarita Valley Area Plan and would be enacted even in the absence of this CSD. As such, the CSD would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Moreover, this project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. All future development pursuant to the CSD would be required to comply with all applicable policies and regulations pertaining to the natural environment and regional open space connectivity. As such, the CSD would have a less than significant impact in terms of a parkland provision interfering with regional open space connectivity.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	☐	☐	☐	☒
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	☐	☐	☒	☐
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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)?	☐	☐	☐	☒
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
f) Result in inadequate emergency access?	☐	☐	☒	☐
g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle	☐	☐	☐	☒

racks)?

h) Decrease the performance or safety of alternative transportation facilities? ☐ ☐ ☒ ☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on transportation and/or traffic.

The CSD does not mandate or propose new development, and any future development must comply with all current policies and regulations relating to traffic and all modes of transportation. Furthermore, the CSD promotes equestrianism, which could be utilized as an alternative form of transportation, and facilitates developments, such as mandatory hitching posts at trail heads and public right of ways, that would accommodate such transport. As such, the CSD would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit. All future development pursuant to the CSD will be required to comply with the County Congestion Management Plan (CMP) and, as such, the CSD will have less than significant impacts related to exceeding the (CMP) Transportation Impact Analysis thresholds. Based on the aforementioned reasoning, and because all future development will also be subject to applicable traffic standards, the CSD will have less than significant impacts concerning any conflicts with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (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. Based on the aforementioned reasons, the CSD will have a less than significant impact in terms of an alteration in air traffic patterns, including either an increase in field traffic levels or a change in location that results in substantial safety risks. All future development will still be required to comply with applicable regulations concerning safe design features and, as such, the CSD will have a less than significant impact in terms of a substantial increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), nor will it result in inadequate emergency access. Because all new development must comply with all applicable policies and regulations contained in other transportation plans, the CSD will not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). Lastly, because all development pursuant to the CSD must comply with all transportation safety elements, the CSD will have less than significant impacts in terms of decreasing the performance or safety of alternative transportation facilities.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☐	☒
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	☐	☐	☐	☒
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
h) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. Because the CSD will neither directly nor indirectly expand what is

built in Agua Dulce, nor will it increase the level of future development, the CSD will not have a significant negative impact on utilities or service systems.

The CSD does not mandate or propose new development, and any future development must still comply with all applicable policies, standards, and regulations relating to public infrastructure and the provision of utilities and services. As such, the CSD will not exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards, create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, because the CSD does not propose any new development and all future development must comply with applicable regulations and policies pertaining to drainage, it will have a less than significant impact in terms of the creation of drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Moreover, all future development pursuant to the CSD must comply will applicable water availability standards and, as such, the CSD will have a less than significant impact in terms of ensuring that sufficient reliable water supplies are available to serve project demands from existing entitlements and resources, considering existing and projected water demands from other land uses will be established through future projects.

Because any future development must comply with all applicable policies and regulations, the CSD will not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, §21.24.430 and Title 22, Ch. 21, Part 21). Furthermore, because the CSD does not mandate or propose any new development and all future development would be required to meet energy capacity requirements and comply with applicable policies and regulations pertaining to all utilities and service systems, it will have less than significant impacts in terms of the creation of energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, nor will it need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Finally, again because any future development must comply with all applicable policies and regulations, the CSD will comply with federal, state, and local statues and regulations related to solid waste.

All CSD-related projects subject to discretionary review would be analyzed for any impacts to the environment. Any appropriate mitigation measures or project changes for such CSD-related projects will be reviewed as part of CEQA analysis for these discretionary projects.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The CSD proposes amendments to Title 22 – Planning and Zoning – of the Los Angeles County Code to update and clarify existing development standards as well as add new and more comprehensive development standards for future development in the community of Agua Dulce. As analyzed in this document, the CSD is not projected to significantly increase the level of future development and is intended to maintain a dispersed, low density development pattern in order to preserve the secluded rural nature of the community. Moreover, the CSD contains provisions to control and limit development in hillside areas and significant ridgelines, and as such, the CSD will have a less than significant impact on aesthetics in Agua Dulce. Moreover, because the CSD will not directly or indirectly expand or increase what is built in Agua Dulce or contain any provisions for rezoning, and because the County does not participate in the Williamson Act program, impacts to agricultural and forest resources would be less than significant. All new construction will be required to comply with applicable air quality standards and thus, the CSD would have a less than significant impact on air quality. While the CSD may indirectly affect biological resources through requirements in future development, all future development will be required to comply with all applicable habitat conservation plans and all applicable federal, state, and local regulations concerning habitat and biological preservation. As such, the CSD will have a less than significant impact on biological resources. The Los Angeles County General Plan, which governs development in Agua Dulce, contains policies that provide for the protection of cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures as well as encourage public use of cultural heritage sites, promote public awareness of cultural resources, and encourage private owners to protect cultural heritage resources in Los Angeles County. Therefore, the CSD will have less than significant impacts on cultural resources in Agua Dulce. As stated in this document, all future development will be required to comply with applicable federal, state, and local laws and regulations that are designed to conserve energy, including the Los Angeles County Green Building Standards (L.A. County Code Title 22, Ch. 22.52, part 20 and Title 21, § 21.24.440) as well as the CEQA environmental review process, including the provisions for energy conservation contained in Appendix F. As such, the CSD would result in less than significant impact

related to energy. In addition, as analyzed in this document, any construction of new buildings in Agua Dulce that would be required to comply with the CSD would also be required to comply with the California Building Code, all relevant engineering and seismic standards, the preparation of any necessary geotechnical reports, the procurement of any necessary permits to ensure integrity of the structures, and all applicable regulations concerning soil and erosion control and the installation of septic tanks and alternative waste water disposal systems. Therefore, the CSD would have a less than significant impact on geology and soils. Moreover, the CSD does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan and all future development would be required to comply with the applicable policies contained in such plans. Therefore, the CSD will have a less than significant impact on greenhouse gas emissions. As discussed in the document, there are no hazardous materials sites located in the community of Agua Dulce and all future development in the area will be required to comply with applicable laws and regulations pertaining to the transport, storage, and disposal of hazardous waste. Furthermore, all future development would be required to adhere to safety regulations when located within the vicinity of an airport or airstrip. Therefore, the CSD will have a less than significant impact on hazards and hazardous materials. As previously stated, all future development would be subject to applicable water quality and hydrology standards and waste discharge requirements, would be required to obtain all necessary permits before initiating construction, would be required to comply with acceptable usages of septic tanks or other private sewage disposal system, and must adhere to applicable regulations concerning proper location and structural design to withstand flooding and other water-related disasters. As such, the CSD would have a less than significant impact on hydrology and water quality. No established community is proposed to be physically divided by the CSD and all future development pursuant to the CSD must comply with applicable policies and regulations concerning subdivisions as well as all current plans, such as the Los Angeles County General Plan. Moreover, as previously stated, one of the goals of the CSD is to promote dispersed, low density development in order to maintain the rural nature of the area. Thus, the CSD will have a less than significant impact on land use and planning. There is a mineral resource zone located in the southwest corner of the CSD area (Mineral Resource Zones - Source: California Department of Conservation, Division of Mines and Geology. Current as of 1994. Claremont-Upland Production-Consumption region updated as of 2007.). Because all future development will be required to comply with all applicable regulations and policies concerning mineral resources in the area and because the CSD does not propose or mandate any new physical development, it will have a less than significant impact in terms of resulting in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state and in terms of resulting in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. As analyzed in the document, all future development and activities will be required to comply with applicable noise regulations and, accordingly, the CSD will have a less than significant impact on noise in Agua Dulce. The CSD does not propose any housing directly nor does it mandate the removal of existing houses and all future projects subject to the CSD would be required to comply with other County requirements regulating density. Furthermore, the CSD does not include any rezoning, changes in land use, or any plan amendment that would increase density. As such, the CSD will have a less than significant impact on population and housing. As discussed previously, all future development pursuant to the CSD will be required to comply with all applicable policies and regulations pertaining to provision of public services and as such, the CSD would have a less than significant impact on public services. Though the CSD proposes no new development, it does require all land division projects creating more than four lots or parcels of land to contain dedicated trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan. While these provisions in the CSD could increase trail access and possibly use of parks, these provisions are also required under the Santa Clarita Valley Area Plan and would be enacted even in the absence of this CSD. In addition, all future development pursuant to the CSD would be required to comply with all applicable policies and regulations pertaining to the natural environment and regional open space connectivity. As such, the CSD will have a less than significant impact on recreation. As discussed, all future development must comply with all applicable policies and regulations relating to traffic and all modes of transportation including the County Congestion Management Plan (CMP) as well as safety design features. Therefore, the CSD will have a less than significant impact on transportation and traffic. As previously analyzed, the CSD does not mandate or propose new development, and any future development must comply with all applicable policies and regulations relating to public infrastructure and the provision of utilities and services, drainage, water availability requirements, energy capacity requirements, and provisions for solid waste disposal. As such, the CSD will have a less than significant impact on utilities and service systems. Also, because all CSD-related projects subject to discretionary review would be analyzed for any impacts to the surrounding environment and any appropriate mitigation measures or project changes for such CSD-related

projects will be reviewed as part of CEQA analysis for these discretionary projects, the CSD does not have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. Lastly, based on the aforementioned reasoning, the CSD does not have impacts that are individually limited, but cumulatively considerable.

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

AGUA DULCE COMMUNITY STANDARDS DISTRICT UPDATE:
Proposed amendment to the Los Angeles County Code (Title 22 – Zoning Ordinance) to Update the Agua Dulce Community Standards District.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to update the Agua Dulce Community Standards District.

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 _____, 2012** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Ms. Brianna Menke at (213) 974-6476 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail her at bmenke@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at: http://planning.lacounty.gov/view/agua_dulce_community_standards_district_revision.

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

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

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

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

Attachment 7: List of Persons to be Notified

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

LIST OF PERSONS TO BE NOTIFIED

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

Attachment 8: Town Council Recommendations

AGUA DULCE TOWN COUNCIL RECOMMENDATIONS

Dogs:

i. On a lot or parcel of land less than one net acre in size, the requirements of Sections 22.20.050 (Residential Zones) or 22.24.050 (Agricultural Zones) shall apply; and

ii. On a lot or parcel of land one net acre or greater in size, two additional dogs are allowed for each additional one net acre of land or fraction thereof, with a total maximum of seven dogs.

Cargo Shipping Containers:

For the purposes of this subsection, a "cargo shipping container" shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

i. The maximum number of cargo shipping containers on a lot or parcel of land shall be determined as follows:

Net Acreage of Lot	Maximum Number of Containers
0 to 1.9	1
2.0 to 2.9	2
3.0 to 4.9	3
5.0 to 9.9	4
10 or greater	4, plus one additional container for each additional 5 net acres of land or fraction thereof

ii. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

iii. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container;

iv. Cargo shipping containers shall not be stacked upon each other;

v. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

vi. Cargo shipping containers shall be painted one uniform color and the sides of containers shall not display images or lettering, except for signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations.

Commercial Vehicle Parking

i. For the purposes of this subsection, the definition of "commercial vehicle" is the same as that provided in the California State Vehicle Code, except that a pick-up truck shall be considered a passenger vehicle and shall not be subject to the provisions of this subsection. The definition of "commercial vehicle" shall include a Truck Tractor-Semitrailer or a Truck Tractor-Semitrailer-Trailer (Doubles), as illustrated in Appendix B following this section.

ii. If a lot or parcel of land is at least five net acres in size, one commercial vehicle that is owned or operated by a resident of a dwelling unit on such lot or parcel of land may be parked on the lot or parcel of land, provided that a site plan review application has been approved by the department of regional planning. The site plan review application shall demonstrate compliance with the following standards:

(a). If the lot or parcel of land adjoins a Highway or a local street that is maintained by the department of public works, such lot or parcel of land shall have a commercial driveway apron that has received a permit from the department of public works;

(b). The commercial vehicle shall not be parked in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

(c). The commercial vehicle shall be parked at least six feet from any structure or cargo shipping container; and

(d). The commercial vehicle shall not be inoperative, as defined in Section 22.08.220, and shall not be used as sleeping or living quarters.

iii. This subsection shall not allow the repair of commercial vehicles, or the use of commercial vehicles for home-based businesses in excess of the allowance provided in Sections 22.20.020.A (Residential Zones) or 22.24.030 (Agricultural Zones).

Drainage Standards:

The following standards are intended to slow or reduce runoff and recharge local aquifers:

a. Residential and Accessory Uses.

i. On a lot or parcel of land less than one and one-quarter net acres in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 11,000 square feet or 42 percent of the net area, whichever is less; and

ii. On a lot or parcel of land one and one-quarter net acres or greater in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 20 percent of the net area.

b. Non-Residential Uses. On a lot or parcel of land, the maximum impervious finished surface areas for non-residential uses shall not exceed:

i. 65 percent of the net area when occupied by open storage or licensed homes for the aged;

ii. 75 percent of the net area when occupied by hospitals, cemeteries, mausoleums, or mortuaries;

iii. 80 percent of the net area when occupied by churches or schools; and

iv. 85 percent of the net area when occupied by stores, supermarkets, shopping centers, restaurants, service stations, motels, hotels, office buildings, professional buildings, banks, warehouses, manufacturing facilities, enclosed storage, lumber yards, or kennels.

c. Swales may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land.

d. Permeable portions of partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land.
e. All structures with rain gutters shall collect and direct all roof runoff towards permeable surfaces and catchment basins rather than towards impervious surfaces such as paved driveways.

Attachment 9: Results from May 25, 2011 Community Meeting

Results of the Agua Dulce CSD Revision Community Meeting Ballots.

The Agua Dulce Community Meeting to discuss revisions to the Agua Dulce CSD was held on May 25th 2011. The Department of Regional Planning sent 1,909 notices to the addresses of all the property owners in the areas under discussion. Somewhere between 70 to 80 people attended the meeting, and 67 completed ballots were handed in to staff at the end of the meeting.

This document contains all the votes on each subject. Additionally all of the handwritten comments on every ballot were typed up and included with each ballot item in italics. Where staff has a note it is indicated in **[bold brackets].** If a word was unclear it is indicated as **[?]**.

A sample ballot is included at the end of this document for reference.

Final Vote

Vote Options	Tally	Percentage
Abstain	8	12%
No	24	36%
Yes	**35**	**52%**

Comments (Final Vote Box)

1. Voted Yes. *"25% only"*

2. Voted No. [Under Contact information] *"Why- So you can send the storm troopers"*

3. Voted No. *"count vote as disagree."*

4. Voted Yes. *"with reservations on some issues.""*

5. Voted Yes. *"but we need more info!"*

1. Boundary

Yes to boundary additions	Tally	Percent (out of all votes)
Lives in Proposed Area	9	13%
Does not live in Proposed Area	12	18%
Did not say which area	2	3%
Total Yes	**23**	**34%**

No to boundary additions	Tally	Percent (out of all votes)
Lives in Proposed Area	6	9%

Does Not live in Proposed Area	17	25%
Did Not say which area	2	3%
Total No	**25**	**37%**

Abstain on boundary additions	**Tally**	**Percent (out of all votes)**
Lives in Proposed Area	7	10%
Does Not live in Proposed Area	7	10%
Did Not say which area	5	7%
Total abstain	**19**	**28%**

Boundary Comments:

1.1.Voted Yes/Yes. *"Please include all OVOV area to boundary. I own 2 properties Parcel #* [**APN REDACTED] [APN REDACTED] [ADDRESS REDACTED]** *and I am not sure if I am in the pink or blue, I can vote in AD and we are on the OVOV area plan. Please include our area and change to AD Boundary."*

1.2. Voted Abstain/Yes. *"can't comment-no changes posted"*

1.3. Voted No/Yes. *" must keep it rural"*

1.4. Voted Abstain/No *"next area over in the current plan"*

1.5. Voted Yes/No *"except the portion along Sierra Hwy into Acton CSD"*

1.6. Voted Abstain/No *"we do not see a need to add Soledad Canyon. Are they not part of Acton's CSD?"*

1.7. Voted Abstain/Yes. *"Sleepy Valley"*

1.8.Voted Abstain/Abstain*. "need to study"*

2. Highways and Local Streets

Highways and Local Streets	**Total**	**Percent**
Abstain	2	3%
No	13	19%
Yes	52	78%

Highway and Local Street Comments:

2.1. Voted Yes. "*This rural nature is what makes Agua Dulce. I would never want that to change. There should be no restrictions to what rural should be."*

2.2. Voted Yes. *"*Only if there is a vote to which & where* **[?]** *are to be placed. Do we vote on the areas that would be considered "safety" light improvement. *No red lights*"*

2.3. Voted Yes. *"BUT standards should adopt max width on major and secondary highways specific to Agua Dulce."*

2.4. Voted No. *"should be voluntary"*

2.5. Voted Yes. *"please keep it the way it is currently"*

3. Signs

Signs	Total	Percent
Abstain	3	4%
No	19	28%
Yes	45	67%

Signs Comments

3.1. Voted Yes. *"only ranch property get to have sign"*

3.2.Voted No. *"present rules have NEVER! been enforced"*

3.3. Voted Abstain. "*unclear on* **[?]** *limitations"*

3.4. Voted No. *"temporary signage.."lost dog' has been removed "the same day" not good for the lost dog or the family."*

3.5. Voted No. *"people should be allowed to use their own common sense, consistent with the law on commercial speech and 1st Amendment Rights."*

4.Trails

Trails	Total	Percent
Abstain	5	7%
No	35	52%
Yes	27	40%

Trails Comments

4.1. Voted No. *"only on subdivision new developments"*

4.2. Voted Yes. *"with subdvisions only, not individual* **[no/new?]** *projects"*

4.3. Voted No. *"with the proposed increase of the Santa Monica Mt conservancy into this area. Connecting to the area should be reduced- also keeping motor vehicles- off the trails will be impossible w/o increase of sheriff patrols-"*

4.4. Voted No. *"Parks & Rec have no REAL awareness for trail requirements"*

4.5. Voted No. *"why do easements/trails have regulations on width and grade, etc. Leave it natural who pays for maintenance grading placement etc."*

4.6. Voted Yes. *"unaware of proposed trail locations"*

4.7. Voted Yes. *"I need more specific Information. But if it makes sense, yes."*

4. 8. Voted Yes. *"Should only apply to sub-divisions"*

4. 9. Voted Yes. *"Should only apply to sub-divisions"*

4.10. Voted No. *"trail standards means easements"*

4.11. Voted Yes. *"all trails should remain open. Trails have been closed off by land owners at their discretion. Without a formal vote.."*

4.12. Voted No. *"standards should be tied to major land dev NOT CUP"*

4.13. Voted No. *"make sure they know, what a trail is and to look like"*

4.14. Voted Abstain. *"what?"*

4.15. Voted No. *"grants should not be conditional. They should be voluntary and negotiated."*

5. Significant Ridgelines

50x50	Total	Percent
Abstain	9	13%
No	13	19%
Yes	45	67%

Ridge Map	Total	Percent
Abstain	14	21%
No	18	27%
Yes	35	52%

Significant Ridgelines Comments:

5. 1. Voted Yes/Yes. *"50x50 ft"*

5. 2. Voted Yes/Yes. "*50ft not enough if excluding chimneys, etc. consider 100 ft"*

5. 3. Voted Abstain/Abstain. "*??"*

5. 4. Voted Yes/Yes. "*No build on ridgelines. "No CUP for ridgelines". If the standard is to build on ridgeline. "No build on ridgeline""*

5. 5. Voted Abstain/Abstain. *"??, ??"*

5. 6. Voted Yes/Yes. *"w/exception. Eliminate ridgeline by Coussoulis development approved but not built."*

5. 7. Voted No/No. *"ridiclus"*

Drainage

Drainage	Total	Percent
Abstain	8	12%
No	29	43%
Yes	30	45%

Drainage comments.

5. 1. Voted No. *"42% too high* **[?]** *in residential 1.25 acre"*

5. 2. Voted Abstain. *"??"*

5. 3. Voted No. *"Need more information"*

5. 4. Voted Abstain. *"?"*

5. 5. Voted Abstain. "*Is driveway ok? Is new barn ok?"*

5. 6. Voted No. *"could be a conflict with Calif. Green Building code- also presently effective."*

7.Residential and Ag Land

a. Minimum Width and Depth.

Min W &D	Total	Percent
Abstain	9	13%
No	23	34%
Yes	35	52%

Minimum Width and Depth comments:

7a.1. Voted Yes. *if at least 165x165 ft*

7a.2.Voted No. *"Small lots create clustering"*

7a.3.Voted Abstain. *"?"*

7a.4.Voted Abstain. *"?"*

7a.5. Voted Abstain. *"Not sure"*

b. Required Yards

Req Yards	Total	Percent
Abstain	7	10%
No	27	40%
Yes	33	49%

Required Yards comments:

7b.1.Voted No. *"yards and property are dependent on topography & easements & a size regulation is untenable"*

7b.2. Abstained. *"already subdivided?"*

7b.3. Voted Abstain. *"?"*

7b.4. Voted Abstain. *"Probably should not allow* **[arrow pointed at one acre]***"*

c. Home Based Occupations

HBO	Total	Percent
Abstain	11	16%
No	17	25%
Yes	39	58%

Home Based Occupations comments:

7c.1. Voted No. *"Why change?"*

7c 2. Voted No. *"Specific rules for home based occupations too restrictive. I agree to home based business and accessory buildings."*

7c 3. Voted Abstain. *"?"*

7c 4. Voted Abstain. *"?"*

d. Dogs

Dogs	Total	Percent
Abstain	4	6%
No	27	40%
Yes	36	54%

Dogs comments:

7d.1. Voted No. *"Way too many! Low ambient noise level means too much noise nuisance (constant barking)"*

7d.2. Voted No. *"5 dogs."*

7d.3. Voted No. *"Less than 7 is better. Seven dogs is a lot*"

7d.4. Voted No. *"Too much barking as is. Uncontrolled."*

7d.5. Voted No. *"Keep current 3 dogs max unless in A2 zone"*

7d.6. Voted Yes*. "They're already here!"*

e. Cargo Containers

Cargo*	Total	Percent
Abstain	5	8%
No	25	38%
Yes	36	55%

*out of 66

Cargo Containers comments:

7e.1. Voted No. *"Cargo containers anchorage to prevent floating off property with flooding or earthquake shearing."*

7e 2. Voted Yes. *"accurate to CSD"*

7e 3. Voted No. *"only until construction is finished."*

7e 4. Voted No. *"Ugly! Unhealthy-unsafe-NONE should be allowed! But at least a C.U.P required."*

7e 5. Voted both Yes and No (this vote not counted in tally.) *"Limit the size of containers the larger 10' tall ones should not be allowed-"*

7e 6. Voted No. *"no more than 2 per 10 acres or more, etc- or none at all"*

7e 7. Voted No. *"Change to 1 container per parcel unless "hide" others behind shrubbery, existing structures, etc."*

7e 8. Voted Yes. "*but disagree on quantity, allow less!"*

7e 9. Voted Abstain. *"Include residential zoned areas & vacant land. Change 2 containers for 2.5 ac not 3 ac all other numbers acceptable."*

7e 10. Voted No. "*No cargo containers"*

7e 11. Voted No. *"More than detailed"*

7e 12. Voted No. "Disagree with limits Qty too high"

7e 13. Voted No. *"Don't' agree with amounts of containers-should be allowed more on smaller lots. Many of us bought out here so we could put containers on property and trucks on property."*

7e 14. Voted No. "*This is pushed by a select few. Most residents here hate. Containers reduce adjacent properties' value. People place them next to other property owners' entrance & ruin the western atmosphere. Some people place them too close to their neighbors fence and having a 10' allowance, they cannot be hidden with a 6' fence. They promote an unkempt environment around them. Already the county has little enforcement in this area, this will make it worse. *no more than 1 container per 5 acres and it should be neat and 8' tall not 10'. Better to have no containers at all and enforce current rule."*

f. Trucks

Trucks	Total	Percent
Abstain	10	15%
No	28	42%
Yes	29	43%

Trucks comments:

7f.1. Voted Abstain. *"as long as owner operator none if not owned by property owner."*

7f.2. Voted Yes. *"Yes! Only if an enumeration of ONE is used."*

7f.3. Voted No. *"No commercial vehicle parking at all within the CSD area"*

7f.4. Voted No. *"NO WAY!"*

7f.5. Voted Abstain. *"Park away from sightlines of neighboring residences."*

7f.6. Voted Abstain. *"No Commercial truck parking 1. Dump type truck"*

7f. 7. Voted No. *"Null comm driveway entrance* **[?]***"*

7f.8. Voted No. *"No commercial trucks."*

7f.9. Voted No. *"If this is their living where else would they park their truck?"*

7f.10. Voted No. *"Ugly"*

7f.11. Voted No. *"No truck parking in Agua Dulce."*

General Comments (Agriculture and Residential):

7. 1. *"There should be minor restrictions to somehow still make the property appealing. In other words as long as the property does not look like a junk yard."*

7.2. *"too limited should be less restriction"*

7.3. *"Larger lots for new development to prevent clustering of homes. Keeping Agua Dulce rural. A parcel limit for businesses on multiple acres."*

7.4. *"My comment is that similar to your "notice" sent out to Agua Dulce members to alert of this meeting on 5/25/11, so should you make the same concerted effort to mail a ballot form to Agua Dulce residents."*

7.5. "conditional"

7.6. *"not in /Spanish"*

7.7. *"Same comments as #3, #4, and #6"* **[Not clear on paper what they are referring to]**

7.8. *"see #3,4 &#6 for comment"* **[Not clear on paper what they are referring to]**

8.Commercial and Manufacturing

Architecture	Total	Percent
Abstain	4	6%
No	15	22%
Yes	48	72%

Hitching Post	Total	Percent
Abstain	4	6%
No	21	31%
Yes	42	63%

Commercial and Manufacturing Comments:

8.1. Voted Yes/Yes . *"As long as it [matches?] the rural communities and not made to look industrialized, ex adding pavement for pedestrians."*

8.2. Voted No. *"no to the hitching post"*

8.3. Voted Abstain/No. *"Finally! An appropriate area to be covered in CSDs."*

8.4. Voted Yes/Yes. *"LA County needs to change out/eliminate sidewalks in "downtown" Agua Dulce. Make shoulders dirt allowing for equestrian use."*

8.5. Voted Yes/Yes. *"Definitely. This translates to "rural" Agua Dulce."*

8.6. Voted Yes/Yes. *"screen dumpsters and utilities could be problem."*

8.7. Voted No/No. *"conflicts with Calif. Green Building code??"*

8.8. Voted No/No. *"40-50 people should not decide rules for a community of 4,000 to 6,000 people."*

Additional Comments.

AC 1. *"I would like to commend the professionalism and patience of the presenters and presentation with this* **[word unclear]**"

AC 2. "*Boundaries, please include our area to AD, we are in the OVOV and can run for the AD town council, vote on any items in AD. Everyone in the small strip is confused as to why we cannot be added (boundaries) map. Is not clear if we are included (pink or blue) (I run of out room on Item #1) sorry is a mess. Acton town council told us county screwed up let County fix it up, let County change the Boundary.* **[NAME, ADDRESS, PARCEL NUMBERS & PHONE NUMBER REDACTED]"**

AC 3. *"Put native vegetation protection standards back in"*

AC 4. *"Address the proposed change in the LA Plans to rural land zoning and the minimum acreage requirements which affect smaller parcels."*

AC 5. *"What kind of consensus is this? We have 1,600 voters, only 85 seats, 32 people present. There are real problems with small advisory town council and their committees forming CSD and rules that are meant to be adopted by our own elected officials. Elected officials alone have the power to put together, discuss and pass LEGISLATION which affects us all. This why we elect Supervisors. We elected town council member just to have an advisory role. It seems to be a federated state. Constitutional problem. Liable to counteractions to stop or prevent. TURN IT DOWN!"*

AC 6. *"Earlier this year Agua Dulce Cyn Road was resurfaced- asphalt was widened to narrow dirt should impeding equestrian use."*

AC 7. "*?? Designates more questions need to be answered in DETAIL. Where NO TIME WAS ALLOWED for this most important element to create a truly acceptable CSD!"*

AC 8. *"1. Before holding a meeting of this type where residents are asked to vote- approve/disapprove these "changes" an educational pre meeting should be held so residents know what they are voting for/against and what they would or would not change! 2. Questions on 1/2 questions yes or no see#1- bad wording. Most exceptions require permit hearing, CUP, etc $$$$$ with excessive costs for same!"*

AC 9. "*I like this approach to voting and the way you structured this meeting."*

AC 10. *"we want our community to stay rural...some ques are not clear enough"*

AC 11.*" we moved to Agua Dulce many years ago to get away from many of your proposed restrictions"*

AC 12. *" thank you for your work on this"*

AC 13. *"Significant lighting changes imposed by "Dark Skies" initiative must be mitigated for our rural area to allow for residences that have lighting for home businesses and horse facilities. Arenas, barns, etc. Major economic impact will hit property owners if lighting changes are mandated without consideration for age of existing lighting, cost to retrofit, etc. Pathway must be allowed for gradual transition."*

AC 14. *"Quit bothering us! Leave us alone! Everything is fine as it is! You are liars! You take 6000 a year from me- for nothing in return. You didn't state the law correctly- you are misleading people"*

AC 15. *"Hillside Mgmt- Where to comment not on ballot already voted on and is in current document?"*

AC 16*." -No clustering of homes- *larger lots should be required so that clustering does not happen* - trails- for new development trails need to be observed instead of closing off trails. This is happening currently, closing trails. -regarding new development- I would really like to see a limit on parcel development. Currently there are land owners that have several acres that have proposed building 30+ homes. <please help with this issue> Please excuse the comments, I hope you can understand comments. No hard surface to write on. 8 Yes. 6 No."*

AC 17. *"How can we vote on this if not specific. Not a fair vote-town not represented."*

AC 18. *"if majority yes will proceed if majority no= no"*

AC 19. *"The notice did not say we were going to vote!!"*

AC 20. "*what about solar & wind installations"*

AC 21. *"Please on 7e & 7f Don't allow our property values to reduce & our community atmosphere to greatly suffer by allowing AD to become a storage place full of cargo containers and parked trucks. County already does not enforce its rules, this will promote escalation of this problem. If you allow them, please make setbacks, height limits and other regulatory restrictions."*

1. Boundary Changes: Do you agree with the proposed boundary changes? **Circle one: Yes No**
Do you own property in the proposed addition areas (pink)? **Circle one: Yes No**
Comments:_____
_____
_____
_____
_____

2. Highways and Local Streets: Do you agree that streets in Agua Dulce should remain rural in nature, without improvements such as curbs, gutters and sidewalks? **Circle one: Yes No**
Comments:_____
_____
_____
_____
_____

3. Signs: Do you agree to limitations on permitted sign types, which are generally more restrictive than the current requirements? **Circle one: Yes No**
Comments:_____
_____
_____
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_____

4.Trails: Do you agree that all new projects requiring discretionary approval from the Department of Regional Planning shall contain public dedicated trail easements, to meet the objectives of the Trails Plan for Santa Clarita Valley Area Plan? **Circle one: Yes No**
Comments:_____
_____
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_____

5.Significant Ridgelines: Do you that agree that ridgelines should be protected by requiring a Conditional Use Project for new buildings within 50 vertical and 50 horizontal ft of the proposed ridgelines? **Circle one:** Yes No
Do you agree with the proposed ridgeline locations?
Circle one: Yes No
Comments:_____
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6. Drainage: Do you agree to additional limitations on the amount of impervious (non draining) pavement and surfaces on parcels in order to help with groundwater infiltration? **Circle one: Yes No**
Comments:_____
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_____

7. Residential and Agricultural Land:

7.a Do you agree with minimum widths and depths of 165 ft for all new parcels? **Circle one: Yes No**

7.b Do you agree to larger required front, side and rear lots than currently required, unless a parcel is under one acre in size? **Circle one: Yes No**

7.c Do you agree to Agua Dulce specific rules for home-based occupations? **Circle one: Yes No**

7.d Do you agree that up to 7 dogs may be permitted on parcels in the residential and agricultural zones?
Circle one: Yes No

7.e Do you agree that Cargo Shipping Containers may be placed on land in these areas, with up to 4 permitted on parcels smaller than 10 acres, and 4 plus 1 cargo container per additional 5 acres on parcels over 10 acres in size? **Circle one: Yes No**

7.f Do you agree that any parcel of over 5 acres in size will be permitted to park a Commercial Vehicle (eg, tractor trailer trucks)? **Circle one: Yes No**

Comments:_____
_____

SAMPLE BALLOT

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8. Commercial and Manufacturing Zones: Do you agree that all new commercial and industrial buildings should be built using Old Western, Southwestern, Spanish Mission, Victorian or Native American Architecture?
Circle one: Yes No

Do you agree that all new commercial and industrial buildings should include an access route for pedestrians and equestrians, with at least one hitching post provided? **Circle one: Yes No**
Comments:_____
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Additional Comments:
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AGUA DULCE CSD FINAL VOTE:
After reviewing your answers above, and your overall impression of tonight's meeting, do you generally agree that revising the Agua Dulce CSD to include some or all of the standards discussed tonight would be a good thing for Agua Dulce?

Circle One:

YES: I Generally Agree with the Revised CSD Presented Tonight.

NO: I Generally Disagree with the Revised CSD Presented Tonight.

ADDITIONAL INFORMATION REQUEST:

While this form may be submitted anonymously, please know that if any of your comments or votes are unclear, we will not be able to use them unless we can follow up with you. If you feel comfortable with providing us with additional clarification or input, please leave us with some contact information below. If not, simply leave the lines blank.

OPTIONAL CONTACT INFORMATION:

Name_____

Phone Number_____

Email Address_____

SAMPLE DRAFT

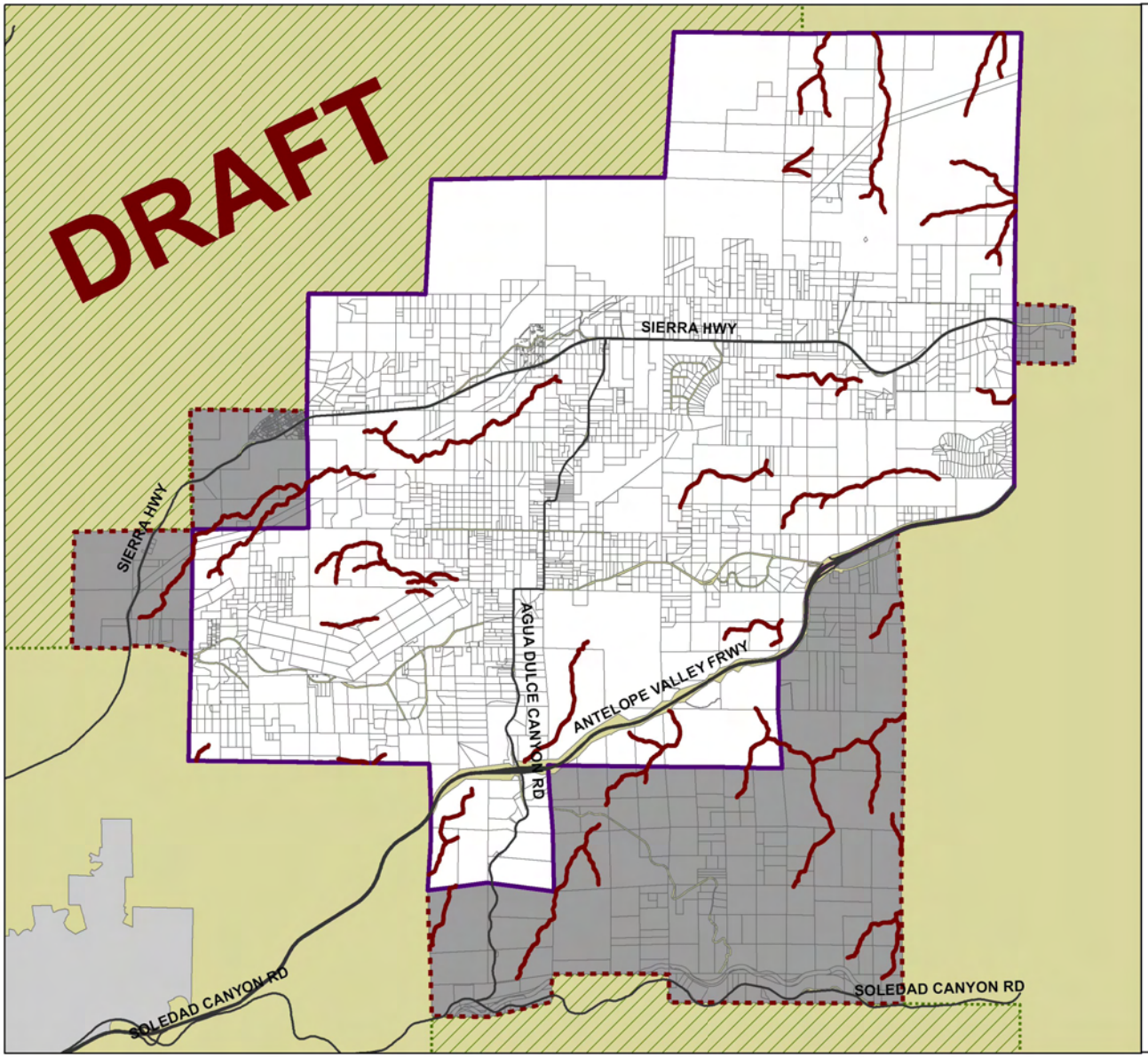
Attachment 10: Drainage Standards Comparison Matrix

Agua Dulce CSD and LID Ordinance Comparison

Topic	Agua Dulce CSD	LID Ordinance	Comments
Intent	To slow or reduce runoff and recharge local aquifers.	LID encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County's watersheds, drainage paths, water supplies, and natural resources. LID builds on conventional design strategies by utilizing every softscape and hardscape surface in a development to perform a beneficial hydrologic function by retaining, detaining, storing, changing the timing of, or filtering stormwater and urban runoff. LID encompasses the use of structural devices, engineered systems, vegetated natural designs, and education in order to distribute stormwater and urban runoff across a development site. LID reduces the impact from the development and provides the benefits of: 1. Replenishing groundwater supplies; 2. Improving the quality of surface water runoff; 3. Stabilizing natural stream characteristics; 4. Preserving natural site characteristics; and 5. Minimizing downstream impacts.	LID Intent is more extensive.
Development Standards for All Projects	No general standards listed.	1. Mimic undeveloped stormwater and urban runoff rates and volumes in any storm event up to and including the "50-year capital design storm event," as defined by Public Works; 2. Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a water quality design storm event; and 3. Minimize hydromodification impacts to natural drainage systems.	LID standards are more extensive.
Residential Uses	a. Residential and Accessory Uses. i. On a lot or parcel of land less than one and one-quarter net acres in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 11,000 square feet or 42 percent of the net area, whichever is less; and ii. On a lot or parcel of land one and one-quarter net acres or greater in size, the maximum impervious finished surface areas for residential and associated accessory uses shall not exceed 20 percent of the net area.	1. A development consisting of four (4) or fewer residential units shall implement at least two LID BMP alternatives listed in the LID Standards Manual, which alternatives include, but are not limited to, disconnecting impervious surfaces, using porous pavement, downspout routing, a dry well, landscaping and irrigation requirements, and a green roof.	CSD prescribes percentage of impervious surface allowed but doesn't say how water should be infiltrated or filtered. LID provides menu of options to infiltrate and filter and requires that at least 2 be used.

Non-Residential Uses (and residential uses above 5 units for LID)	b. Non-Residential Uses. On a lot or parcel of land, the maximum impervious finished surface areas for non-residential uses shall not exceed: i. 65 percent of the net area when occupied by open storage or licensed homes for the aged; ii. 75 percent of the net area when occupied by hospitals, cemeteries, mausoleums, or mortuaries; iii. 80 percent of the net area when occupied by churches or schools; and iv. 85 percent of the net area when occupied by stores, supermarkets, shopping centers, restaurants, service stations, motels, hotels, office buildings, professional buildings, banks, warehouses, manufacturing facilities, enclosed storage, lumber yards, or kennels.	A development consisting of five (5) or more residential units, or a nonresidential development, shall comply with the following requirements: a. The excess volume from each lot upon which such development is occurring shall be infiltrated at the lot level, or in the alternative, the excess volume from the entire development site, including streets and public right-of-way, shall be infiltrated in sub-regional facilities. The tributary area of a sub-regional facility shall be limited to five (5) acres, but may be exceeded with approval of the Director. When infiltration of all excess volume is not technically feasible, on-site storage, reuse, or other water conservation uses of the excess volume is required and shall be implemented as authorized by the Director in accordance with the requirements and provisions in the LID Standards Manual. b. The runoff from the water quality design storm event associated with the developed site hydrology must be treated to the satisfaction of the Director before discharge.	CSD prescribes percentage of impervious surface allowed but doesn't say how water should be infiltrated or filtered. LID requires Hydrologic Analysis and that any increase in runoff be infiltrated or reused on site or at sub-regional facility.
Allowed Impervious Surfaces and BMPs	c. Swales may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land. d. Permeable portions of partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be given credit towards calculating the maximum impervious finished surface areas on a lot or parcel of land.	The LID Standards Manual allows the following Best Management Practices (BMPs): bioretention, cisterns/rain barrels, dry ponds, dry wells, engineered wetlands, green roofs, infiltration basin, infiltration trenches, landscape irrigation, planter boxes, porous pavement, sand filters, vegetated buffers, vegetated swales, wet ponds	LID Standards Manual includes more options for how to infiltrate.
Rain Gutters	e. All structures with rain gutters shall collect and direct all roof runoff towards permeable surfaces and catchment basins rather than towards impervious surfaces such as paved driveways.	No prescriptive measures.	CSD prescribes how rain gutters shall direct water. LID lists downspout routing as one option for res. < 5 units and requires infiltration or reuse on site or at sub-regional facility for non-res. or res> 5 units.

Attachment 11: Proposed Boundary Expansion Map



Agua Dulce Community Standards District Revision Project Map of Existing and Proposed Boundaries

Legend

- Proposed Ridgelines
- Streets
- Boundary: Current Agua Dulce CSD
- Proposed Boundary: Agua Dulce CSD
- Existing Agua Dulce CSD Parcels
- Santa Clarita
- Proposed Parcels
- Angeles National Forest
- County Areas

N

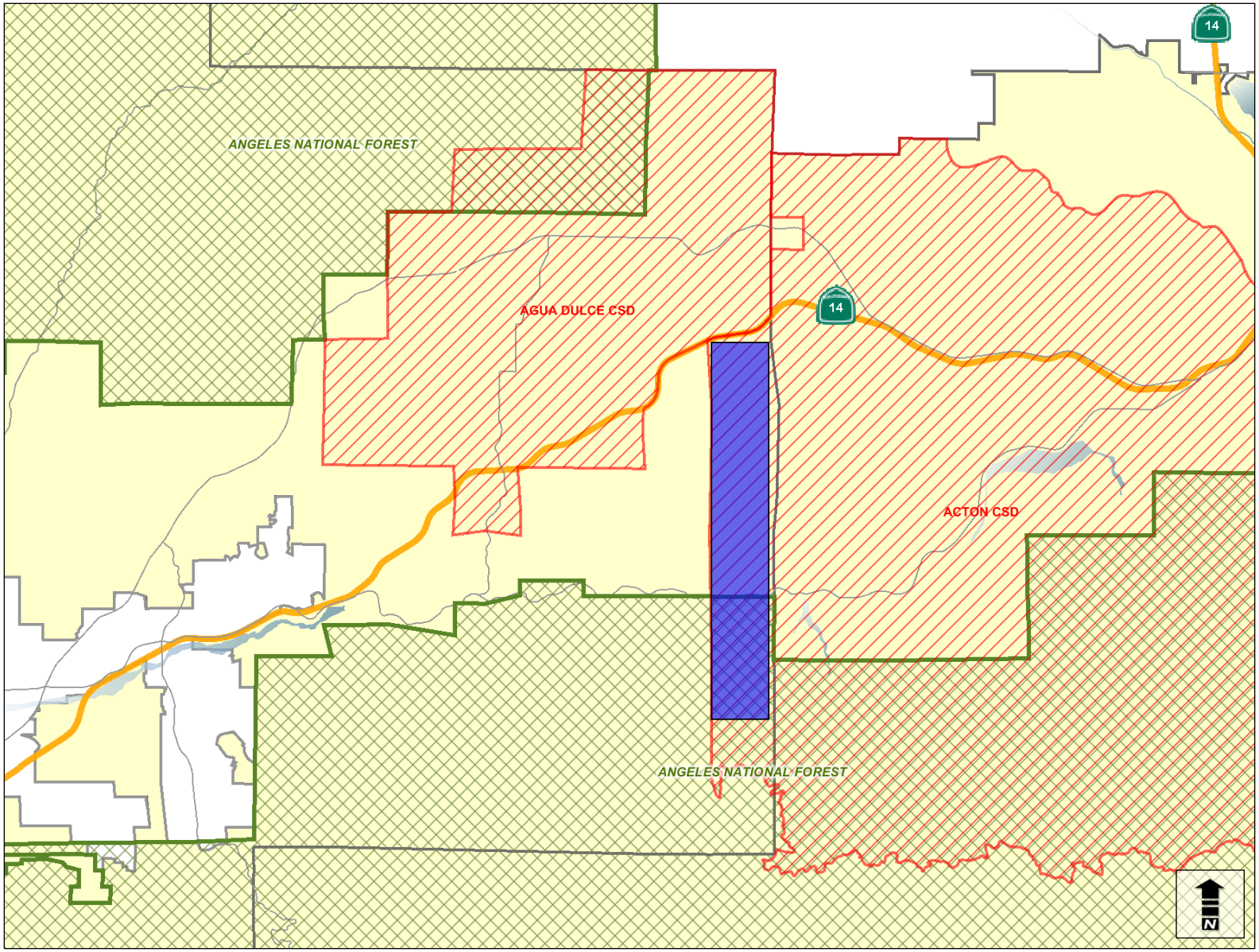
Miles
0 0.125 0.25 0.5 0.75

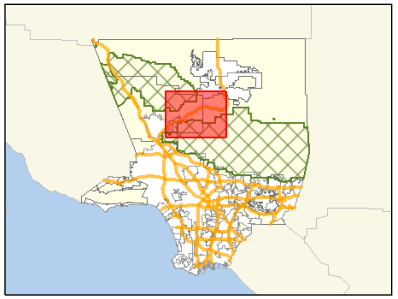
Source: Countywide Studies Sectio
Contact: Brianna Menke
Phone: (213) 974-6476
Date: January 4, 2012

Attachment 12: Boundary Dispute Documentation

Los Angeles County
Department *of* Regional Planning

Boundary Dispute





Legend

Base Layers

- LOS ANGELES COUNTY
- OTHER COUNTY
- PACIFIC OCEAN
- UNINCORPORATED AREAS
- INCORPORATED CITIES
- HYDRO - PERENNIAL
- HYDRO - INTERMITTENT
- HYDRO - DRY
- HYDRO - LINE
- FREEWAYS
- NATIONAL FOREST
- PARCEL BOUNDARY
- SUPERVISORIAL DISTRICT
- TRANSIT - RAILROAD
- TRANSIT - RAPID TRANSIT
- TRANSIT - UNDERGROUND
- SUBDIVISION ACTIVITY - APPROVED
- SUBDIVISION ACTIVITY - INACTIVE
- SUBDIVISION ACTIVITY - PENDING
- SUBDIVISION ACTIVITY - RECORDED
- AMB (ASSESSOR MAP BOOK) GRID
- SEA (SIGNIFICANT ECOLOGICAL AREA)
- CSD (COM. STANDARDS DISTRICT)
- CSD - AREA SPECIFIC
- VERY HIGH FIRE HAZARD SEVERITY
- TOD (TRANSIT ORIENTED DISTRICT)
- EQD (EQUESTRIAN DISTRICT)
- THE THOMAS GUIDE - PAGE
- THE THOMAS GUIDE - PAGE GIRD
- ZD (ZONED DISTRICT)
- ZONING INDEX MAP GRID
- ZONING MAP GRID
- TOWNSHIP & RANGE GRID
- USGS QUAD SHEET GRID

Zoning

- ZONE A-1
- ZONE A-2
- ZONE B-1
- ZONE B-2
- ZONE C-1
- ZONE C-2
- ZONE C-3
- ZONE C-H
- ZONE C-M
- ZONE CPD
- ZONE C-R
- ZONE D-2
- ZONE IT
- ZONE M-1
- ZONE M-1.5
- ZONE M-2
- ZONE M-3
- ZONE MPD
- ZONE MXD
- ZONE O-S
- ZONE P-R
- ZONE R-1
- ZONE R-2
- ZONE R-3-(1)U
- ZONE R-4-(1)U
- ZONE R-A
- ZONE RPD
- ZONE R-R
- ZONE SF
- ZONE SR-D
- ZONE W

LOS ANGELES REGION
LAR|IAC
Imagery Acquisition Consortium

LEGEND MAY NOT CONTAIN ALL LAYERS REPRESENTED IN THE MAP.

Scale: 1:152,682
Printed On: Feb 13, 2012
GIS-NET | Public Web Mapping Application

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The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

AGUA DULCE TOWN COUNCIL
COMMUNITY STANDARDS REVISION COMMITTEE
33301 AGUA DULCE CANYON ROAD, BOX 35, AGUA DULCE, CA 91390

January 22, 2007

Dear Property Owner:

The Agua Dulce Town Council Community Standards Revision Committee has been hard at work for some time developing a revised document that will better protect the rural character of the community and maintain its low population density. As part of this revision effort, the Committee has been reviewing Agua Dulce's boundaries, especially in light of the fact that a number of border area residents have found themselves included either in Acton's Standards or as a part of unincorporated Los Angeles County but not included formally within the Agua Dulce Community Standards District.

In order to finalize new boundaries, and to place residents where they want to be, the Committee needs to know your wishes in regard to the community in which you want membership. Put simply, do you wish your property to be included within the Agua Dulce Community Standards District? Yes or No?

Please help us resolve boundary issues by marking the enclosed post card appropriately and mailing it back to the Committee. The Committee also would appreciate your assistance in properly locating your property. Please identify your property by address whether or not you live on the property. If you do not live in the Agua Dulce area and your property has no street address (it is a vacant parcel), include its legal description (found on your property tax bill as the APN number). If you no longer own the Agua Dulce area property, please so advise us on the postcard and identify its address or APN number. The Committee's work would be benefitted by hearing from you by March 1, 2007.

If you have any questions regarding this process, please call Committee Consultant Lillian Smith at the *Agua Dulce/Acton Country Journal* – (661) 269-5804.

Watch for further news in local media and at the Town Council web site – www.aguadulce-ca.com – as the Committee proceeds through the community consensus and County approval portions of the revision process. Thank you for your attention to this request.

Cordially,

Mary Johnson Lorene Cangiano

Mary Johnson and Lorene Cangiano
Co-Chairs
Agua Dulce Town Council
Community Standards Revision Committee

Enclosure

Do you want to be in Agua Dulce CSD?

Agua Dulce CSD Committee Boundary Survey Response Data Base

First Name	Last Name	Street Address	City	State	Zip	Response	Property Description
Francis	Williams	17549 Chase Street	Northridge	CA	91325	Yes	Briggs Rd Area-20 acres-E 1/4 of SW 1/4
			3210006004				of Sec 12T 4N R 14W Pin: 234156 and
			3209007002				34.53 acres Lot 2 in Sec 7T 4N R 13W
							Pin: 441126
Les and Diane	Jundy	30111 Briggs Road	Agua Dulce	CA	91390	Yes	30111 Briggs Road APN: 3210-008-026
Wess and Denise	LaMonica	30905 Mesa Grande Road	Agua Dulce	CA	91390	Yes	30905 Mesa Grande APN: 3210-005-036
	Rhys	29000 Briggs Road	Agua Dulce	CA	91390	Yes	29000 Briggs Rd NE 1/4 of NE1/4 Sec 12 T
							4N R 14W
Steven	Townsend	30100 Briggs Road	Agua Dulce	CA	91390	Yes	30100 Briggs Rd APN: 3210-008-028
John	Grosskopf	14841 Begonias Lane	Canyon Country	CA	91387	Yes	APN: 3209-007-017-06-000 and
							3209-006-017-06-000
Rachel	Bratcher	30935 Mesa Grande Road	Agua Dulce	CA	91390	Yes	30935 Mesa Grande Rd 3210-005-044
Keith	Brown	30565 Mesa Grande Road	Agua Dulce	CA	91390	Yes	30565 Mesa Grande Rd 3210-005-030
Andrew	Alvarez	30058 Briggs Road	Agua Dulce	CA	91390	Yes	30058 Briggs Rd 3210-008-024
Miguel	Aguayo	30058 Briggs Road	Agua Dulce	CA	91390	Yes	30058 Briggs Rd " "
Faith	Luiting	30201 Briggs Road Cyn	Agua Dulce	CA	91390	Yes	30201 Briggs Rd 3210-008-029
William and Madeline	Meyers	6667 Escondido Road	Acton	CA	93510	No	6667 Escondido Cyn Rd 3223-002-007
Charles	Wallasch	33270 Margarita Hills Drive	Acton	CA	93510	No	APN: 3223-008-023 and 3223-008-026
	Pearson	33714 Rainbow Bend Drive	Acton	CA	93510	No	33714 Rainbow Bend 3223-006-035
F A	Niemann	33716 North Hubbard Road	Acton	CA	93510	No	33716 N Hubbard 3223-008-005
		33343 Hubbard Road	Acton	CA	93510	No	33343 Hubbard 3223-006-021
Paul	Vakay	6841 Hubbard Road	Acton	CA	93510	Yes	6841 Hubbard 3223-007-018
Scott	Keller	8023 Escondido Canyon Road	Acton	CA	93510	Yes	8023 Escondido Cyn Rd 3223-010-015
F Gerald	Knight	32810 Big Springs Canyon Road	Acton	CA	93510	Yes	32810 Big Springs Rd 3223-011-032
Farivash	Beroukiarus	475 Castle Place	Beverly Hills	CA	90210	Yes	APN: 3223-009-016-0600 to 094 69 lots
James	Lawson	7767 Escondido Canyon Road	Acton	CA	93510	Yes	7767 Escondido Cyn Rd 3223-001-002
	Kessler	33808 Norcross Street	Acton	CA	93510	Yes	33808 Norcross St 3223-001-004
Sarah	Perry	8246 Escondido Canyon Road	Acton	CA	93510	Yes	8246 Escondido Cyn Rd 3223-010-025
Frank and Rosie	Heffley	7520 Escondido Canyon Road	Acton	CA	93510	Yes	7520 Escondido Cyn Rd 3223-001-008
	Williams	33324 Agua Dulce Canyon Road	Agua Dulce	CA	91390	Yes	33368 Hubbard 3210-010-043
Randall	Sulstrom	6990 Escondido Canyon Road	Acton	CA	93510	Yes	6990 Escondido Cyn Rd 3223-002-048
	Davis	33435 Hubbard	Acton	CA	93510	Yes	33435 Hubbard Rd 3223-008-015
		6755 Ranchitos Drive	Acton	CA	93510	Yes	6755 Ranchitos Dr 3223-006-007
Richard	Pressley	6829 Ranchitos Drive	Acton	CA	93510	Yes	6829 Ranchitos Dr 3223-006-005
Jane	Sulstrom	7010 Escondido Canyon Road	Acton	CA	93510	Yes	7010 Escondido Cyn Rd 3223-002-045
Duplicate →	Clark	8233 Banson Road	Acton	CA	93510	Yes	Escondido and Big Springs at 14 Frwy 3223011019
Terrance	Brown	33792 Hubbard Road	Acton	CA	93510	Yes	33792 Hubbard APN: 3223-008-006-05-000
Virginia	Ruffino	980 Park Way	Lake Elsinore	CA	92530	Yes	APN: 3223-006-017-06-000
Gus	Montes	13300 Mission Tierra Way	Granada Hills	CA	91344	Yes	APN: 3223-011-037-06-000
Gregory	Fritz	33150 Big Springs Road	Acton	CA	93510	Yes	33150 Big Springs Rd 3223-011-033
M	Tuccillo	33320 Kingbird Way	Acton	CA	93510	Yes	APN: 3223-010-027

Agua Dulce CSD Committee Boundary Survey Response Data Base

Mario	Recalde	36060 Via Famero	Acton	CA	93510	Yes	APN: 3216-003-013
Linda	Nylander	6739 West Ranchitos Drive	Acton	CA	93510	~~???~~? Yes	6739 W Ranchitos Drive 3223-006-012
Michael	Vensky	6739 West Ranchitos Drive	Acton	CA	93510	~~????~~ Yes	6739 W Ranchitos Drive " "
James and Linda	Mallory	3807 Sierra Highway # 6-4512	Acton	CA	93510	Yes	Sir Kay Way & Escondido Cyn Rd 3217021017
Beverly	Conyers	5866 Sierra Highway	Acton	CA	93510	No	5866 Sierra Highway 3216-017-020
Gerald	Miller	35030 Hilltop Terrace	Agua Dulce	CA	91390	Yes	35030 Hilltop Terrace 3216-012-028
Robert and Marcia	Johnson	6131 Valley Sage Road	Acton	CA	93510	No	6131 Valleysage Rd 3216-024-010
Virgil	Werner	28270 Oak Spring Canyon Road	Canyon Country	CA	91387	No	APN: 3216-018-036-06-000
R	Nylander	4224 Shawnee Street	Moorpark	CA	93021	No	APN: 3214-002-002
Duplicate Dottie	James	P.O. Box 584	Acton ✓	CA	93510	No	Juniper Valley Rd & Sierra Hwy 3216-012-027
	Hazlett	6035 Mamers Road	Acton	CA	93510	No	6035 Mamers Rd 3216-018-033
Joginder	Kahlon	5480 Barnard Street	Simi Valley	CA	93063	Yes	APN: 3216-017-022-2 Cluster 01033
John	Smith	6350 Juniper Crest Road	Agua Dulce	CA	91390	Yes	6350 Juniper Crest Rd 3216-012-012
Perry and Linda	Schaub	6314 Juniper Crest Road	Agua Dulce	CA	91390	Yes	6314 Juniper Crest Rd-APN: 3216-012-013
	Manley	34939 Juniper Valley Road	Agua Dulce	CA	91390	Yes	34939 Juniper Valley Rd 3216-012-008
Michael	Clarno	35060 Sierra View Road	Agua Dulce	CA	91390	Yes	35060 Sierra View Rd 3216-012-031
Paul	Lemieux	P.O. Box 793 6100 Sierra Hwy	Acton	CA	93510	Yes	34910 Juniper Crest 3216-012-022
Paul	Lemieux	34910 Juniper Crest Road	Acton	CA	93510	Yes	34910 Juniper Crest " "
	Stein	35120 Sierra View Road	Agua Dulce	CA	91390	Yes	35120 Sierra View Rd 3216-012-029
Duplicate Roland and Jill	Rothman	6801 Sierra Highway	Agua Dulce	CA	91390	Yes	6801 Sierra Hwy 3216-005-022
Arlene and John	Rudder	6803 Sierra Highway	Agua Dulce	CA	91390	Yes	6803 Sierra Hwy 3216-005-020
William and Shannon	Keener	6805 Sierra Highway	Agua Dulce	CA	91390	Yes	6805 Sierra Hwy 3231-025-028
Tim and Lisa	Smith	6354 Sierra Highway	Agua Dulce	CA	91390	Yes	6354 Sierra Hwy 3216-010-025
Roger and Allison	Gackenbach	35211 North Glenwall Street	Agua Dulce	CA	91390	Yes	35211 N Glenwall St 3216-009-016
James	Crosby	35320 Glenwall Street	Agua Dulce	CA	91390	Yes	35320 N Glenwall St 3216-009-014
C	Secka	35315 Glenwall Street	Agua Dulce	CA	91390	Yes	35315 Glenwall St 3216-009-015
Lillian and Don	Smith	35327 Glenwall Street	Agua Dulce	CA	91390	Yes	35327 Glenwall St 3216-009-012
David	Baral	15821 Ventura Boulevard, #500	Encino	CA	91436	Yes	APN: 3216-005-024, 3216-005-025,
			Current: Acton, AD?				3216-006-004, 3216-007-023, 3216-007-024,
							3216-009-001
Patricia	VanDieren	13723 Chickadee Court	Agua Dulce	CA	91390	No	13723 Chickadee Ct 3211-004-049
Bad APN						Yes	31500345506
Gary	Klein	70 Fairlake	Irvine	CA	92614	Yes	Sec 31 & Sec 32 Township 5 North, 3211-009-
							Range 14 West San Bernadino Meridian 045
George	Sack	12059 Davenport Road	Agua Dulce	CA	91390	Yes	12029 Davenport Rd west to Atler St 3211-014-046
Pamela	Andrisani	P.O. Box 9287	Glendale	CA	91226	Yes	APN: 2813-023-030
Pamela	Andrisani	8701 Remick Avenue	Sun Valley	CA	91352	Yes	APN: 2813-023-030
JR	McAuley	609 Cotwin Avenue	Glendale	CA	91206	Yes	APN: 3211-001-051 & 3211-001-052
	Jenkins	13025 Sierra Highway	Agua Dulce	CA	91390	Yes	APN: 3214-036-015, 016, 017, 018, 019, 034
							035, 036, 037
James	Hayes	33456 Steele Avenue	Agua Dulce	CA	91390	Yes	33456 Steele Ave 3214-043-021
James	Hayes	P.O. Box 1697	Santa Clarita	CA	91386	Yes	33456 Steele Ave 3214-043-021
Karen	Cayley	33737 Steele Street	Agua Dulce	CA	91390	Yes	33737 Steele Ave 3214-042-001

Agua Dulce CSD Committee Boundary Survey Response Data Base

Stephen	Hidey	13042 Ridge Avenue	Agua Dulce	CA	91390	Yes	13042 Ridge Ave 3214-035-030
Barbara	Wellman	13042 Ridge Avenue	Agua Dulce	CA	91390	Yes	13042 Ridge Ave 3214-035-030
T and K	Krzanowski	33669 Steele Avenue	Agua Dulce	CA	91390	No	33669 Steele Ave 3214-043-002
Linda	Hibbard	13237 Sierra Highway	Agua Dulce	CA	91390	Yes	13237 Sierra Hwy 3214-038-030
Kenneith	Brenner	13206 Chrisco Street	Agua Dulce	CA	91390	No	13206 Chrisco St 3214-038-033
	Anagnoson	13061 Chrisco Street	Agua Dulce	CA	91390	No	13061 Chrisco St 3214-035-034
Steven	Conger	12053 Spade Spring Canyon Road	Agua Dulce	CA	91390	Yes	12053 Spade Spring Rd 3214-001-012
Paul	Minitello	13169 Reservoir Avenue	Agua Dulce	CA	91390	Yes	13169 Reservoir Ave 3214-030-044
Timothy and Sheryl	Hutson	13006 Sierra Highway	Agua Dulce	CA	91390	Yes	13006 Sierra Hwy 3214-024-014
	Ruffino	13122 Reservoir Avenue	Agua Dulce	CA	91390	Yes	13122 Reservoir Ave 3214-035-028
Darla	Buchalla	13178 Reservoir Avenue	Agua Dulce	CA	91390	Yes	13178 Reservoir Ave 3214-034-016
		13181 Reservoir Avenue	Agua Dulce	CA	91390	Yes	13181 Reservoir Ave 3214-030-004
EH	Johnson	13167 Reservoir Avenue	Agua Dulce	CA	91390	Yes	13167 Reservoir Ave 3214-030-045
RL	Svien	13142 Chrisco Street	Agua Dulce	CA	91390	Yes	13142 Chrisco St 3214-037-012
Joe	Hickenbothan	13303 Sierra Highway	Agua Dulce	CA	91390	Y & N	13303 Sierra Hwy 3214-023-001
		14715 Wright Road	Agua Dulce	CA	91390	Yes	14715 Wright Rd 2813-021-007

AGUA DULCE TOWN COUNCIL
COMMUNITY STANDARDS REVISION COMMITTEE
33201 AGUA DULCE CANYON ROAD, BOX 8, AGUA DULCE, CA 91390

January 1, 2008

Dear Property Owner:

In order to finalize new boundaries, and place residents where they want to be, the Agua Dulce Town Council along with the Acton Town Council and the County of Los Angeles need to know your wishes in regard to the community in which you want association.

The County of Los Angeles is hosting a community meeting on Wednesday, January 30, 2007 at 7:00 at the Agua Dulce Women's Club at 33201 Agua Dulce Canyon Road in Agua Dulce. The purpose of the meeting is to determine the wishes of the property owners in the contested boundary areas. Property owners will be asked to state their reasons for inclusion.

The Community Standards Revision Committee has heard from a number of boundary area property owners that have indicated a desire to be included in the Agua Dulce District. These areas include: Briggs Road area (the area east of Agua Dulce Canyon Road and north of Soledad Canyon Road), Heffley area (the area around Escondido Canyon Road south of the 14 Freeway), Juniper Valley area, Sierra Summit area (the area north and south of Sierra Highway at the summit near the Boiling Point), and the Westside area (the area around Sleepy Valley and western portion of Davenport Road).

There are substantive differences between the Agua Dulce Community Standards District and the standards for unincorporated Los Angeles. There are also significant differences between the Agua Dulce Community Standards and the Acton Community Standards. This is your opportunity to state your reasons for inclusion in the community of your choice.

If you are unable to attend the community meeting on January 30th, please send your comments to: Mitch Glaser at Los Angeles County Regional Planning Department, via e-mail at mglaser@planning.lacounty.gov or by USPS at 320 West Temple Street, Los Angeles, CA 90012.

If you have any questions regarding this process, please contact CSD Revision Committee Co-Chair, Lorene Cangiano at lcangiano@chomg.com or by phone at 805/358-0329.

Sincerely,

Mary Johnson Lorene Cangiano

Mary Johnson and Lorene Cangiano
Co-Chairs
Agua Dulce Town Council--Community Standards Revision Committee

APN	Current CSD	Preferred CSD
3216005024	Acton	Agua Dulce
3216005025	Agua Dulce	Agua Dulce
3216011017	Acton	Agua Dulce
3223009018	Acton	Acton
3223009020	Acton	Acton
3223009021	Acton	Acton
3223009022	Acton	Acton
3223009023	Acton	Acton
3223009024	Acton	Acton
3223009025	Acton	Acton
3223009027	Acton	Acton
3223009028	Acton	Acton
3223009029	Acton	Acton
3223009030	Acton	Acton
3223009031	Acton	Acton
3223009032	Acton	Acton
3223009033	Acton	Acton
3223009034	Acton	Acton
3223009036	Acton	Acton
3223009038	Acton	Acton
3223009039	Acton	Acton
3223009040	Acton	Acton
3223009041	Acton	Acton
3223009042	Acton	Acton
3223009043	Acton	Acton
3223009044	Acton	Acton
3223009046	Acton	Acton
3223009047	Acton	Acton
3223009049	Acton	Acton
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3223009058	Acton	Acton
3223009059	Acton	Acton
3223009060	Acton	Acton
3223009061	Acton	Acton
3223009062	Acton	Acton
3223009063	Acton	Acton
3223009064	Acton	Acton
3223009065	Acton	Acton

3223009066	Acton	Acton
3223009067	Acton	Acton
3223009068	Acton	Acton
3223009069	Acton	Acton
3223009070	Acton	Acton
3223009071	Acton	Acton
3223009072	Acton	Acton
3223009073	Acton	Acton
3223009074	Acton	Acton
3223009075	Acton	Acton
3223009076	Acton	Acton
3223009077	Acton	Acton
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3223009079	Acton	Acton
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3223009081	Acton	Acton
3223009082	Acton	Acton
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3223009085	Acton	Acton
3223009086	Acton	Acton
3223009087	Acton	Acton
3223009088	Acton	Acton
3223009089	Acton	Acton
3223009090	Acton	Acton
3223009091	Acton	Acton
3223009093	Acton	Acton
3223009094	Acton	Acton
3223011019	Neither	Agua Dulce
2813021007	Neither	Agua Dulce
2813023030	Neither	Agua Dulce
2854029066	Neither	Agua Dulce
3209007002	Neither	Agua Dulce
3210005030	Neither	Agua Dulce
3210005036	Neither	Agua Dulce
3210005044	Neither	Agua Dulce
3210006002	Neither	Agua Dulce
3210008024	Neither	Agua Dulce
3210008026	Neither	Agua Dulce
3210008028	Neither	Agua Dulce
3210008029	Neither	Agua Dulce
3211001051	Agua Dulce	Agua Dulce
3211001052	Agua Dulce	Agua Dulce
3211004049	Agua Dulce	Agua Dulce
3211014046	Agua Dulce	Agua Dulce

3212010043	Agua Dulce	Agua Dulce
3214001012	Agua Dulce	Agua Dulce
3214002002	Agua Dulce	Acton
3214023001	Neither	Agua Dulce
3214024014	Neither	Agua Dulce
3214030004	Neither	Agua Dulce
3214030044	Neither	Agua Dulce
3214030045	Neither	Agua Dulce
3214034016	Neither	Agua Dulce
3214035028	Neither	Agua Dulce
3214035030	Neither	Agua Dulce
3214035033	Neither	Acton
3214035033	Agua Dulce	Agua Dulce
3214036015	Neither	Agua Dulce
3214036016	Neither	Agua Dulce
3214036017	Neither	Agua Dulce
3214036018	Neither	Agua Dulce
3214036019	Neither	Agua Dulce
3214036034	Neither	Agua Dulce
3214036035	Neither	Agua Dulce
3214036036	Neither	Agua Dulce
3214036037	Neither	Agua Dulce
3214037012	Neither	Agua Dulce
3214038030	Neither	Agua Dulce
3214038033	Neither	Acton
3214043001	Agua Dulce	Agua Dulce
3214043002	Agua Dulce	Acton
3214043021	Agua Dulce	Agua Dulce
3214043021	Agua Dulce	Agua Dulce
3216003013	Acton	Agua Dulce
3216005020	Acton	Agua Dulce
3216005022	Acton	Agua Dulce
3216005024	Acton	Agua Dulce
3216005025	Acton	Agua Dulce
3216006004	Agua Dulce	Agua Dulce
3216006004	Acton	Agua Dulce
3216007023	Agua Dulce	Agua Dulce
3216007023	Agua Dulce	Agua Dulce
3216007024	Agua Dulce	Agua Dulce
3216007024	Agua Dulce	Agua Dulce
3216009001	Agua Dulce	Agua Dulce
3216009001	Agua Dulce	Agua Dulce
3216009007	Agua Dulce	Agua Dulce
3216009012	Neither	Agua Dulce

3216009014	Neither	Agua Dulce
3216009015	Neither	Agua Dulce
3216009015	Neither	Agua Dulce
3216009016	Neither	Agua Dulce
3216010025	Acton	Agua Dulce
3216011012	Acton	Acton
3216012003	Acton	Acton
3216012008	Acton	Agua Dulce
3216012012	Acton	Agua Dulce
3216012013	Acton	Agua Dulce
3216012027	Acton	Acton
3216012028	Acton	Agua Dulce
3216012029	Acton	Agua Dulce
3216012031	Acton	Agua Dulce
3216017020	Acton	Acton
3216017022	Acton	Agua Dulce
3216018033	Acton	Acton
3216018036	Acton	Acton
3216020003	Agua Dulce	Agua Dulce
3216024010	Acton	Acton
3217021017	Acton	Agua Dulce
3223001002	Acton	Agua Dulce
3223001004	Acton	Agua Dulce
3223001008	Acton	Agua Dulce
3223001008	Acton	Agua Dulce
3223001018	Acton	Acton
3223001019	Acton	Acton
3223001020	Acton	Acton
3223002007	Acton	Acton
3223002045	Acton	Agua Dulce
3223002048	Acton	Agua Dulce
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3223006007	Acton	Agua Dulce
3223006012	Acton	Agua Dulce
3223006015	Acton	Agua Dulce
3223006017	Acton	Agua Dulce
3223006017	Acton	Agua Dulce
3223006035	Acton	Acton
3223007018	Acton	Agua Dulce
3223008005	Acton	Acton
3223008006	Acton	Agua Dulce
3223008015	Acton	Agua Dulce
3223008021	Acton	Acton
3223008023	Acton	Acton

3223008023	Acton	Acton
3223008026	Acton	Acton
3223009016	Acton	Agua Dulce
3223009017	Acton	Agua Dulce
3223009037	Acton	Acton
3223010015	Neither	Agua Dulce
3223010025	Neither	Agua Dulce
3223010025	Neither	Agua Dulce
3223010027	Neither	Agua Dulce
3223011019	Neither	Agua Dulce
3223011025	Neither	Agua Dulce
3223011026	Neither	Agua Dulce
3223011032	Neither	Agua Dulce
3223011033	Neither	Agua Dulce
3223011033	Neither	Agua Dulce
3223011037	Neither	Agua Dulce
3231025028	Neither	Agua Dulce

July 8, 2011

JUL 11 2011

Dear Ms. Wayman,

My name is Rosie Heffley and I live at 7520 Escondido Canyon Road. I have been part of the Agua Dulce CSD Revision Committee since it's inception back in the late 1990's. One of the reasons I joined the committee was to work with the community on extending the borders of the Agua Dulce to include my property area and those of my neighbors.

The Agua Dulce CSD was established in 1985. The Acton CSD was established 10 years later in 1995. Currently, the main difference between the two CSD's is that Acton allows minimum lot size of one acre, while the Agua Dulce CSD doubles that minimum to two acres. In 1995, I was never notified by the Acton Town Council nor any agency of Los Angeles County that my property was within the boundaries of the Acton CSD. I was under the impression that my property was in the unicorporated area of Los Angeles County and part of the Santa Clarita Valley Area Plan. Because I wanted the extra protection of living in an area with minimum lot sizes of 2 acres as opposed to the one acre minimums the Acton CSD requires, I went to the Acton Town Council over a period of years indicating my desire to be placed in the Agua Dulce CSD boundaries. The larger lot requirements was also an incentive to many of my neighbors to be included in the Agua Dulce CSD.

I have been notified and included in all public notices regarding the proposed One Valley One Vision (OVOV) updated Santa Clarita Area Plan. I have testified at public hearings to be included as part of the public record of the proposed update. As you can see by the exhibits I've attached, my property at 7520 Escondido Canyon Road is clearly within the boundaries of the Santa Clarita area plan. Those exhibits also indicate that my property is within the Acton CSD boundary. I am formally requesting to remain in OVOV and to be removed from the Acton CSD. Additionally, I request the Agua Dulce CSD boundary be extended to include my property.

A number of inconsistencies must be pointed out.

1. Within the Acton CSD, Area-Specific Development Standards makes reference to the Antelope Valley Area Plan Land Use Policy Map. As my property is NOT in the Antelope Valley Area Plan, my property is categorically exempt from the requirements outlined in the Acton Standards.
2. As far back as 2001, as I can document, the Acton Town Council has acknowledged inconsistencies with their boundaries.
3. On numerous occasions,from 2000-2010, my neighbors and I have addressed the Acton Town Council regarding this discrepancy, their responses have ranged from, "Too bad, we're not changing our boundaries" to "It was a mistake done by Los Angeles County...it's not our mistake to fix" to "The Acton Town Council will not take the chance of opening up the CSD for modification to risk the possibility Los Angeles County may change the CSD without our approval" and "it is not feasible to reopen the CSD to adjust boundaries."
4. The Agua Dulce Town Council along with both 5th District deputies have attempted to resolve the boundary issues with the Acton Town Council, but the Acton Town Council refuses to even discuss the possibility of boundary adjustments.
5. The Agua Dulce Town Council CSD Revision Committee sent surveys to residents along the boundary areas asking for their preference for which CSD they request to be part of. Those results were forwarded to Regional Planning staff, and the results clearly indicated the Agua Dulce CSD boundary should extend at the very minimum to the boundary of the Santa Clarita Valley area plan.

6. When Regional Planning first discussed the Agua Dulce CSD proposed boundaries, staff indicated the inconsistency within the Acton CSD regarding area plans.
7. Because OVOV has not proposed changing it's boundaries, nor has Town & Country, the proposed updated Antelope Valley area plan proposed expanding it's boundaries, I request the Agua Dulce CSD boundary be extended to the OVOV boundary on the southeast section.
8. I understand the need to get approval for the boundary change from the Acton Town Council. But I think the Acton Town Council is understandably reluctant to open their CSD for fear of possible changes they may not be supportive of. If they can be assured that a simple boundary is change is just that, a boundary change and nothing more, I think they may be more receptive to a boundary adjustment.
9. The additional rural protections the proposed Agua Dulce revised CSD offers, fulfills the desires of my property and the surrounding area. Therefore, it is my request to be placed within the Agua Dulce CSD boundary.

Please accept this as my formal request for my property at 7520 Escondido Canyon Road, be included in the expanded southeast boundary description for the proposed Agua Dulce CSD Revision.

Please contact me at 661-268-0357 if you have any questions or would like clarification of any issue.

Thank you for your attention to this important matter.

Sincerely,

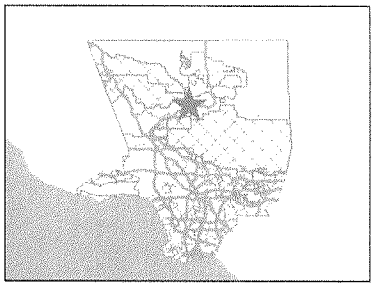
Rosie Heffley

Rosie Heffley
7520 Escondido Canyon Road
Acton, CA 93510
661-268-0357

cc: Norm Hickling, 5th District Deputy
Mitch Glaser, Department of Regional Planning
Emma Howard, Department of Regional Planning
Don Henry, Agua Dulce Town Council President
Mike Hughes, Acton Town Council President
Lorene Cangiano, Agua Dulce CSD Revision Committee Co-Chair
Mary Johnson, Agua Ducle CSD Revision Committee Co-Chair

Los Angeles County
Department *of* Regional Planning

Heffley-Detail



Legend

Base Layers

- LOS ANGELES COUNTY
- OTHER COUNTY
- PACIFIC OCEAN
- UNINCORPORATED AREAS
- INCORPORATED CITIES
- HYDRO - PERENNIAL
- HYDRO - INTERMITTENT
- HYDRO - DRY
- HYDRO - LINE
- FREEWAYS
- NATIONAL FOREST
- PARCEL BOUNDARY
- SUPERVISORIAL DISTRICT
- TRANSIT - RAILROAD
- ** TRANSIT - RAPID TRANSIT
- TRANSIT - UNDERGROUND
- SUBDIVISION ACTIVITY - APPROVED
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- AMO (ASSESSOR MAP BOOK) GRID
- SEA (SIGNIFICANT ECOLOGICAL AREA)
- CSD (COUN. STANDARDS DISTRICT)
- CSD - AREA SPECIFIC
- VERY HIGH FIRE HAZARD SEVERITY
- TOD (TRANSIT ORIENTED DISTRICT)
- EQD (EQUESTRIAN DISTRICT)
- THE THOMAS GUIDE - PRGE
- THE THOMAS GUIDE - PAGE GRID
- ZD (ZONED DISTRICT)
- ZONING INDEX MAP GRID
- ZONING MAP GRID
- TOWNSHIP & RANGE GRID
- USGS QUAD SHEET GRID

Zoning

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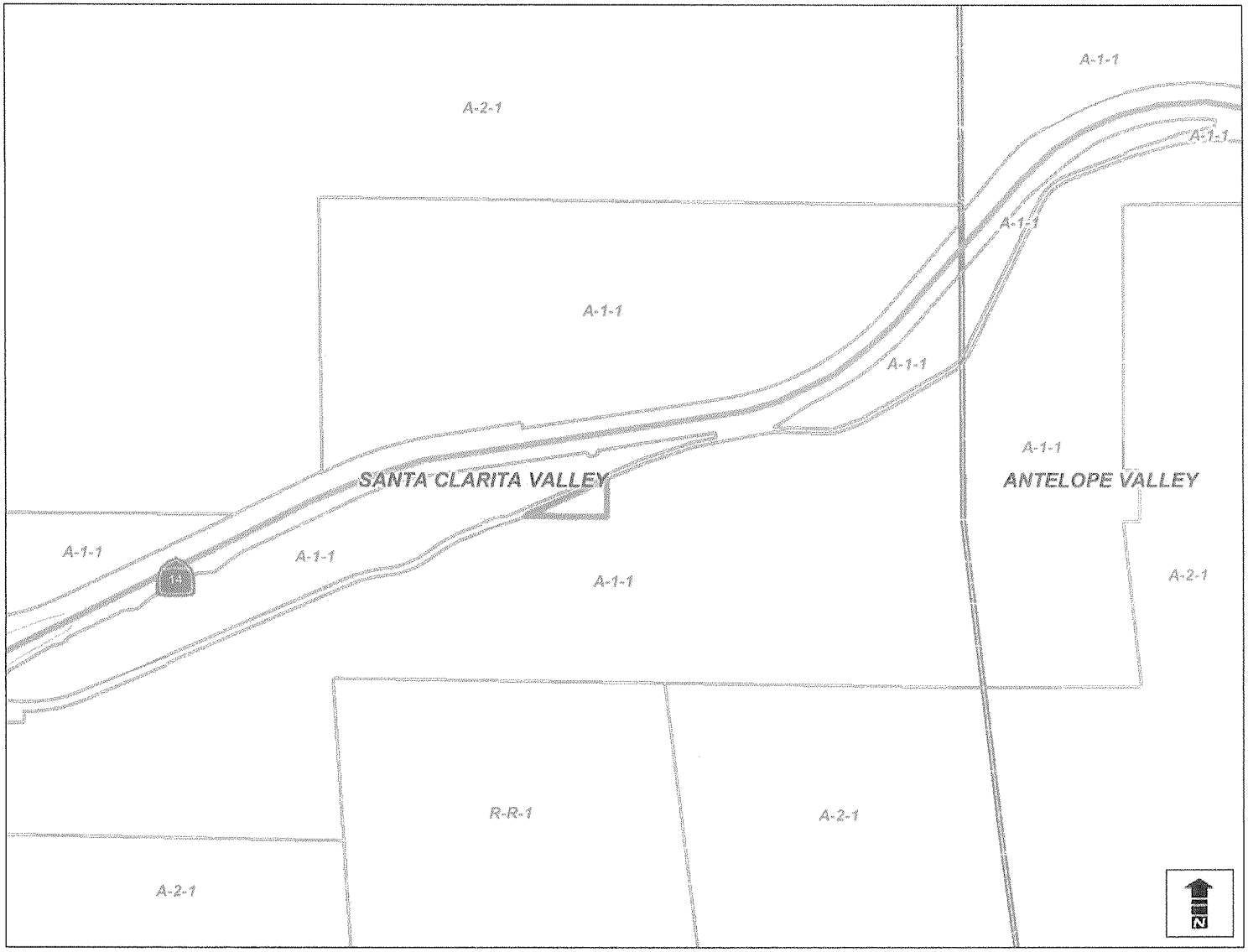
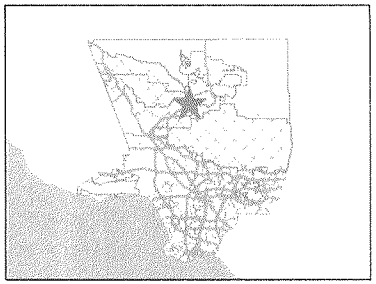
Department *of* Regional Planning

Heffley-Area Location





Legend

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Zoning

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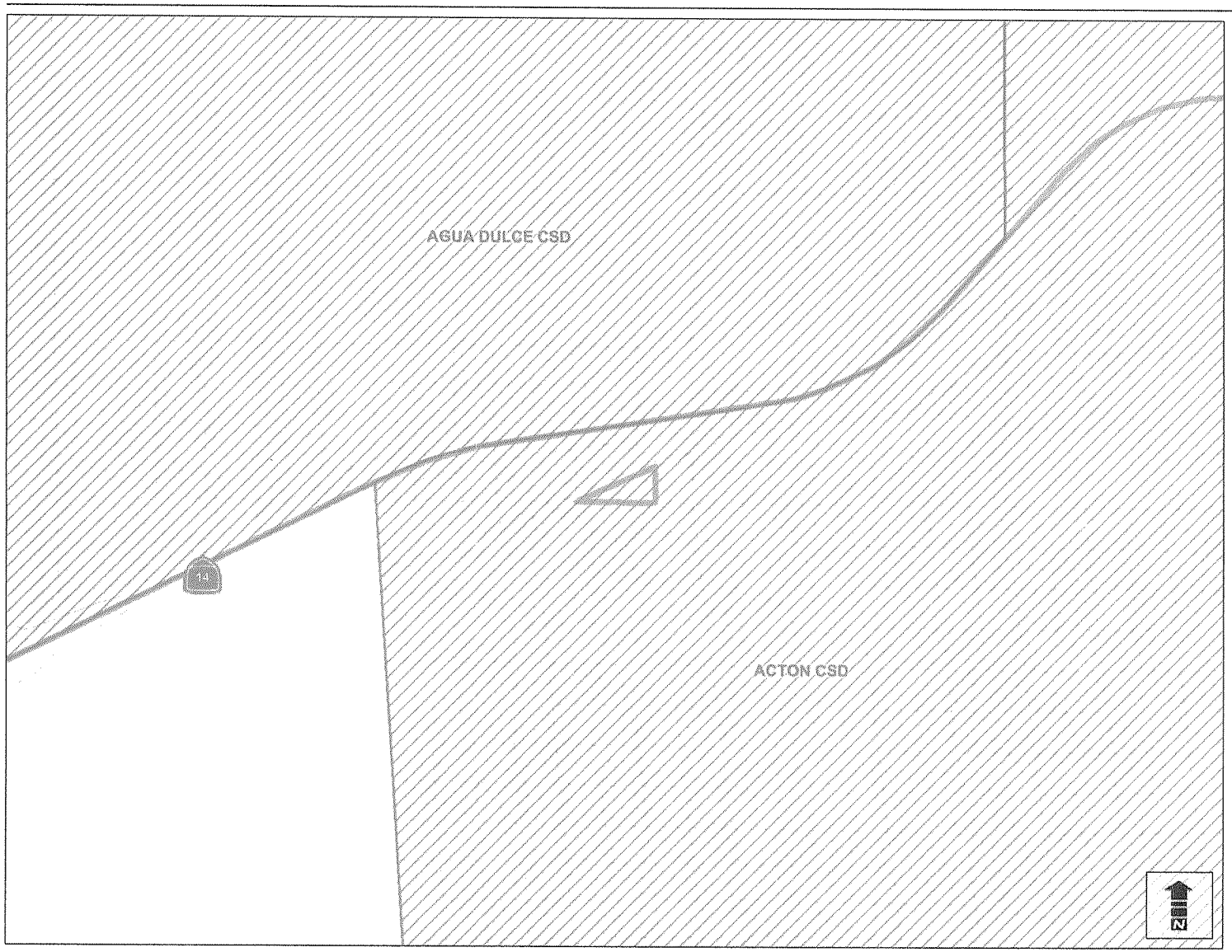
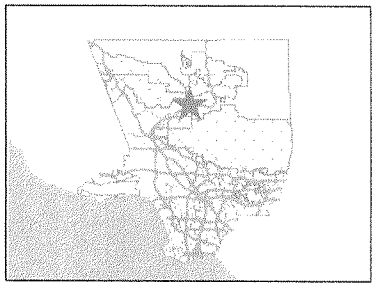
Heffley-CSD Local Boundary





Legend

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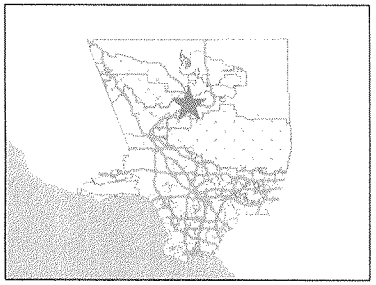
Heffley-CSD and Area



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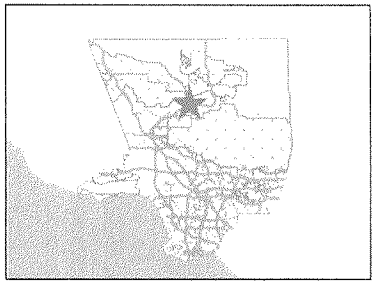
LOS ANGELES COUNTY DEPARTMENT of REGIONAL PLANNING

Los Angeles County
Department *of* Regional Planning

Heffley-CSD-Large Scale



Legend

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Zoning

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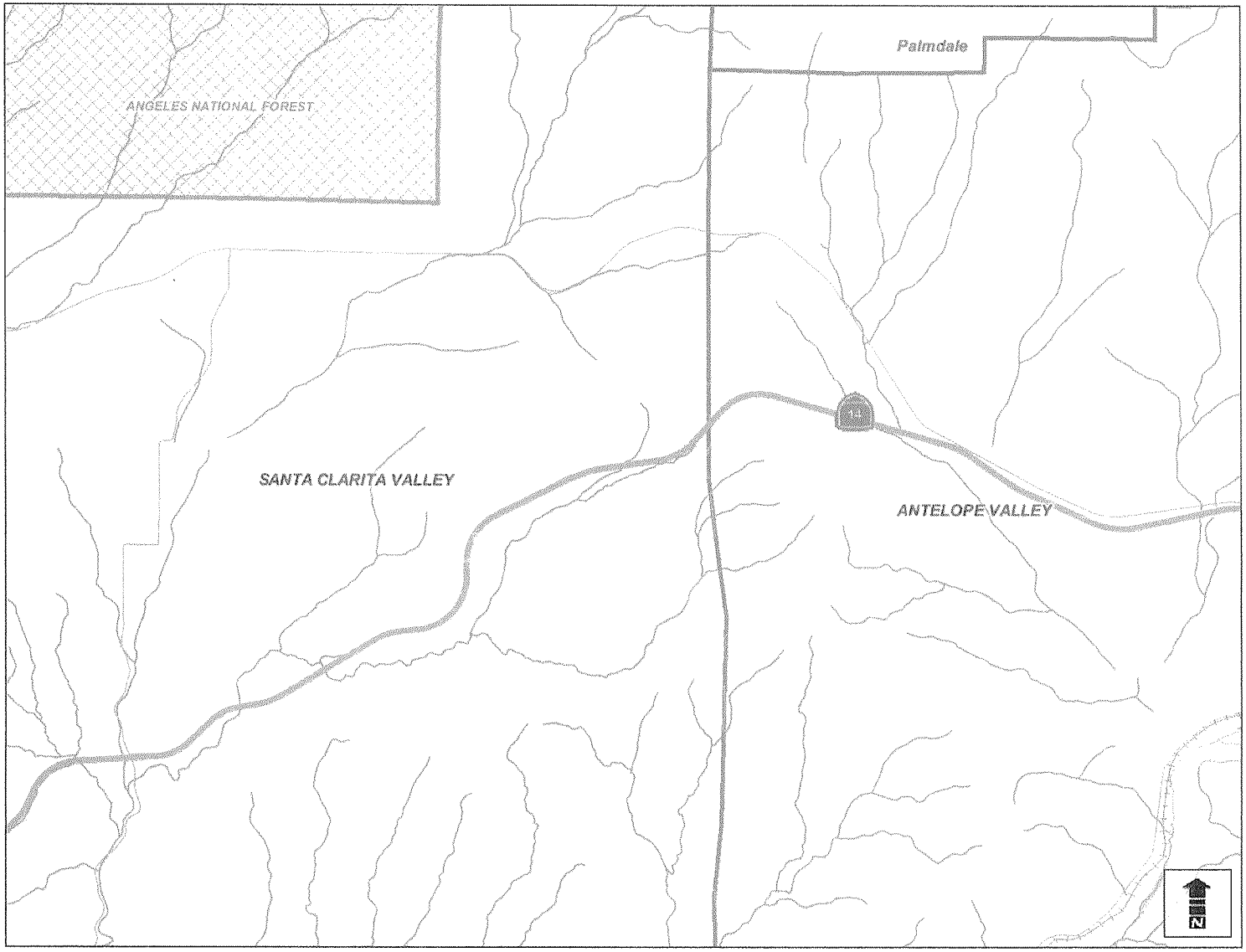
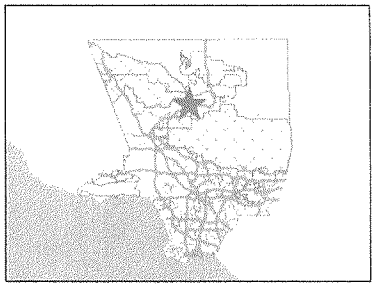
Heffley-Area-Large Scale





Legend

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 4, 2011

Rosie Heffley
7520 Escondido Canyon Road
Acton, CA 93510

Dear Ms. Heffley:

RE: AGUA DULCE COMMUNITY STANDARDS DISTRICT REVISION

I am in receipt of your letter to Rosalind Wayman, dated July 8, 2011, regarding your concerns about the draft Agua Dulce Community Standards District (CSD) revision, specifically your property's exclusion from the proposed CSD boundary. Mayor Michael D. Antonovich has requested that the Department of Regional Planning (Department) respond to you directly, with a copy provided to his office.

As indicated in your letter, you have been very involved in the process of revising the CSD and you have clearly expressed your desire to have your property be included in the proposed CSD boundary. As also indicated in your letter, your property is currently located within the unincorporated Santa Clarita Valley planning area and is shown on the Draft Santa Clarita Valley Area Plan Update (One Valley One Vision) Land Use Policy Map.

However, the Department cannot accommodate your request to include your property in the proposed CSD boundary. As indicated in your letter, your property is currently located within the Acton CSD, which was adopted by the Board of Supervisors in 1995. The Department cannot propose a shift in these boundaries unless both the Agua Dulce Town Council and the Acton Town Council are supportive. As indicated in your letter, the two Town Councils have met to discuss this issue, and the Acton Town Council is not supportive of a shift in these boundaries.

The Acton CSD is currently divided between the unincorporated Santa Clarita Valley planning area and the unincorporated Antelope Valley planning area. Although your property, and surrounding areas within the Acton CSD, is shown on the Draft One Valley One Vision Land Use Policy Map, it is also shown on the Draft Antelope Valley Area Plan Update (Town & Country) Land Use Policy Map, which is available on the Department's Web Site: http://planning.lacounty.gov/assets/upl/data/tnc_map2-1.pdf

The Department's intent is to place the entire Acton CSD within the unincorporated Antelope Valley planning area. If the Draft Town & Country Land Use Policy Map is adopted by the Board of Supervisors, your property will be moved from the unincorporated Santa Clarita Valley planning area to the unincorporated Antelope Valley planning area and will fall under the Town & Country Land Use Policy Map, not the One Valley One Vision Land Use Policy Map. The proposed land use designation of Rural Land 10 (RL10) is shown on both maps. I anticipate that public hearings regarding Town & Country will begin in 2012.

Your concerns have been noted and your letter will be included in our transmittal to the Regional Planning Commission (RPC) prior to its public hearing regarding the Agua Dulce CSD revision. You may attend that public hearing in order to directly present your concerns to the RPC. The Department will notify you when that public hearing is scheduled.

I trust that this information is useful to you. If you have any questions, please contact Emma Howard at ehoward@planning.lacounty.gov or (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

RJB:JS:MWG:EH

c: Norm Hickling, Office of Mayor Michael D. Antonovich
Rosalind Wayman, Office of Mayor Michael D. Antonovich
Edel Vizcarra, Office of Mayor Michael D. Antonovich
Michael Hughes, President, Acton Town Council
Don Henry, President, Agua Dulce Town Council

August 22, 2011

Mr. Bruckner, Director

Los Angeles County, Regional Planning

320 West Temple Street

Los Angeles, CA 90012

Dear Mr. Bruckner:

Thank you for your reply to my request for inclusion in the Agua Dulce CSD boundary. However, a number of issues remain unresolved.

You have indicated that The Department cannot accommodate my request to be included in the expanded southeast boundary description for the proposed Agua Dulce CSD Revision. You point to the fact that the Acton Town Council is not supportive of a shift in these boundaries. But I also requested the Acton Town Council be informed of the procedures of a simple boundary change to a CSD. As stated previously, if they could be assured that a simple boundary change is just that, a boundary change and nothing more, I think they may be more receptive to a boundary adjustment. I request The Department contact the Acton Town Council about the facts pertaining to any boundary change to a CSD.

I was shocked to find out our (2) properties are shown on the Draft Antelope Valley Are Plan Update (Town & Country) Land Use Policy Map (Map 2.1) that you mentioned in your letter. I have reviewed the map labeled Map 1.1: Planning Area Boundary. Our properties are NOT included in that map. The only information I received indicating our properties were also included in Town & Country was your letter dated August 4, 2011. We have not received any official notification indicating our properties will be moved out of OVOV. After receiving your letter, I checked the Land Use Policy Map for Town & Country and again to my surprise, I find our properties included on that map.

I have again review our (2) properties to the current OVOV maps and we are included on the OVOV Boundary, **Based on the fact this area is in the Santa Clarita Valley Areawide General Plan or (OVOV), the Agua Dulce Town Council last year, unanimously passed a motion to permit anyone living within the OVOV area (all which is considered Agua Dulce) this includes our (2) properties to participate in voting in the Agua Dulce Town Council elections, CSD and any other issues concerning Agua Dulce.**

AUG 25 2011

While it may be your Department's intent to place our properties within the Antelope Valley planning area, we oppose this proposed move. We were officially notified of the planning and community outreach for OVOV planning by Regional Planning. I called Regional Planning on several occasions and I was assured that we were on the OVOV Boundary; I actively participated in that approval process. Yet we have received no official notification except for your August letter to me that our properties will be moved from the Santa Clarita Valley planning area to the Town & Country area. No wonder this little area is always in the dark, same thing happened when the County and/or Acton Town Council placed us in the Acton CSD without notifying the property owners. For the past 10 plus years, I have actively been involved notifying the County and Acton Town Council to take us out of the Acton Boundary, petitions were presented to the Acton Town Council and Regional Planning meetings.

Please accept this letter as our formal request to remain in OVOV plan. We are in agreement with the planning policies and guidelines outlined in the Santa Clarita Valley area plan, and respectfully request Regional Planning not to move our properties to the Antelope Valley Plan.

Sincerely,

Frank and Rosie Heffley

cc: Mayor Michel D. Antonovich fithdistrict@lacbos.org

Rosalind Wayman, 5th District Deputy rwayman@lacbos.org

Edel Vizcarra, 5th District Deputy, Land Use evizcarra@lacbos.org

Mitch Glaser, Regional Planning mglaser@planning.lacounty.gov

Thuy Hua, Regional Planning tnc@planning.lacounty.gov

Don Henry, Agua Dulce Town Council President bh33605@aol.com

Mike Hughes, Acton Town Council President m_r_hughes@earthlink.net

Mary Johnson, Agua Dulce CSD Co-chair maryjohnson767@gmail.com

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 27, 2011

Rosie Heffley
7520 Escondido Canyon Road
Acton, CA 93510

Dear Ms. Heffley:

SUBJECT: AGUA DULCE COMMUNITY STANDARDS DISTRICT REVISION

I am in receipt of your letter regarding the draft Agua Dulce Community Standards District (CSD) revision, dated August 22, 2011, and in response to my letter to you dated August 4, 2011. Mayor Michael D. Antonovich has requested that the Department of Regional Planning (Department) respond to you directly, with a copy provided to his office.

Your letter requests that the Department contact the Acton Town Council (Town Council) and inform them of the procedure to change CSD boundaries and your letter states "if they could be assured a simple boundary change is just that, a boundary change and nothing more, I think they may be more perceptive to a boundary adjustment." Department staff has informed the Town Council of the procedure to change CSD boundaries and has informed them that a boundary change may be proposed without any other changes to the Acton CSD. Department staff has met with the Town Council on several occasions to discuss this issue and they remain unsupportive of any changes to the Acton CSD boundaries. Department staff is not proposing any changes to the Acton CSD boundaries.

Your letter also expresses your opposition to the Department's intent to move your property and other properties in the vicinity from the unincorporated Santa Clarita Valley planning area (which is covered by the proposed Santa Clarita Valley Area Plan Update, also known as One Valley One Vision) to the unincorporated Antelope Valley planning area (which is covered by the proposed Antelope Valley Area Plan Update, also known as Town & Country). When the Acton CSD boundary issue was first raised several years ago, it is my understanding that Department staff, the Acton Town Council, and the Agua Dulce Town Council agreed that the entirety of the Acton CSD should be located in the unincorporated Antelope Valley planning area. Therefore, Department staff intends to move your property, which is in the Acton CSD, to that area.

As noted in your letter, Map 1.1 (Planning Area Boundary) on the Town & Country Web Site does not reflect the planning area boundary adjustment, but Map 2.1 (Land Use Policy) does reflect the planning area boundary adjustment. Map 1.1 is an older map and will be revised accordingly. All of the materials on the Town & Country Web Site are in draft form and are subject to further revision as that project moves forward. As you may have noted, the proposed land use designation for your property is Rural Land 10 (RL10), which is the same land use designation proposed by One Valley One Vision.

Your property will remain in the unincorporated Santa Clarita Valley planning area until such time that Town & Country is adopted by the Board of Supervisors. I anticipate that public hearings regarding Town & Country will begin in 2012. You have been added to the contact list for that project and will be notified when public hearings are scheduled. The planning area boundary adjustment will not affect your ability to vote in Agua Dulce Town Council elections, provided that the Agua Dulce Town Council continues to allow you to do so.

Your concerns have been noted and your letter, as well as your previous letter, will be included in our transmittal to the Regional Planning Commission (RPC) prior to its public hearing regarding the Agua Dulce CSD revision. You may attend the public hearing in order to directly present your concerns to the RPC. You will be notified when that public hearing is scheduled.

I trust that this information is useful to you. If you have any questions, please contact Emma Howard at ehoward@planning.lacounty.gov or (213) 974-6476 between 7:30 a.m. and 5:30 p.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

RJB:DLS:JS:MWG:EH

c: Norm Hickling, Office of Mayor Michael D. Antonovich
Rosalind Wayman, Office of Mayor Michael D. Antonovich
Edel Vizcarra, Office of Mayor Michael D. Antonovich
Michael Hughes, President, Acton Town Council
Don Henry, President, Agua Dulce Town Council

October 22, 2011

RECEIVED
OCT 27 2011

Mr. Bruckner, Director
Los Angeles County, Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Bruckner:

I am in receipt of your letter dated September 27, 2011 regarding our request for inclusion in the Agua Dulce CSD/ Boundary. You have indicated "The Department" cannot accommodate our request to be included in the expanded southeast boundary description of the proposed Agua Dulce CSD Revision. You point to the fact that the Acton Town Council is not supportive of a shift in these boundaries. You have also indicated that Regional Planning is not proposing any changes to the Acton CSD.

In all my correspondence, I do not believe I requested any changes to the Acton CSD only to remove our area from its Acton boundaries, therefore this change would also remove this area from the Acton CSD, and move us to the Agua Dulce CSD/Boundary; this would not touch the Acton CSD.

The Acton Town Council has rejected and denied this change requested many times by property owners who believe and were told they live in Agua Dulce but contained in the Acton Community Standard District boundaries, further complicating the issue is the fact that this disputed area lies within the Santa Clarita Valley Area wide General Plan (OVOV) that incorporates Agua Dulce.

Attached please find the presentation I made on October 12, 2011, at the Agua DulceTown Council/Regional Planning. Although this is a short History, I believe you might find it informative and to the point.

If you would like to discuss this issue further, you may call me at (661) 268 – 0357

Thank you,

Rosie Heffley

Rosie Heffley

cc: Mayor Michel D. Antonovich
Rosalind Wayman, 5th District Deputy *rwayman@lacbos.org*
Edel Vizcarra, 5th District Deputy, Land Use *evizcarra@lacbos.org*
Mitch Glaser, Regional Planning *mglaser@planning.lacounty.gov*
Thuy Hua, Regional Planning *tnc@planning.lacounty.gov*
Don Henry, Agua Dulce Town Council President *bh33605@aol.com*
Mike Hughes, Acton Town Council President *m_r_hughes@earthlink.net*
Mary Johnson, Agua Dulce CSD Co-chair
Lorene Cangiano, Agua Duce CSD Co-chair lcangiano@chomg.com
Norman Hickling 5th District Deputy

OCTOBER 12, 2011 MEETING
AD Town Council and Regional Planning

CSD

1- My Name is - Rosie Heffley. 7520 Escondido Cyn Rd
2- I am a 12 + Years A D CSD Committee Member
3- **REASON STAYED ON** - Wanted to make a contribution to the community
4- **WE HAD MANY WORK SHOPS. Many changes were made over the years, - DID I AGREE WITH ALL THE CHANGES? Not always, we all compromised this is how democracy works at its best.**

Boundaries- Escondido Cyn area. We are located approximately 1 mile between Hubbard Rd. and Hwy 14 (our property Section 20 extends to the other side of the Freeway, to the AD Boundary) the sections in question are: the western edge of Section 20 (our properties), then it follows the section lines south: 29, 32, 5 and 8.

Short History

1- When a few of our neighbors and myself joined the AD CSD Committee 12 + years ago, and while going thru Maps we realize their was something wrong. We were not in the Agua Dulce Town Council area of representation, and we were voting in AD. We were told that we were in the unincorporated Community of Agua Dulce, however Acton might have Land grabbed our area.
2- We went to the Acton Town Council, with an original Map, that I still have, our Section 20 was not on the Map and when I questioned, I was told they had another Map, but were not able to show us that Map, they did not have it, would have to request from the County. It took 1Yr to produce the Map and of course Section 20 was at the very top.
3- Lillian Smith can tell you about Acton's Map, how blurry their original was; somehow magic works when re-produced.
4- We the property owners have more than once signed Petitions, presented to the Acton, Agua Dulce Town Councils and Regional Planning to remove our area from the Acton CSD/Boundaries.
5- Acton Town Council always opposed. The Agua Dulce Town Council past and present has always been on our side.
6- Regional Planning was ready to go forward, (see meeting notes 9/21/06)
7- Malakates passed away and we started the process all over.
8- We were disappointed Norman Hickling always left the meetings prior to the 10:30 PM or so Acton slots us in, always rushing us out the door. On the last meeting I attended, Acton Town Council blamed Regional Planning for the mistakes. "Quote" County screwed up, let them fix it.. Yes, Acton Town Council and Agua Dulce Town Council met with Regional Planning, I know (once) the next meeting, Acton Town Council didn't show up.
9- The Agua Dulce Town Council members past and present know their job, I am not sure about Acton Town Council, Agua Dulce TC always follow the rules, they listen, make decisions accordingly and have been supportive of this areas inclusive to the Agua Dulce Boundary and CSD.

OVOV

1- Couple of years ago, this area along with the unincorporated areas of Agua Dulce, received notices from Regional Planning notifying that our area was in the OVOV plan.
2- I called Regional Planning on several occasions to confirm our notices, yes we were in OVOV. We the Property owners attended most workshops, I have attended diligently and have added input, never has Regional Planning questioned why I was there; to the contrary, I was told we were in the OVOV plan.
3- We kept getting OVOV notices, Mary Johnson kept reviewing the Maps and we were in.
4- The Agua Dulce Town Council, as always listen to the Community, passed a motion to again allow our area to vote on any issues concerning Agua Dulce, this includes running for the Town Council.
5- At the last CSD/Regional Planning work shop meeting – one home owner asked Regional Planning, why aren't we in the A D CSD. I believe it was Emma, answered; Supervisor Antonovich does not want the area moved. I found this hard to believe that our Mayor M. Antonovich was even aware of this little area, **I am sure Mayor M. Antonovich is busy with bigger and more important issues.**
6- This opened my eyes, and I wrote notes all over the supposed information sheets Regional Planning passed to the public, **change our area. Move us to the Agua Dulce Boundary**. Never heard from the County.
7- I sent a letter to Ms. Wayman, she forwarded to Mayor M. Antonovich, and it was assigned to Mr. Bruckner, Director. I hope someone goes over the issues in detail with Mr. Bruckner, he mentions, the Agua Dulce and the Acton Town Councils decided where our area should stay, wrong!!! Acton Town Council might have agreed on their own, but not Agua Dulce Town Council, I have been involved with the AD Town Council/CSD for many years, if AD Town Council ever thought I didn't belong as CSD committee member, I would have been told, by the past and /or present AD Town Council members. When Regional Planning requested our input as to were the areas should go to (OVOV or Antelope Valley) our area, Escondido Canyon homeowners over willingly chose to stay in OVOV.
8- Mr. Bruckner talks about Map 1 Map 2, when were we going to find out about this other Map?, we never received any notices from the County other than that our area was in OVOV plan.
9- The area ¼ mile from us, Acton claimed as their area, we found out not so, this area happens to be Acton address, and it will be moved to the AD Boundary by the County. Another section is in the Antelope Valley Plan, due to the knowledge of the Property Owner; it was taken out of Acton and now will also be moved to OVOV. So I don't think moving such small questionable area as our properties should be a big job or questioned. The Home Owners have spoken, we formally again request

Regional Planning resolve this problem and stop this harassment. We were not given the opportunity when Acton and/or Regional Planning decided where they would put our area with no due diligence, no notices. We received many notices on OVOV; this is where we want to stay.

My greatest appreciation goes to the AD Community for their support, the AD Town Council, the AD CSD Co- Chairs, Lorene Cangiano and Mary Johnson and past and present committee members, Thank you Rosie Heffley

CSD Meeting with Regional Planning's representative and Board of Supervisors' representative

Meeting date: 9/21/06, 1:00 PM
Attended: Bob Haueter (Sr. Deputy, Antonovich office), Andy Malakates (Regional Planning Dept), Mary Johnson, Lorene Cangiano, Lillian Smith, Diane Terito, Rosie Heffley, Kristine Kudija

CSD List of questions:

1. Ridgeline to Ridgeline – confirm boundary map to include new boundaries
2. How we do we ensure that Building and Safety follows our CSD guidelines completely for residential customers without requiring a directors review (checklist)
3. Clustering
4. What is relationship of appendices to actual CSD
5. What are reasonable impermeable surface requirements
6. What is the process to get this completed and will you fast track it as promised

We were given the following answers:

1. If there is consensus within the areas where the boundaries show changes, then it poses no problem for Regional Planning the change the boundaries. It just takes time and a process. What is critical to the outcome is a consensus of the residents that they wish to be included in the Agua Dulce CSD boundaries. Changing these boundaries will not open the Acton CSD to manipulation; it will only provide an easy amendment to their document. Mr. Malakates took care to assure us that it is untrue that any minor amendments to a CSD (again, providing there is consensus) leave it vulnerable to wide attack and change. Simple amendments are allowable.
2. Building and safety should always ensure that CSD guidelines are met. Mistakes do happen, however, and it is always useful for the community to be aware the their CSD's, keep communication lines open with appropriate facilitators within the County (such as a regional planning representative and Mr. Antonovich's deputy, etc), and be proactive in contacting Building and Safety when a violation of the Community Standards appears to be in process. Exempting the individual homeowner from a director's review will not relieve them of their requirement to comply with the Community Standards, and Building and Safety should be enforcing them at the time that permits and building occurs. Any future building, whether by the original owner, or a new owner, will still not be allowed to violate the Community Standards, although enforcement can become the greater issue here and it would be a complaint driven response.
3. Community Standards may prohibit clustering. The Agua Dulce draft standards have such language already, so it should be enforceable.
4. Regional Planning does not view the appendices, exhibits or attachments of a CSD Document any differently than the body of the document. They are all part of the complete document. That said, as stated above, making non-controversial amendments to either the body of the document, or the attachments/appendices, exhibits etc. does not require a re-working of the original document, and should be a simple process. It does not represent an opportunity for the County to throw out the document or amend it in ways the community does not desire.
5. Regional Planning will review our requirements for impermeable surfaces restrictions to advise us if they seem reasonable, or excessive.
6. The following will be the process that should unfold if each party does it's part.
   - ✓ The CSD committee will submit a formal letter to Mr. Malakates at Regional Planning, with a copy to Mr. Haueter at Board of Supervisors, to ask for:
     - i. the boundary changes.
     - ii. an evaluation of the "impermeable surfaces' language in the CSD document.
     - iii. an initial review of the draft document for any glaring inconsistencies or errors
   - ✓ The current draft CSD document will be disseminated to the community for input, and Mr. Haueter pointed out that it would be prudent to approach the business owners, including absentee landlords, and specifically get their input since they can mount a strong opposition if they feel the need. This would also apply to developers who already have projects in the works.

- ✓ The current draft would then be edited per community, business owner's, and developer's response and the committee must feel fairly certain that they do not have any major objectors, or objections outstanding
- ✓ The document is presented to the Town Council for approval to submit to Regional Planning
- ✓ Regional Planning will hold a meeting in the community to evaluate community consensus (again, nothing sinks the project as quickly as some strong opposition by a contingent)
- ✓ Regional Planning will hold a meeting downtown
- ✓ The document is submitted to the Board of Supervisors.

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390
Website: www.adtowncouncil.com

☒ Don Henry, President
(661) 268-1731
BH33605@aol.com

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(661) 268-0204
lianne@sierrapm.com

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(661) 714-7647
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☐ Ed Porter, Member
(661) 992-3692
porteredward@msn.com

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(661) 268-7402
cathy@aguadulcevineyards.com

December 15, 2011

Mr. Richard J. Bruckner, Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
rbruckner@planning.lacounty.gov

RE: AGUA DULCE COMMUNITY STANDARDS DISTRICT BOUNDARIES

Dear Mr. Bruckner:

The Agua Dulce Town Council is in receipt of your letter dated 27 September 2011 to Mrs. Rosie Heffley, a resident of Agua Dulce, in response to her request to include her property and that of her immediate neighbors in the revised Agua Dulce CSD boundaries. The purpose of this letter is to inform you that the Agua Dulce Town Council strongly supports the contention of Mrs. Heffley and her neighbors that their properties should be located within the Agua Dulce CSD boundaries for the reasons stated below.

Mrs. Heffley's property is currently located in the unincorporated Santa Clarita Valley Area planning area (also known as One Valley One Vision or OVOV), and you stated in your letter that Regional Planning intends to move her property to the unincorporated Antelope Valley Planning Area. You further stated that "...the Acton Town Council and the Agua Dulce Town Council agreed that the entirety of the Acton CSD should be located in the unincorporated Antelope Valley planning area." Respectfully, while your statement may be true with regards to the Acton Town Council, the Agua Dulce Town Council has NOT agreed "that the entirety of the Acton CSD should be located in the unincorporated Antelope Valley Planning Area." The Agua Dulce Town Council has steadfastly maintained that the area of the Acton CSD outside of the Antelope Valley boundary should remain within the boundaries of the Santa Clarita Valley Plan.

Moreover, residents in CSD border areas should have a voice in determining boundaries for CSDs. Town councils in unincorporated areas of Los Angeles County exist to provide a conduit for communication of the wishes by the residents of these areas to the Board of Supervisors. Mrs. Heffley and her 29 neighbors have vigorously petitioned the County to remain within the Santa Clarita Valley Plan and to be incorporated into the Agua Dulce CSD boundaries (petition to Regional Planning dated June 2001). Yet the County has ignored the pleas of its own residents for some degree of self-determination.

The Agua Dulce Town Council is mystified by the apparent reluctance of Regional Planning to consider placing the properties of Mrs. Heffley and her neighbors within the Agua Dulce CSD boundaries, particularly when the subject properties are already within the Santa Clarita Valley Plan. If this reluctance is due to opposition to such a move by the Acton Town Council, we respectfully wish to point out that these residents do not want to remain the in Acton CSD boundaries. When the Agua Dulce CSD committee met with representatives of Regional Planning on 21 September 2006, they were informed that if there is consensus within the areas where the boundaries show changes, then it poses no problem for Regional Planning to change the boundaries. What is critical to the outcome is a consensus of the residents that they wish to be included in the Agua Dulce CSD boundaries. Moreover it was pointed out that changing these boundaries will not open the Acton CSD to manipulation; it will only provide an easy amendment to their document.

In January 2008 the Agua Dulce CSD Committee performed a boundary survey of residents in the neighborhood of Mrs. Heffley plus other areas outside of the current boundaries. In the neighborhood of Mrs. Heffley there was clear consensus on the desire to be included in the Agua Dulce CSD boundaries (of 28 respondents, 22 "yes" or 79%, 4 "no", 2 "undecided"). These results were presented to Regional Planning at a Boundary Revision Community Meeting at the Agua Dulce Women's Club on January 30, 2008. In an e-mail dated March 25, 2008, Mr. Mitch Glaser of Regional Planning responded to Mary Johnson (Chair of the Agua Dulce CSD Committee) as follows: "From a planning policy perspective, the expansion of the proposed boundary of the revised CSD into an area within the Santa Clarita Valley Plan (and OVOV) is reasonable because the Area Plan (and OVOV) covers Agua Dulce." A meeting to discuss this proposal with both the Acton and Agua Dulce Town Councils was then scheduled for May 15, 2008. The meeting took place and was attended by Mr. Glaser, Ms. Wayman, Mr. Hickling, and representatives of the Agua Dulce Town Council; however members of the Acton Town Council did not even bother to show up.

The Agua Dulce Town Council vigorously supports the contention by Mrs. Heffley and her neighboring property owners that they should remain in the Santa Clarita Valley Plan at the time the Antelope Valley Plan is approved, and they should be included in the Agua Dulce CSD boundaries. We respectfully request Regional Planning to reconsider its position with regard to the boundaries of the properties of Mrs. Heffley and her neighbors.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2011

Cc: Mayor Michael Antonovich fifthdistrict@lacbos.org
Mr. Mitch Glaser mglaser@planning.lacounty.gov
Mr. Edel Vizcarra EVizcarra@lacbos.org
Ms. Rosalind Wayman rwayman@lacbos.org
Norm Hickling nhickling@lacbos.org
Michael Hughes m_r_hughes@earthlink.net
Mary Johnson maryjohnson767@gmail.com
Lorene Cangiano lcangiano@chomg.com
Rosie Heffley heffleyr@aol.com

January 23, 2012

To: Mitch Glaser
From: Rosie Heffley

Re: 2001 Petitions

Hi Mitch,

I would like to go on record, the following property owners signatures (22 pages) were presented to the AD Town Council, AD CSD Committee in September 2001, to the Acton Town Council in March 2002 and mailed to Regional Planning in 2002, follow by a call and e-mail from Eric Harnett (AD CSD Committee Member) to Mr. McNamara, copied AD Town Council.
Due to the fact that Eric never received a response from Regional Planning, copies were mailed to Mr. Malakates and again presented at the 2006 meeting.
Also submitted to Regional Planning at the AD Women's Club 2008 proposed boundary meeting, and at other occasions, I can go back to all my files and notes if needed.
As you can see there is an overwhelming consensus to include us in the AD CSD / Boundaries, home owners from this small OVOV unincorporated area of Agua Dulce along with the AD CSD Committee, and the AD Town Council have done (over and over) the due diligence, now it is time for Regional Planning to correct the errors made from the original process.

Thank you, Rosie Heffley

,

From: Eric Harnett <eharnett@kovelfuller.com>
To: <cmcnamara@bos.co.la.ca.us>, <jduzick@earthlink.net>
Date: Tuesday, July 23, 2002 8:04 PM
Subject: Acton CSD / Boundaries issue

Just a reminder,

There is an area of Agua Dulce which is currently being claimed as within the Acton CSD boundaries. Many residents in the affected area are highly charged that this was allowed to happen.

It is my understanding that the Acton Town Council may acknowledge the fact that a mistake was made while researching what land was included within their boundaries. Furthermore, it is my understanding that the Acton Town Council would be willing to amend the current boundaries map as long as doing so will not cause their CSD to be re-opened in such a manner that could lead to their having go through the whole approval process again.

It is also my understanding that the current boundaries description is listed on an amended addition to the Acton CSD. I believe that the current Acton CSD refers to the boundaries as "See the attached Map."
Therefore, it seems reasonable to conclude that changing the boundaries would not cause the established CSD to be re-opened.

With a letter from you or your office with the effect of assuring the Acton Town Council that changing their boundaries will not cause their CSD to be harmed, re-opened, or in any other way be challenged, we could make this matter go away.

If you would be kind enough to send me such a letter, I will bring it to the next Agua Dulce Town Council meeting and expedite communications to clear this matter up. In the meantime, a response to that effect to this e-mail would suffice.

Thanks Mary-glad you keep such careful records. Have a nice Thanksgiving!

Scott

From: Mary Johnson
Sent: Tuesday, November 22, 2011 4:37 PM
To: Scott Griffin
Cc: Lorene Cangiano ; Rosie Heffley ; Don Henry
Subject: Re: Agua Dulce CSD Boundary Recommendations from RP

On January 30, 2008, Regional Planning held a Boundary Revision Meeting at the AD Women's Club for purposes of gathering community input on proposed boundary changes. I know the CSD Committee Boundary Survey Response was submitted at that meeting, and I think Rosie's petition was submitted also. I know that Regional Planning made a map of the results...both results the committee submitted and results Regional Planning got. That map was to be the main topic of discussion at the meeting with the Acton TC on May 15, 2008 where no one from Acton TC attended.

I've attached a copy of the agenda from the 1-30-08 meeting.

Mary

On Tue, Nov 22, 2011 at 11:36 AM, Scott Griffin <scottandalene@msn.com> wrote:
Hi Mary,

I can open both documents-no problem. Were both of these documents (or summary results) submitted to the County at some time? I assume the County did receive them, but please confirm.

thanks!

Scott

From: Mary Johnson
Sent: Monday, November 21, 2011 1:40 PM
To: Scott Griffin
Cc: Lorene Cangiano ; Rosie Heffley ; Don Henry
Subject: Re: Fw: Agua Dulce CSD Boundary Recommendations from RP

Scott and all,

Attached are 2 documents: Heffley Petition (this is the petition Rosie and her neighbor Linda Mallory spearheaded back in 2001) and the Boundary Data Base Responses (these are the results of a survey done by the CSD Committee back in 2008).

There is clear consensus on the desire of Rosie's area to move from the Acton CSD to the Agua Dulce CSD, thus indicating their desire to stay within the boundaries of OVOV.

Let me know if you have any questions on how to interpret either of these docs. The spreadsheet shows Rosie's area highlighted in gray.

There were a couple other spots where there was consensus on the public's desire to be included in the Agua Dulce area....most notably the area near Lillian Smith near the boiling point on the north side of Sierra Highway. That area was nearly 100% in favor of moving into Agua Dulce. But Rosie's area is the area where the public response never let up. And as a Committee, we felt it our responsibility to continue to work to resolving that area in particular.

Mary

On Sun, Nov 20, 2011 at 10:19 AM, Mary Johnson <maryjohnson767@gmail.com> wrote:

Scott,

Here is a key piece of evidence from Mitch Glaser of Regional Planning. Please note the highlighted areas and my comments in BLUE.

I have also located copies of Rosie's petition done in 2001, and the survey results the CSD Committee did in January of 2008. I'll make electronic versions and send to you.

Mary

---------- Forwarded message ----------
From: **Mary Johnson** <maryjohnson@canyonwave.com>
Date: Sun, Nov 20, 2011 at 10:02 AM
Subject: Fw: Agua Dulce CSD Boundary Recommendations from RP
To: Mary Johnson <maryjohnson767@gmail.com>

----- Original Message -----
From: Glaser, Mitch
To: Mary Johnson ; Lorene Cangiano
Cc: rwayman@lacbos.org ; Norm Hickling ; Hua, Thuy
Sent: Tuesday, March 25, 2008 3:40 PM
Subject: RE: Agua Dulce CSD Boundary Recommendations from RP

Hi Mary:

In my previous correspondence (below), I recommended that the proposed boundary of the revised Agua Dulce CSD not be expanded into area "4" (see attached map aguadulceCSD.JPG) due to a lack of consensus among property owners and the absence of a strong planning policy rationale. Pursuant to our conversation yesterday, it is my understanding that the Town Council is interested in expanding the proposed boundary into only that portion of area "4" within the boundary of the Santa Clarita Valley Area Plan (see attached map aguadulceCSD2.JPG).

Within this smaller area, there appears to be a greater level of consensus among property owners favoring inclusion in the Agua Dulce CSD. One property owner in the area, Mr. Wallasch, has contacted me with two concerns: 1) He does not vote on the Agua Dulce Town Council and 2) Because he did not vote on the Town Council, he does not feel he was able to provide input on the content of the revised CSD. Since the revised CSD is still in a draft stage, I would be willing to work with him and try to address any concerns he has on the content, but only the Town Council can provide an assurance that he could vote in future elections.

From a planning policy perspective, the expansion of the proposed boundary of the revised CSD into an area within the Santa Clarita Valley Area Plan is reasonable because the Area Plan (and OVOV) covers Agua Dulce. I suggest that your Town Council discuss this expansion with the Acton Town Council; Rosalind and Norm may be able to help facilitate this. On March 26, 2008, I contacted Rosalind and Norm indicating our desire to arrange another meeting with Agua Dulce Town Council, Acton TC, Mitch, Norm, and Rosalind. That meeting was scheduled for May 15, 2008 at the Lancaster Fire Station 129. Mitch, Norm, Rosalind, and Agua Dulce reps attended the meeting. Acton TC did NOT attend, and there was no follow up meeting.

Regardless of the boundary change of the CSD, the boundaries of OVOV should NOT be altered.

Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

County of Los Angeles

Department of Regional Planning

Countywide Studies Section

(213) 974-6476

From: Glaser, Mitch
Sent: Tuesday, March 11, 2008 5:51 PM
To: 'Mary Johnson'
Cc: Rosalind Wayman; Lorene Cangiano; Hua, Thuy
Subject: RE: Agua Dulce CSD Boundary Recommendations from RP

Hi Mary:

It is my understanding that the Town Council identified four areas into which the proposed boundaries of the revised Agua Dulce CSD could be expanded:

- West and north, generally along Sierra Highway, including the "Sleepy Valley" area – currently not in any CSD (labeled "1" on attached map)
- South, to the border of the Angeles National Forest – currently not in any CSD (labeled "2" on attached map)
- East, generally along Sierra Highway – currently not in any CSD (attached "3" on attached map)
- South and east – currently in Acton CSD (labeled "4" on attached map)

I received numerous e-mails from property owners regarding the issue of boundaries. We created a database compiling these responses, linking them to the corresponding address and/or Assessor Parcel Number so we could see them plotted on a map. The database also included the responses you received to your survey last year, which were also linked to the corresponding address and/or Assessor Parcel Number so they could be plotted on the map.

In area "1," most of the property owners who responded favored inclusion in the Agua Dulce CSD. From a planning policy perspective, the area is appropriate for the "rural-oriented" standards of the revised Agua Dulce CSD, which are not provided in the Countywide Zoning Code. Therefore we recommend that the proposed boundary be expanded to include this area. However, special setback accommodations may be appropriate for the "Sleepy Valley" area due to its small lot sizes; we can discuss this when we meet again with Thuy.

In area "2," all of the property owners who responded favored inclusion in the Agua Dulce CSD. From a planning policy perspective, the area is appropriate for the "rural-oriented" standards of the revised Agua Dulce CSD, which are not provided in the Countywide Zoning Code. Therefore we recommend that the proposed boundary be expanded to include this area.

In area "3," all of the property owners who responded favored inclusion in the Agua Dulce CSD. From a planning policy perspective, the area is appropriate for the "rural-oriented" standards of the revised Agua Dulce CSD, which are not provided in the Countywide Zoning Code. Therefore we recommend that the proposed boundary be expanded to include this area.

In area "4," the responses from property owners were mixed, with some favoring inclusion in the Agua Dulce CSD and others favoring remaining in the Acton CSD. From a planning policy perspective, the area is appropriate for the "rural-oriented" standards of the revised Agua Dulce CSD, but very similar standards are already provided in the Acton CSD. Due to the lack of consensus among property owners and the absence of a compelling planning policy need for staff to advocate a boundary change, we recommend that the proposed boundary not be expanded to include this area.

Please let me know if you would like to meet to discuss this matter and review the map showing the property owner responses. I would be willing to attend an upcoming Town Council meeting to present our recommendations.

Thuy has been working on the "County draft" of the revised CSD and we plan to meet with the committee next month to review and discuss. We will get in contact with you in a week or two to schedule.

Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

County of Los Angeles

Department of Regional Planning

Countywide Studies Section

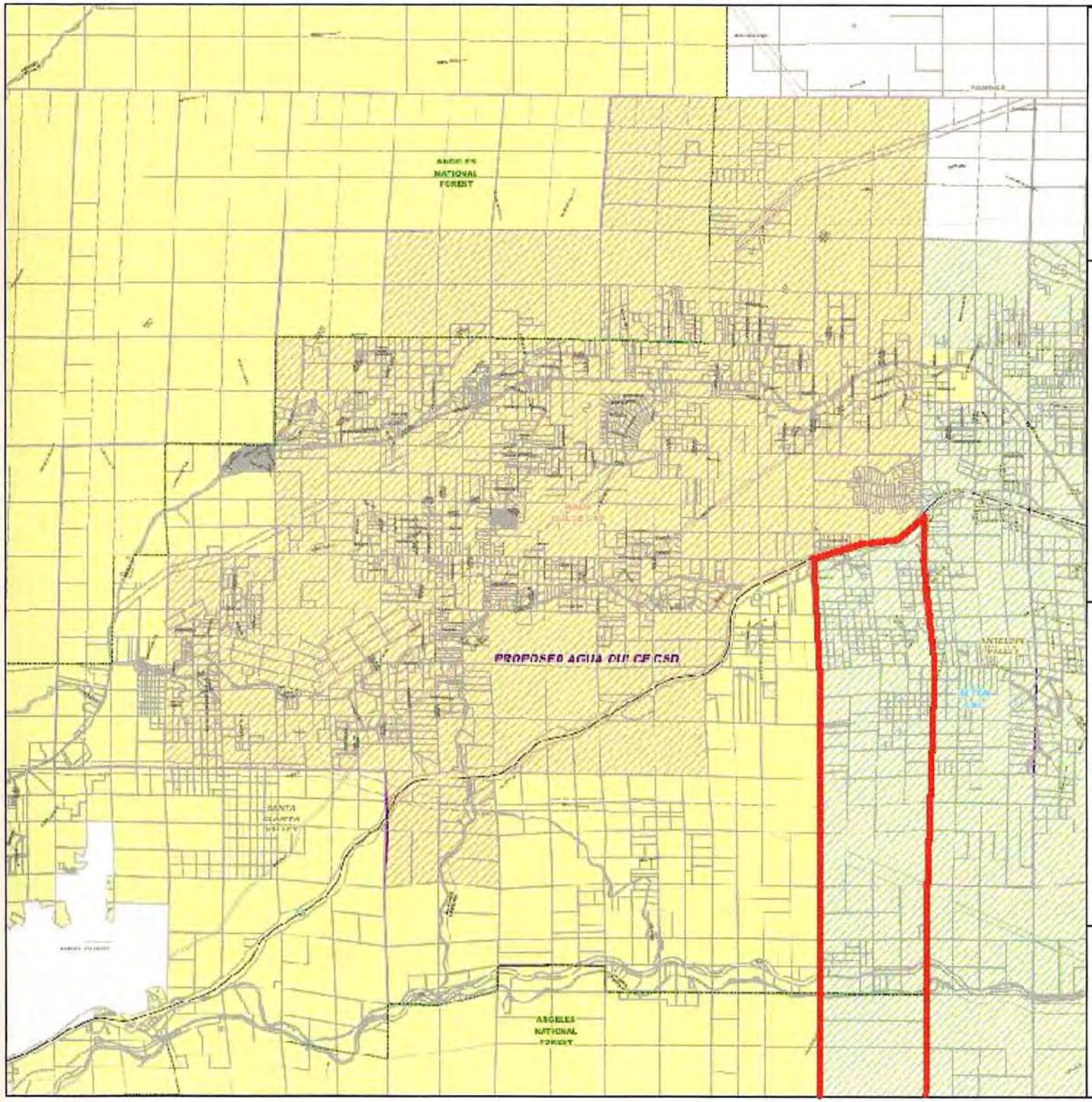
(213) 974-6476

From: Mary Johnson [mailto: maryjohnson@cwaveisp.net]
Sent: Tuesday, March 11, 2008 7:59 AM
To: Glaser, Mitch
Cc: Rosalind Wayman; Lorene Cangiano
Subject: Agua Dulce CSD Boundary Recommendations from RP

Hi Mitch....

Just wanted to check in to see if you and RP staff had come up with some recommendations for the Agua Dulce CSD revised boundaries. It's been more than 30 days since the community meeting, and just wanted to get an update. We're having a town council meeting on Wednesday, and would like to give the Council an update.

Thanks.....



LOS ANGELES COUNTY

Community Standards District (CSD)

Agua Dulce (Proposed)

LEGEND:

- Proposed Agua Dulce CSD
- Existing Agua Dulce CSD
- Existing Acton CSD
- Unincorporated Area
- City/Community Boundary
- National Forest Boundary
- Parcels
- Parcel Lines (Lot lines, Easements, etc.)

NOTES:

See the Los Angeles County Code, Title 22, Chapter 22.44, Part 1 for the provisions relating to community standards districts.

See the Los Angeles County Code, Title 22, Section 22.44.132 for the provisions relating to the Agua Dulce Community Standards District.

VICINITY MAP:

DATE: _____

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

FEET
0 500 1000 2000

TO: ACTON TOWN COUNCIL

FROM: ROSIE HEFFLEY AND LINDA MALLORY

PROPOSED BOUNDARY CHANGE

MARCH 4, 2002

Attached you will find a copy of the Proposed Boundary Change Request, as well as, signatures of many of the residents living in the area in question. This was presented to the Aqua Dulce Town Council/Agua Dulce CSD Committee for consideration September 8, 2001.

The area proposed is considered a "no man's land" with extremely unclear boundaries. As the signatures illustrate an overwhelming 99% of the current homeowners are in favor of the boundaries being changed or clarified as Agua Dulce. A survey of the homeowners indicated that most are under the assumption they either live in Agua Dulce or Acton has annexed them. Some even expressed that their Deeds are Saugus or Agua Dulce.

This is being presented in an effort to express the desires of the homeowners and clarify the boundaries of the area.

If you have questions or concerns you may contact us, Rosie Heffley (661-268-0357) or Linda Mallory at (661-268-8280).

Thank you,

Rosie Heffley
Linda Mallory

Original copy

1

PETITION TO BE INCLUDED IN AGUA DULCE

WE THE UNDERSIGNED, ARE A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, WE RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTIES BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
Jean Hennagin 32610 Big Springs Rd. Acton, CA 93510	268-8661	Jean Hennagin	6/2/01
RICK STILL 8155 ESCONDIDO CYN RD. ACTON, CA. 93510	268-8404	Rick Still	6-2-01
ANDREA STILL 8155 Escondido Cyn Rd. ACTON, CA 93510	661-268-8404	Andrea Still	6-2-01
JERRY ROBIDEAUX GLENDA ROBIDEAUX 8023 ESCONDIDO CYN RD ACTON, CA 93510	661-268-8166	Glenda Robideaux Jerry Robideaux	6-2-01
JAMES D. LAWSON Rebecca J Lawson 7767 Escondido Cyn Rd. ACTON CA 93510.	661-268 1945.	James D. Lawson. Rebecca J Lawson	
Amy Coy 7817 ESCONDIDO CYN. Rd ACTON, CA 93510	661-268-1829	Amy Coy	6/3/01
Mike Terry 7881 Escondido Cyn ACTON CA 93510	661) 268-0338	Mike Terry	6/3/01
Jim & Laura Lambdin 33795 W. Hubbard Rd Acton, Ca. 93510	661)2688419		6/3/01
John + Debra Davis 33435 Hubbard Rd Acton CA 93510	661-268-1650		6/3/01
Debra DAVIS 35435 Hubbard Acton, CA 93510	661-268-1650	Deb Davis	

Original

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NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
FRANK & Rosie HEFFLEY 7520 Escondido Cyn Rd. Acton CA 93510	(661) 2680357	Frank Heffley Rosie Heffley	6/2/01
JAMES & LINDA MALLORY 7634 Escondido Cyn Rd Acton, CA 93510	268-8280	Jim Mallory Linda Mallory	6/2/01
Sarah Perry 8246 Escondido Cyn Rd. Acton CA 93510	(661) 268 0648	Sarah Perry	6/2/01
Mary Fay 8508 W. Escondido Cyn Rd. Acton, Ca. 93510	661.268 1434	Mary A. Fay	6/2/01
AL KLAUS, 33001 Rolling Ranch RD. ACTON, 93510. (661) 268-8202. (818) 262-1661.		AL KLAUS.	6/2/01
Dale MAZALOW 33125 Big Springs RD Acton 93510 Dale Mazalow 6-2-01	661-268-1093		
Ronald R. Moroso 33000 Rolling Ranch Rd Acton CA	268-7607	Ronald R. Moroso	6/2/01
Catherine C. Moroso 33000 Rolling Ranch Rd Acton, Ca 93510	(661) 2687607	Catherine C. Moroso	6/2/01
Dal Trubey 33105 Big Springs Rd Acton, CA 93510	661 268 5560		6/2/01
FRANK ADDAMO 33150 BIG SPRINGS RD ACTON, CA 93510	661 268-1005		6/2/01

Originall

PETITION TO BE INCLUDED IN AGUA DULCE

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NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
Jane A. Sulstrom 7010 Escondido Cyn Rd. Acton, Ca. 93510	268-1027	Jane A Sulstrom	6/3/01
RON W. ANDERSON 6938 ESCONDIDO Cyn Rd. Acton, CA 93510	661-268-1795		6/3/01
Mark Williams 33368 Hubbard Rd. Acton, CA. 93510	661-268-8128		6/3/01
MARK TORKELSON 33378 HUBBARD Rd Acton CA 93510	661-268-1886		6/3/01
Denise Torkelson 33378 Hubbard Road Acton, CA 93510	(661) 268-1886	Denise Torkelson	6/3/01
KIM BENNETT 6760 RANCHITOS RD. ACTON, CA. 93510	WORK (818) 782-1390		6/3/01
LYNN BENNETT 6760 RANCHITOS RD. ACTON, CA. 93510		Lynn Bennett	6-3-01
MONICA YBARRA 6757 RANCHITOS DR ACTON, CA 93510	(661) 2680944	Monica Ybarra	6/4/01
DAVID & CHRISTAK NIESRICK 6755 RANCHITOS DR. ACTON, CA. 93510	661-268-1190		6/04/01 6/4/01
PETER & THELMA DOWHAN 6749 RANCHITOS DRIVE ACTON CA. 93510			6-4-01

original

4

PETITION TO BE INCLUDED IN AGUA DULCE

WE THE UNDERSIGNED, ARE A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, WE RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTIES BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
BILL HERRERA, PH.D. 33307 HUBBARD RD. ACTON, CA 93511	661- 268- 0200		6-3-01
JUDY K. SPENCER 33210 HUBBARD RD. ACTON, CA 93510	661 268- 0584		6-3-01
SHAWN & CARLA CALDWELL 33200 HUBBARD RD ACTON CA	661 268-1773		6-3-01
Joseph & Tina Merriweather 33055 Margarita Hills Dr Acton, CA 93510	661 268-0065		6-3-01
Marianna Wallasch 33270 Margarita Hills Dr Acton, CA 93510	268-8853		6/3/01
Charles Wallasch 33270 Margarita Hills Dr Acton Ca 93510	268-8853		6/3/01
JEAN & DON LAIRD 7050 RANCHITOS ACTON 93510	268-8817		6-3-01
Patricia Jones 33707 Hubbard ACTON, 93510	268-8119		6-3-01
RONALD & ROBIN JARAMILLO 33636 HUBBARD RD ACTON CA 91303			
Steven L. Kessler 33808 Norcross St. Acton, Ca. 93510	268-0413		

original

PETITION TO BE INCLUDED IN AGUA DULCE

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NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
Annette Gordon 6655 Ranchitos Dr Acton, Ca 93510	661-268-8415	Annette Gordon	6-4-01
Lisa Deas 6603 Ranchitos Dr. Acton	268-0923	Lisa Deas	6/4/01
Charleen Klein 33500 Rainbow Bend Acton Ca 93510	268-0474	C Klein	6/4/01
Karen Gordon 6831 Ranchitos Acton			6/4/01
DEBORAH Gatling 33115 Margarita Hills Dr Acton	661-268-8365	Deborah Gatling	6/5/01
BARRY Murphy 33625 Hubbard rd ACTON	661-2681463	NBM Murphy	6/5/01
Theresa Toccillo 33320 Kingbird Way Acton, CA 93510	661-268-1556	Theresa Toccillo	6/4/01

original

6

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
CAROL GENE PAUL 33255 N. MARGARITA HILLS DR	661-268-1468	Carol Gene Paul	07-01-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

7

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
James Mansdorfer 4206 Acton Ave. Acton CA 93510	269-1209	James Mansdorfer	6-30-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

32901 Hawley Road, Acton CA 93510

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

N 1/2 of NW of Sec. 32 T5N R13W
NE 1/4 of SW 1/4 of SE 1/4 of Sec 29, T5N, R 13W
NW 1/4 of SW 1/4 of SE 1/4 of Sec 29, T5N, R13W
SW 1/4 of SW 1/4 of SE 1/4 of Sec 29, T5N, R13W

Original

8

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Valerie Preston 33424 Hubbard Road Acton, CA 93510	661 268 1766	Valerie Preston	7/6/01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

original

9

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
ALICK CLARK	661-268-1868	[illegible]	7-6-01
8233 BANSON RD Acton CA 93510			

2) LOCATION ADDRESS OF PROPERTY ~~IF NOT A RESIDENT.~~

8233 BANSON RD Acton 93510.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

original

10

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
JOSEPH MANO LIVING TRUST	805-646-6606	[signature]	6-22-2001

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

APN 3223-012-004

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

11

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
17549 Chase Street Northridge, Ca. 91325	(818) 345-3226	Francis E. Williams (wife -> Corinne)	6-21-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Two properties:

#1 property -> Copied from LA County Tax Bill. 3/4 mi NE of Briggs Rd N NEll Saugus Cal 34.53 ACS Lot 2 IN Sec. 7T 4NR 13W

#2 property -> as copied from LA County Tax Bill 20 ACS E 1/2 of SW 1/4 F NE 1/4 Of SEC 12T 4N R 14W

Original

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
J & J. ENTERPRISES	805-646-6606	[illegible]	6-22-2001

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

APN. 3223-012-018
APN. 3223-012-019
APN 3223-012-020

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
7349 Riverton Ave. Sun Valley CA 91352	(818) 982-8219	Hermenegildo Cuevas	6-28-01
		Maria Huerta	6-28-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Vacant Land, Los Angeles County - Assessor's Parcel Number 3223-008-007) Rainbow Bend
Sec 29T 5N R 13W

original

14

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
11135 GAYNOR AVE GRANDA HILLS, CAL. 91344	818-366-5285	H Ponce	6-25-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

7511 Solado Lyon
acton- Cal

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

15

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
JOAN CREVIER (FOR William Crevier, Chebo + Sanbo Sakaguchi et al) 676 Mililani Place Kihei, HI 96753	(808) 874-0214	Joan Crevier	6-23-01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

VAC/1M S AVFRWY/VIC HUBBARDACTON CA-9
36.67 more or less acs com N on W line
of sec. 32 T 5N R 13W 40FT From SW COR
complete description IN assessor Records sec 32T 5N R 13W

original

16

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Arlen + Patricia Bricker 33145 Big Springs Rd Acton, CA 93510	6612680995	Arlen D. Bricker Patricia Bricker	7/10/01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

original

17

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Samuel Andrisani P.O. Box 38068 L.A., Cal. 90038	1-323-850-4415	Samuel Andrisani	6/22/01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

18

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
33320 King Bird Way Acton CA. 93510	661-268-1556	Mercedes Tuccillo Mercedes Tuccillo	6/28/01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Original

PETITION TO BE INCLUDED IN AGUA DULCE

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1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Theresa Tuccillo	661-362-3277 661-268-1556	Theresa Tuccillo	6/29/01

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

ESCONDIDO & KINGBIRD WY
APN # 3223-010-026
LOT 4, TRACT 34422 MB 1079/60-63

original

20

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Granada Hill, Ca 91344	(818) ~~360-303~~	Hy Hunter	9-05-01
12001 Highwater Road	360-3053	"President"	

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

22½ acres
Big Springs Rd.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Escondido Canyon Rd.

Original

PETITION TO BE INCLUDED IN AGUA DULCE

(WE) (I) THE UNDERSIGNED, BELONG TO A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, (WE) (I) RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTY BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

1) NAME / RESIDENCE ADDRESS (PRINTED)	PHONE NO.	SIGNATURE	DATE
Jan DeWit	661-298-2444		6-20-01
Christine DeWit	661-298-2444		6-20-01.

2) LOCATION ADDRESS OF PROPERTY IF NOT A RESIDENT.

33013 Roling Ranch Rd. ~ APN.# 3223-11-15.

3) LOCATION ADDRESS OF PROPERTY OR SECTION NO. IF UNDEVELOPED (Example T 4N R 13W Section 8)

Originals

PETITION TO BE INCLUDED IN AGUA DULCE

WE THE UNDERSIGNED, ARE A GROUP OF PROPERTY OWNERS LOCATED IN THE ACTON/AGUA DULCE AREA. BY THIS PETITION, WE RESPECTFULLY REQUEST TO THE AGUA DULCE TOWN COUNCIL, OUR PROPERTIES BE INCLUDED IN THE AGUA DULCE COMMUNITY STANDARDS DISTRICT (AGUA DULCE CSD) AND THE POLITICAL BOUNDARIES OF AGUA DULCE. THANK YOU FOR YOUR CONSIDERATION.

NAME (PRINTED)/ADDRESS	PHONE NO.	SIGNATURE	DATE
Terrance Brown RICHARD & BEVERLY BRUNEBERG	33792 Hubbard Rd Acton 93510	[illegible]	6/25/01
Lisa Detres	33545 Hubbard Rd Acton 93510	Lisa Detres	6/25/01
ARCELIA MALDONADO 33350 Hubbard Rd Acton, CA 93510	661 268 1075	Arcelia Maldonado	6/25/01
JOHN MATHEWS 33663 RAINBOW BEND DR ACTON CA 93510	661 268 9918	[illegible]	6-25-01

Attachment 13: Additional Correspondence

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390
Website: www.adtowncouncil.com

☒ **Don Henry, President**
(661) 268-1731
BH33605@aol.com

❑ **Lianne Swanson, Secretary**
(661) 268-0204
lianne@sierrapm.com

❑ **David Aiello, Treasurer**
(661) 714-7647
davidaiello@sbcglobal.net

❑ **Scott Griffin, Member**
(661) 268-0230
scottandalene@msn.com

❑ **Alan DiFatta, Member**
(661) 268-0955
Apd297@yahoo.com

❑ **Ed Porter, Member**
(661) 992-3692
porteredward@msn.com

❑ **Donal MacAdam, Member**
(661) 268-7402
cathy@aguadulcevineyards.com

November 14, 2011

Mr. Mitch Glaser mglaser@planning.lacounty.gov
Department of Regional Planning
Hall of Records, Room 1348
320 West Temple Street
Los Angeles, CA 90012

RE: Agua Dulce Community Standards District Revision

Dear Mitch:

We appreciate your presentation to the Agua Dulce Town Council at the October 12, 2011 meeting updating the community with Regional Planning staff's latest modifications to our revised Community Standards District (CSD). Emma Howard indicated a number of changes had been made by staff for various reasons. We would like to address each of those changes.

1. Trails: In our letter to Ms. Howard dated August 8, 2011, we recommended a change that Trails Standards should apply to subdivisions only, as opposed to "all projects requiring discretionary approval." We requested the language be changed to specify "only applications for land divisions creating more than 4 lots or parcels of land." The Draft dated 10/12/11 does not include the phrase "creating more than 4 lots or parcels of land." We request that phrase be included.

2. Drainage: The Draft dated 10/12/11 eliminates that section. Ms. Howard indicated the Low Impact Development standards address the drainage concerns. We request the Drainage section be put back into the document. That section is included to slow or reduce runoff and recharge local aquifers and the standards have community support.

3. Home-based Occupations: Ms. Howard stated that Zoning Enforcement staff wanted to make "minor changes" to both "Animal Training" and "Recording/Motion Picture/Video Production Studio." However, no modified language was presented at the meeting. We request no changes be made to this section.

4. Dogs: Ms. Howard stated that the maximum number of dogs had been reduced from 7 to 5. Part of the reasoning was a biologist was concerned about a large number of dogs running in packs. Dogs running at large outside of the owner's property constitutes a violation of LA County Code. If dogs are outside of the property roaming, no matter what the number, the owner is in violation of County Code. We request our original language "on a lot or parcel of land one net acre or greater in size, two additional dogs are allowed for each additional one net acre of land or fraction thereof, with a maximum of seven dogs" be put back in the document.

5. Cargo Containers: Ms. Howard indicated there was some confusion on the complicated formula for determining the maximum number of containers allowed. In an effort to eliminate the confusion, we request the following modifications:

Net Acreage of Lot	Maximum Number of Containers
Less than 2 acres	1
2+ to 3 acres	2
3+ to 5 acres	3
5+ to 10 acres	4
10 acres or greater	4, plus one additional container for each additional 5 net acres of land or fraction there of with a maximum of 10 containers

This simplifies the net acreage description and includes a cap of 10 containers. We also request that as long as all other standards within the Cargo Container section are met, containers are allowed without any fee structure or requirement of site plan.

6. Commercial Trucking: Ms. Howard indicated this section had been eliminated in its entirety. We again, request the section be put back in the document.

The Agua Dulce Town Council and our CSD Revision Committee have thoroughly publicized the CSD revision process and have modified the document during the last 10+ years to reflect the community's desires. We believe we have achieved community consensus. The changes and modifications made by Regional Planning staff are not reflective of what our community desires. We respectfully request the above sections be modified to be consistent with language we previously submitted and that document be forwarded to the Regional Planning Commission for the public hearing process.

Thanks for all your hard work and efforts to make this document agreeable to our community.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2011

Cc: Mr. Edel Vizcarra EVizcarra@lacbos.org
Ms. Rosalind Wayman rwayman@lacbos.org
Los Angeles County Supervisor Michael Antonovich c/o Rosalind Wayman, above

Menke, Brianna

From: Susan Tarr [gritgrit.susan@gmail.com]
Sent: Wednesday, January 25, 2012 1:36 PM
To: Glaser, Mitch
Subject: Agua Dulce CSD

10060 Lagos Road
Agua Dulce, CA 91390

25 January 2012

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

RE: Revised Agua Dulce CSD

Dear Mr. Glaser & Members of the Department of Regional Planning:

I will be out of town on February 22 and unable to attend the scheduled hearing. I would therefore like to here express my support by of the document under consideration. Several years ago I worked on the document as a member of the CSD Revision Committee so I am familiar with its evolution. The current CSD Committee has worked strenuously to produce a carefully considered, thoughtful and comprehensive document. This has been an arduous and (sometimes) unappreciated effort by several dedicated Agua Dulce residents. I support the draft document as written as the best basis for protection against future degradation of our town.

During at least one meeting you held here in Agua Dulce, there have been a few angry voices loudly raised against implementation of the CSD. Several of these people had not read the proposed document and, to my knowledge, had attended few, if any, of the numerous community meetings held to discuss and shape the CSD.

Knowing how difficult it is to engage people in the kind of work that was necessary, the CSD Revision Committee is to be applauded for it persistence and it is my hope that the few differences that still exist between "your" version and "ours" will be reconciled. We are, I believe, committed to the same ultimate goal; the preservation and protection of rural Agua Dulce.

Sincerely yours,

Susan Tarr

Menke, Brianna

From: Howard, Emma
Sent: Tuesday, January 24, 2012 8:55 AM
To: Menke, Brianna
Subject: FW: Agua Dulce CSD

Emma Howard
Community Studies North Section
213-974-6476

From: h v [mailto:bwo.cvp17@gmail.com]
Sent: Tuesday, January 24, 2012 8:54 AM
To: rwayman@lacbos.org; dperry@lacbos.org; Glaser, Mitch; Howard, Emma; fifthdistrict@lacbos.org
Subject: Agua Dulce CSD

Please forward to Supervisor before the 1-24-12 Board Meeting

Dear all concerned,

I'd like to write/inform you that most of Agua Dulce residents do not want new regulations that alter our lifestyle. To the contrary, most would like to maintain our current way of life and not bring about changes that may have far-reaching consequences.

The two main areas I'm speaking of would be the allowance of unsightly storage containers, which are currently tolerated and need no additional tolerance or legalization AND the parking of big rig trucks which again are tolerated at the present time for anyone parking one or two of their own.

Please do not allow Agua Dulce, which has some upscale and valuable real estate, to eventually become a place to store unwanted and unsightly material and park big rig trucks, in the fashion of Little Rock. This will be a disservice to ALL the residents and reduce the Real Estate values. **The County is already reasonable and quite tolerant of these things.**

There are a SELECT FEW who have pushed for the top two items to be added to the CSD. Any disagreement with them will unleash a torrent of intimidation tactics which are in direct violation of the democratic process. I am gravely concerned about speaking out against this group in public (including at the Board Meeting) for the fear of their unsound retaliation methods, in this small town community.

Please know that the overwhelming majority of Agua Dulce's residents DO NOT want ANY MORE unsightly storage containers NOR do they want big rig truck parking to be allowed to any further extend that it already is.

Do not allow a select few with loud voices, hidden agendas and bullying ways to dictate the allowance of these things that are not synonymous with our way of life, nor wanted by the community at large.

Thank you...

Howard Carlip
13622 Meander Rd.
Agua Dulce, CA 91390-2886

Please read this!

thank you!

Howard Carlip
661-268-8626

2/1/12

"THERE YOU GO AGAIN!"- Ronald Reagan

Warning! This is about a very dangerous plan that is the true Trojan Horse in Agua Dulce. You might have read excerpts of this in the local advertiser newspaper, the Agua Dulce/Acton Country Journal, but these facts were not revealed there.

The new "Agua Dulce Community Standards District"is a shrewd plan to control our lives and property.

It is not the innocent"liberal"plan to protect us from lights, sidewalks, sewers, mining, nor is it written to protect our horses, animals, and to save the mountains and God's green Earth. Also, to protect private property rights as an American homeowner.

It is not the"conservative"plan to stop runaway develoment and to protect our rural way of life and to protect private property rights as an American homeowner.

It is neither! This is a legal document that will completely trample your rights and if it passes, you will not be able to have the County of Los Angeles protect you in legal situations. In other words, what was legal for years, will possibly be illegal now. It will be up to different people. You have no clue how this works.

When and if this bill passes, here is a partial list of what happens: First - all legal documents are IN CODE. When a phrase or word is entered in a bill, even if it is not explained or defined, previous case law takes precedence. So, the words "HOMEOWNERS ASSOCIATION or SPECIAL DISTRICT" are on page 12 of 22 pages of the full text. In case law, Homeowner Asso's have powers that exceed regular government's powers. It doesn't matter what county code is, this is different!

You might have seen on TV stories about Homeowners Assos. forcing people to remove Christmas decorations that they didn't like from the yards of people who joined or moved into a house, in a neighborhood that had one. This is more sinister! So, this bill says that "Trail easements that are not granted to the County....shall be granted to Homeowners Association. Grant what? Remember! If it is not specified, the homeowners asso. can make the law. Does this mean that I now have to let people on my property and pay more premiums to insure that anybody can come and go as they please, even if I'm trying to keep my dog locked-up? Is this only for new houses? If the Homeowner's Asso. says so, it's law!

So, if this new law says "Granted to a Homeowners Association", What Homeowners Asso?-We don't have one. What if we don't want one? How do we normally set one up in order to meet the requirements of this new law. You would have to now, you voted this bill that has this tiny word or phrase that the County has to enforce. You say that the Town Council has no powers and the County has said dozens of times that they are only an advisory board, NOT ANYMORE!!! Normally, the entire town would have to vote on something this major, it's only fair! Why, if they knew they were tricked to this extent, they would be really angry. Of course they would sue, but under Homeowners Asso. law, they would be held harmless and they could tax every single one of you to pay for THEIR lawyers, not yours. That what you pay the big $ for to get a lawyer to write a bill that would ever understand, that would be iron-clad. You can just bet that they already have a Homeowners Asso. policy that they will vote-in the next day, or even after the meeting later that afternoon. You all got on the bus to make sure that it passed! Why, you even brought tiny American flags and waived them to thank the Board Of Supervisors for voting to protect our country way of life and the birds and the bees and the horse flies!

Let make this real clear; most of the people in this town probably didn't read every page of more than 7 drafts of this bill. I called the phone number on the "notice of public hearing" letter on 1/23/12 because I wanted to read the full text of the "last" draft, dated: "For 2/22/12 hearing". Did you know that the bill has 22 pages? Did anybody in this town read this or just portions in the "press"?

Already, I have gotten phone calls from well meaning people saying that this bill does not clearly state this, and you are right! Go get your own lawyer! What if I'm wrong?-No harm,nofoul! But what if I'm right? What if they get a lawyer, take it to court and win! It's happened here before. So if I'm wrong, they will have no problem taking out these phrases RIGHT? (THEY WON'T!) Put these dogs to the test. You have enough time before the vote on goes down (3 weeks). They sure are in a hurry, just 1 month to figure this out. I'm sorry that it took me one whole week to write and print and mail this out, but as usual, nobody in this Damn Town can get off their Big Butts to lift a finger, or even to help me type this up! No need to cuss, I'm the only one against the bill- 'cause I'm the only one who's read it. Now we have had other issues that this town has fought over, and you don't have to like me or agree with me. Maybe I've hung around certain people that made your skin crawl. Maybe this crap started with some of them long before I rode into town. But nothing they did compares withthe absolute MANURE we all will be going through if this goes down this way. You have been BAMBOOZLED! HOODWINKED!!

Second- This is the worst "JOB" that government has ever created. We have all heard about jobs and gov. creation of them- both sides. No, this isn't a pitch for anybody-left or right. This one's different. On this bill (page 18) is a "new" government bureaucrat, one you are gonna fall in love with! He's called the "Director"-sounds harmless enough. Well, this "Director" ain't making no movie! Hold onto your seats, my friends! (Just like in church-Get behind me Satan!). This sidewinder is now able to veto your plans, forcing you to SUBMIT them to the "Agua Dulce Town Council"- not a legal body (until now)- for their "Input" and "Decision" (P.20 of 22). This means that after you have already paid a filing fee to the county, paid an architect thousands of dollars for plans (It's just a garage), had to hire a Hydrologist and enlarge your property for the fire dept. or whatever they require, that's OK because that's part of the gov. Seems strict, but fair, most of the time, but I have heard stories that would make you want to holler and throw up both your hands. After ALL that, you have to go before the "A.D.T.C. Director" and have him or them vote on it. It's not clear yet, but that can be fleshed out when they vote on it themselves. What is clear is that even if Building and Safety OK's your plans, this G.D. Chuckleberry can VETO it, forcing you to pay "An additional fee for a public hearing." This gem is on P.20. They also go into things like having to notify the "director" and you neighbors in a 1,000 ft radius for their right to veto your plans. Also on page 22 (We're almost done!) there are provisions stated that you can't block amyone's view of anything! They didn't state the extent of the distance that was the limit.

Now, this was previously not legal! BUT, on page 1 (did you even read page1?) it states that this repeals the previous Comm. Standards District in it's entirety. Do you get this yet? Now you know thecrap we've put up with with these INSANE town councils since 1991.

Some were good, some were bad, but it got to the point inthe 90's that people stopped going because the redhecks were so rude and unprofessional, that we expected the saloon doors would swing open and somebody was a' gonna get killed. I, myself, have had death threats called to my house by people so lame that they didn't even disguise their voices. You go into a meeting and you get screamed at. We have even had police called to escort people out who would raise their hand and still be told to get out and that this was a "private meeting", even though the "Town Council charter and by-laws" clearly state that these are PUBLIC meetings. So, the County thinks that nobody cares enough to even go to meetings, so the "loyal 7 Members" deserve all this power because that's all they see. We used to put on-line the car count in the parking lot and it would be like 7 cars and the lady from the newspaper.

In the past some of these same people would bitterly complain, when they weren't in office, that the Town Council did not have the power, legally, to take a stand on anything, or even get a chance to get the town to vote, in a legal election, on some of these things that they now are trying to sneak in. This stunt about the "director" they tried years ago, but then the language was written by them, not a lawyer, so people could tell what it meant. Now we've got the slickest paper money can buy!

PUTRR- we're almost done, you will thank me! Everybody who is a homeowner, by law, got a "notice of hearing" letter. It looks harmless enough. Now look at the back. It's a map. It's the new proposed "parcels" that would expand our wonderful town's Zoning district. This will be under the Homeowners Asso. Look closely, the large shaded parcel to the South. Isn't that where the mountains are? Why, this new area goes all the way past Escondido, past the on-ramp in Acton. Isn't this about

1 mile east on Escondido? Has anyone checked the map to see if this is indeed in Acton? But that might make this whole bill illegal!

Now keep looking on this map to the south. Isn't this roughly the similar map for the old Cal-Mat proposed sand and gravel mine that you all thought was finished 15 years ago when the mine in Canyon Country was already approved to go in, started about 10 years of leagal battles with the Shadow Pines new homeowners and the city of Santa Clarita?

The one that Howard "Buck" McKeon helped us stop? He took years to fight on our behalf and finally traded the proposed mine parcel for land far away in Victorville. I think I read in the Santa Clarita papers that this might fall apart, now that there were practically no new housing starts, especially bare land, way over yonder. But I digress. People around here thought that "Buck" stopped the mine, but that parcel only goes from roughly Shadow Pines to Agua Dulce Canyon Road.

The map from the homeowners bill extends into their sphere of influence the area EAST of A.D. Canyon Rd. There are no proposed "parcels" there, just hills and a few trailer parks and houses. What also is odd is the spot on the map that now extends Davenport at Sierra Hwy. about a mile WEST of Sierra, straight up hundreds of feet into an area that they could never build homes, but they sure could have a huge sand and gravel mine that would last for decades. There is plenty of land all along Sierra Hwy. that is already zoned and cheap. How could you build houses that are up on a hill when you can only have a road 45% straight up, not 70% on our new "Alpine Ski Lodge?" This would be the only way the mine owners could sneak these projects in because it states on the "Regional Planning Notice" that this C.S.D does not qualify for CEQA and County Guidelines, because this would make this

length, one step removed if the Homeowners Asso. votes in the mine. Please prove me wrong, but just denying what I'm saying isn't proof. When I first called the county, last week, I asked some of these questions before I even got the full 22 page proposal, especially about the "director"and they said that wasn't in the bill.Yes it is, I gave you the page number!

Now in the local newspaper, years ago they spoke about the local mines having a dangerous problem with airborne fungus as soon as they started massive mining. We have a few sand and gravel mines on Soledad Canyon Rd. and things are kinda slow with new housing starts, so if the market picks up again someday they can take what they want without harming the surrounding areas. But as I recall from 15 years ago that the Cal-Mat application called for 16 or 18 hours of dynamite Blasting that would be 8 AM to 12AM all day long. Now, combine the dust and the airbeine fungus and nobody from Acton to Canyon Country will be able to stay in their homes. So this is definitely something that Howard "Buck" McKeon and Supervisor Michael Antonovich should be concerned with.

How do you think the people of our town will feel if it turns out that the people they voted for and trusted were lying and covered up the truth? Now I know that a few people might not like what I'm saying and that I'm probably the only person so far to object to this end run around democracy and the depth of evil this could perpetrate for years to come, but I had to inform everybody about it so that you all would research this bill,and these people, and put a stop to this nonsense!

P.P.

I'm not looking for bragging rights, but it speaks volumes that now that I've pointed out the truth and have discussed the real possibilities of what can go wrong, have made you fully aware of this, that you won't bother to inform our town that this is exactly the intent of this bill... and you vote for it anyway!
At least nobody wil be able to claim that "It wasn't my fault, I didn't know what the paperwork really said!" NOW YOU DO!

I know what your Saint Ronnie would say,

"There you go again!"

I know what I will say,

"Hey, I paid for this Mike"

-Ronald Reagan

Let's do it the right way the first time, for a change-Shall WE?

Thanks for listening,

HOWARD CARLIP

P.S. Don't make me say I told you so, the only thing that we have plenty of in this town is a million crows and I don't think that there are enough for all of you to have to eat one!

P.P.S. IT IS THE ONLY ANIMAL THAT DOESN'T TASTE LIKE CHICKEN!

Nothing But LOVE,

Agua Dulce Slim

ii. All trail easements that are not granted to the County and maintained by the Department of Parks and Recreation shall be granted to a Homeowner's Association or a Special District and maintained by such Homeowner's Association or such Special District. If a Special District is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, Section [illegible] et seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees.

d. Notification. Applicants shall notify the Agua Dulce Town Council, and any other recognized local trail advisory entities, to solicit input regarding trail location.

9. Density-controlled Development. Density-controlled development shall be permitted in this CSD, including hillside management areas and significant ecological areas, only if:

a. Each lot or parcel of land contains a minimum net area of two acres.

b. Each lot or parcel of land meets the yard requirements of this CSD; and

c. Each lot or parcel of land has a minimum width of 165 feet and a minimum depth of 165 feet.

10. Hillside Management. Applications for a land division creating more than four lots or parcels of land in a hillside management area shall include a written analysis demonstrating compliance with the following design guideline, as it

p.10

request for modification does not meet one or more of the findings, the director may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

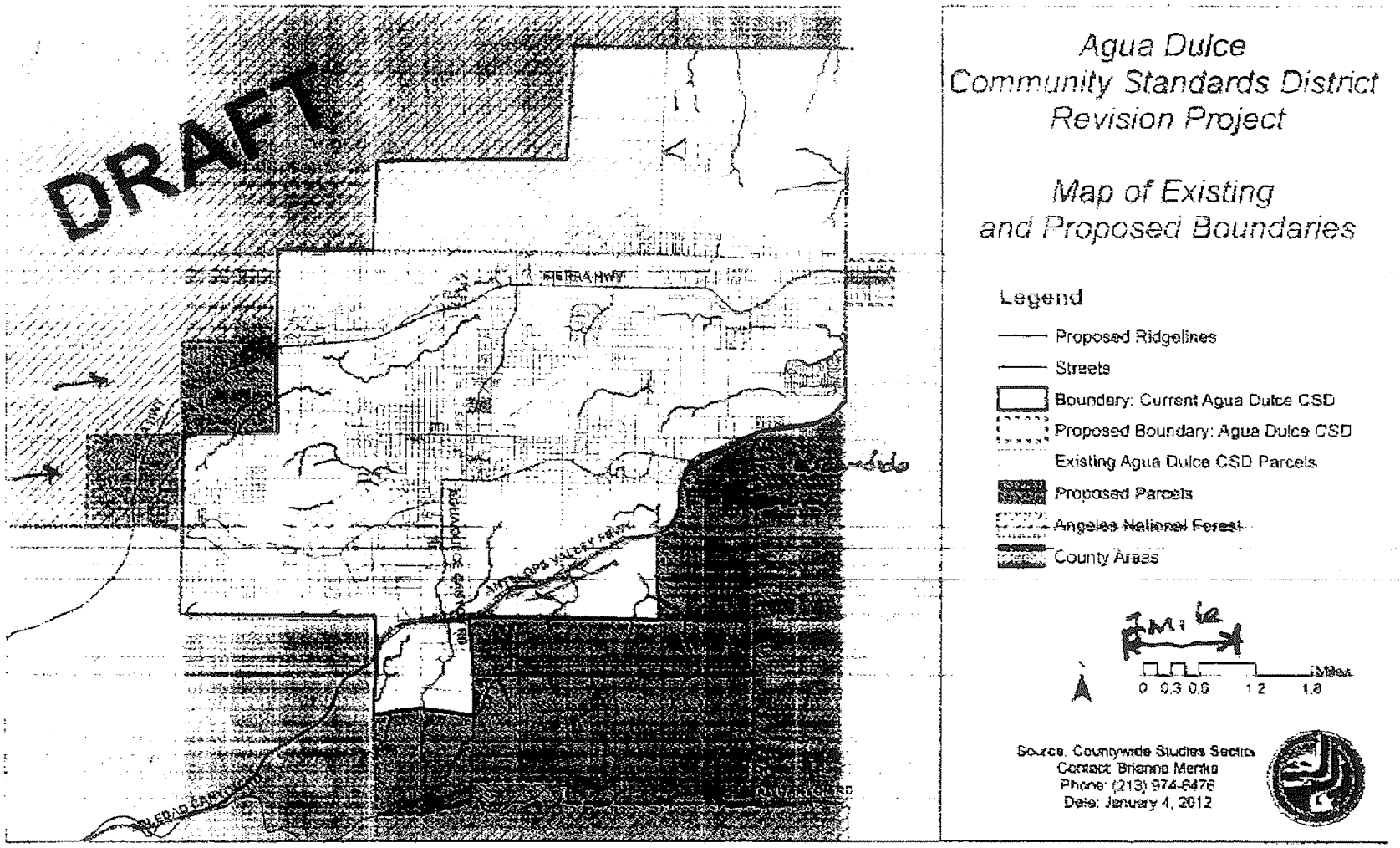
a. Notice

i. If the director approves or denies the application, or refers the application to the regional planning commission, the director shall send notice of the decision by first class mail to the applicant and anyone who submitted a written protest.

ii. If the director approves or denies the application, the notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Modification of Development Standards


DRAFT
Agua Dulce
Community Standards District
Revision Project
Map of Existing
and Proposed Boundaries
Legend
Proposed Ridgelines
Streets
Boundary: Current Agua Dulce CSD
Proposed Boundary: Agua Dulce CSD
Existing Agua Dulce CSD Parcels
Proposed Parcels
Angeles National Forest
County Areas
0 0.3 0.6 1.2 1.8
Source: Countywide Studies Section
Contact: Brianna Merika
Phone: (213) 974-6476
Date: January 4, 2012

Menke, Brianna

From: kenbrenner [kenbrenner@socal.rr.com]
Sent: Saturday, January 21, 2012 7:55 AM
To: Menke, Brianna
Cc: FifthDistrict@lacbos.org
Subject: Objections to the proposed csd boundary changes.
Attachments: Correct Address.jpg; Boundry Map.JPG; Forestry no parking sign.jpg

As you are aware I live in "SLEEPY VALLEY SAUGUS" in the unincorporated Los Angles County of the state of California. We are not located near Agua Dulce, therefore their proposed csd provisions do not apply to us. Neither are we in the Santa Clarita Valley. We are in fact the true definition of a rural area with that distinction, designation, and legal definition of rural location. There are only three (3) streets up off from the state hwy of sierra hwy and we are tucked into the Angles National Forest with a single narrow street at the top. We are situated in a "Green Belt" area surrounded with very tall "Old Growth" trees.

This is a very nice, quite, and peaceful rural area. It will never become part of Agua Dulce or be able to change without a complete tear out and rebuild with funding from a community block grant. There is no major infrastructure to support any build out up here even if there was enough land and room to accomplish such a major undertaking in the future.

All of the lots and houses up here on the #7773 tract map are extremly small. However I am concerned that the new changes will reduce the fair market value of my buildable land. Please see that this letter is entered into the public record for the 60 day comment period. I will be unable to attend any public meetings. As you are aware of APX 62 home owners, maybe three principal parties ever show up for them and I am always of the minority position up here.

On the legal notice you sent to me the area and the name of sleepy valley was excluded and not listed as one of the areas being in conflict and effected by the proposed changes on proposed csd boundary changes and also I notice that your mail notices are addressed as if we are residing in the SCV area and nothing is further from the truth. Does it really matter? I strongly believe that it does. Just as shown on ALL of the available maps; we are sleepy valley Saugus, CA. and should be considered and treated as "SLEEPY VALLEY SAUGUS" separate in and of itself..

Thank you for your time with regards to these pertinent issues.

Kenneth N. Brenner.

gisNET department of regional planning

Sleepy Valley SAUGUS 91390

Printed On: Jun 16, 2007

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)
- Existing(p) Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3 (X)
- Zone R-4 (X)
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy Not in Comm/ Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (0 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more d/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public or Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbodies
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

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0 230 460 ft.

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DEPARTMENT OF REGIONAL PLANNING
320 W. TEMPLE STREET
LOS ANGELES, CA 90012

10

RETURN SERVICE
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FIRST CLASS

UNITED STATES POSTAGE
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BRENNER,KENNETH N
13206 CHRISCO ST
SANTA CLARITA CA 91390

SAUGUS

Kenneth Brenner
13206 Chrisco St.
Saugus, CA 91390

LFXDSMB 91390

ACTON TOWN COUNCIL

P.O. Box 810 Acton, California 93510

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Jim Connelly
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Recording Secretary
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R.J. Acosta
Ray Billet
Mike Hainline
Katherine Tucker

February 15, 2012

Mr. Richard J. Bruckner, Director

Los Angeles County Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

rbruckner@planning.lacounty.gov

RE: **Agua Dulce Community Standards District Boundaries**

Dear Mr. Bruckner:

The Acton Town Council received a copy of a letter from the Agua Dulce Town Council, dated Dec. 15, 2011, regarding the Agua Dulce Community Standards District Boundaries. Their newly proposed Standards and boundaries will come before the Planning Commission on Feb. 22, 2012. We would like to clarify a few issues raised in their letter as well as our position on their proposed revisions.

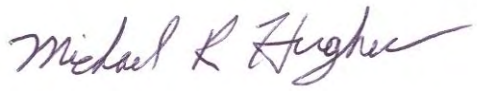
First of all we would like to make it clear that we support the right of the citizens within the established boundaries of the Agua Dulce Community Standards District to amend the specific provisions of their District's ordinance. We also support their ability to include geographical areas within their boundaries that are currently not covered by any other CSD boundary, as long as all legal requirements have been met to annex the area. **However we strongly oppose any effort to annex into their boundaries any portion of the Acton Community Standards District. We do support LA County's position to adjust the planning boundaries of the Antelope Valley Area Wide (Town and Country) Plan to include the entirety of the Acton Community Standards District.**

The position of adjusting the Antelope Valley Plan's boundaries was reached by the County after numerous meetings, both individually and jointly, between the two Town Councils. Unfortunately, the Dec. 15th letter from the Agua Dulce Town Council incorrectly presented the facts. They presented one proposed meeting as the only meeting that was scheduled. One of the meetings scheduled to discuss the boundary issue was not attended by ATC representatives. This occurred due to scheduling conflicts of the ATC representatives. However, they failed to mention that there were many meetings that were attended by representatives from LA County, the Agua Dulce Town Council and the Acton Town Council held both at the Acton Community Center and at the Agua Dulce Women's Club.

Prior to the Agua Dulce CSD and the Acton CSD being established legal notices were issued, community meetings were held and information was disseminated to both communities via 3 local newspapers. In addition there were many specific internal community meetings to discuss the Districts. Every effort was made by all involved to provide information to both communities and I believe that LA County met all legal requirements.

The Acton Community Standards District's boundaries have been established and have remained unchanged since Dec. 1995. The Acton Town Council strongly opposes any change in the Acton CSD's boundaries without a vote of all residents within our District and after all legal notices are given and adequate time is allotted for a thorough discussion of the issue. We do support LA County's position to adjust the Planning Areas to accurately coincide with the legal boundaries of the two CSDs.

Respectfully Submitted,



Michael R. Hughes, President

Acton Town Council

Cc: Mayor Michael Antonovich fifthdistrict@labos.org

Mr. Mitch Glaser mglaser@planning.lacounty.gov

Mr. Edel Vizcarra EVizcarra@lacbos.org

Ms Rosalind Wayman rwayman@lacbos.org

Mr. Norm Hickling nhickling@lacbos.org

Mr. Don Henry BH33605@aol.com

Mary Johnson maryjohnson767@gmail.com

Lorene Cangiano lcangiano@chomg.com

Rosie Heffley heffleyr@aol.com

Acton Town Council

AV Press jdrake@avpress.com

Acton/Agua Dulce News aadnews@joycemediainc.com

Agua Dulce/Acton Country Journal countryjournal@bigplanet.com

February 22, 2012 Los Angeles County Regional Planning Commission Public Hearing-Agua Dulce Revised CSD and Boundaries

For the past 10 + years, the Agua Dulce Community Standards District "CSD" Revision Committee has been tirelessly working on soliciting community input to reflect the wishes of the community on the revised Agua Dulce "CSD" and Boundaries

During this process, we heard from a number of residents not currently within the Agua Dulce "CSD" and the Agua Dulce Boundaries. South of the Summit areas included the following: Escondido Canyon Road from Hubbard south to the 14 Freeway—Both sides of Hubbard Road (Agua Dulce side)— Briggs Road and Big Springs Road areas. These areas are in the Santa Clarita (OVOV) One Valley One Vision Boundary.

The Agua Dulce Town Council and the Agua Dulce "CSD" Committee strongly supports the residents desire to remain in the OVOV where they belong and be added into the Agua Dulce "CSD" boundary.

We live in the unincorporated community of Agua Dulce, in the Santa Clarita (OVOV) area plan. **We can Vote in Agua Dulce concerning any issues, including running for the Town Council position.**

Neither the Acton Town Council nor Regional Planning informed us when Acton included this OVOV area in their "CSD". The Acton "CSD" mentions Antelope Valley area more than once; we do not want our properties to be placed in the (Town and Country) Antelope Valley area plan.

Due to other commitments, most of the residents will not be able to attend the 2/22/12 Regional Planning Hearing. As a 12+ years member of the Agua Dulce "CSD" committee, and 28 year resident of 7520 Escondido Canyon Rd. I will be attending and will represent the attached residents of this small OVOV area.

The Acton Town Council would like to move our Boundary area to (Town and Country) Antelope Valley area plan. No Town Council should deny the residents desires to live were they belong.

We respectfully request Los Angeles County Regional Planning Commission our desire to remain in the (OVOV) area plan and be added into the Agua Dulce "CSD" boundary.

Thank you,

Rosie Heffley
(661) 268 - 0357

Survey for Regional Planning Public Hearing 2/22/12

Petition to remain in the Santa Clarita Valley (OVOV) Area Plan South of the 14 Summit

Escondido Canyon Road from Hubbard south to the 14 Freeway---Both Sides of Hubbard (Agua Dulce Side) --Briggs Road and Big Springs Rd Area

We the following Residents Vote Yes

Name	Address	Post Office	State	Zip	Phone No.
Frank Heffley	7520 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 0357
Rosie Heffley	7520 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 0357
Anthony Ramirez	33721 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1872
Carmen Ramirez	33721 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1872
Fred Banta	33345 Hubbard Rd	Acton	Ca	93510	(661) 268 - 7625
Christina Banta	33345 Hubbard Rd	Acton	Ca	93510	(661) 268 - 7625
Thomas Matulich	33210 Margaritta Hills	Acton	Ca	93510	(661) 268 - 0871
Lisa Matulich	33210 Margaritta Hills	Acton	Ca	93510	(661) 268 - 0871
Andrew Matulich	33210 Margaritta Hills	Acton	Ca	93510	(661) 268 - 0871
Bryan Matulich	33210 Margaritta Hills	Acton	Ca	93510	(661) 268 - 0871
Ross Lonsberry	32610 Big Springs Rd	Acton	Ca	93510	(661) 268 - 0268
Wahnita Lonsberry	32610 Big Springs Rd	Acton	Ca	93510	(661) 268 - 0268
Mike Tucillo	33320 King Bird Way	Acton	Ca	93510	(661) 268 - 1556
Mercedes Tuccillo	33320 King Bird Way	Acton	Ca	93510	(661) 268 - 1556
Dan Smith	33360 King Bird Way	Acton	Ca	93510	(661) 268 -1556
Dee Monkhouse	33320 King Bird Way	Acton	Ca	93510	(661) 480 - 8847
Theresa Smith	33360 King Bird Way	Acton	Ca	93510	(661) 406 - 5986
Michael Tuccillo	8246 Escondido Canyon Rd	Acton	Ca	93510	(661) 510 - 0681
David Niedrick	6755 Ranchitos Dr.	Acton	Ca	93510	(661) 268 - 1190
Christal Niedrick	6755 Ranchitos Dr.	Acton	Ca	93510	(661) 268 - 1190
Mike Terry	7881 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 0338
John Davis	33435 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1650
Debra Davis	33435 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1650
Melissa Davis	33435 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1650
James Lawson	7767 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 1945
Becky Lawson	7767 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 1945

Survey for Regional Planning Public Hearing 2/22/12

Petition to remain in the Santa Clarita Valley (OVOV) Area Plan South of the 14 Summit

Escondido Canyon Road from Hubbard south to the 14 Freeway---Both Sides of Hubbard (Agua Dulce Side) --Briggs Road and Big Springs Rd Area

We the following Residents Vote Yes

Name	Address	Post Office	State	Zip	Phone No.
Francisco Veramontes	7634 Escondido Cy Rd	Acton	Ca	93510	(818) 257 - 5747
Maria Munoz	7634 Escondido Cy Rd	Acton	Ca	93510	(818) 257 - 5747
Steven Kessler	33808 Norcross Dr	Acton	Ca	93510	(661) 268 - 0413
Michael Sutherland	33808 Norcross Dr	Acton	Ca	93510	(661) 268 - 0413
Patrick Marrone	7703 Escondido Canyon Rd	Acton	Ca	93510	(626) 348 - 3252
Miguel Padilla	7817 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 1329
Ramon Sr. Padilla	7817 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 1329
Virginia Padilla	7817 Escondido Canyon Rd	Acton	Ca	93510	(661) 268 - 1329
Scott Keller	8023 Escondido Canyon Rd	Acton	Ca	93510	(661) 802 - 1894
Dominique Keller	8023 Escondido Canyon Rd	Acton	Ca	93510	(661) 802 - 1894
Mary & Nicole Egbert	8023 Escondido Canyon Rd	Acton	Ca	93510	(661) 802 - 1894
Francis E. Williams	17549 Chase St.	Northridge	Ca	91325	(818) 345 - 3226
Mr. Williams Owns 2 Parcels - Raw Land (34.53) and (20) Acress Briggs Rd Area					yes on both
Jess Spencer	33210 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0584
Judy Spencer	33210 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0584
Shawn Caldwell	33200 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1773
Carla Caldwell	33200 Hubbard Rd	Acton	Ca	93510	(661) 268 - 1773
Joseph Meriweather	33055 Margaritta Hills Dr	Acton	Ca	93510	(661) 268 - 0065
Tina Meriweather	33055 Margaritta Hills Dr	Acton	Ca	93510	(661) 268 - 0065
Cheyenne Meriweather	33055 Margaritta Hills Dr	Acton	Ca	93510	(661) 268 - 0065
Tim Jorgensen	33307 Hubbard Rd	Acton	Ca	93510	
Mark Zenhuizen	6655 Ranchitos Dr	Acton	Ca	93510	(661) 268 - 0923
Jenniffer Zenhuizen	6655 Ranchitos Dr	Acton	Ca	93510	(661) 268 - 0923

Survey for Regional Planning Public Hearing 2/22/12

Petition to remain in the Santa Clarita Valley (OVOV) Area Plan South of the 14 Summit

Escondido Canyon Road from Hubbard south to the 14 Freeway---Both Sides of Hubbard (Agua Dulce Side) --Briggs Road and Big Springs Rd Area

We the following Residents Vote Yes

Name	Address	Post Office	State	Zip	Phone No.
Melinda Zenhuizen	6655 Ranchitos Dr	Acton	Ca	93510	(661) 268 - 0923
Ashley Zenhuizen	6655 Ranchitos Dr	Acton	Ca	93510	(661) 268 - 0923
Linda Neiman	33716 Hubbard Rd	Acton	Ca	93510	661) 268 - 1225
Fritz Neiman	33716 Hubbard Rd	Acton	Ca	93510	661) 268 - 1225
Terrence Brown	33792 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0221
Tia Brown	33792 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0221
Tara Brown	33792 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0221
Timothy Brown	33792 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0221
Jim Lambdin	33795 W. Hubbard Rd	Acton	Ca	93510	(661) 268 - 8419
Nick Lambdin	33795 W. Hubbard Rd	Acton	Ca	93510	(661) 268 - 8419
Paul Pearson	33714 Rainbow Bend Dr	Acton	Ca	93510	(661) 258 - 0985
Michele Pearson	33714 Rainbow Bend Dr	Acton	Ca	93510	(661) 258 - 0985
Mark Williams D.V.M	33368 Hubbard Rd	Acton	Ca	93510	(661) 268 - 8128
Mail Correspondense for Dr. Williams to:					
Sweetwater Vetenary	33324 Agua Dulce Cyn Rd	Agua Dulce	Ca	91390	(661) 268 - 8128
Gael Parks	33242 Hubbard Rd	Acton	Ca	93510	(818) 317 - 0334
Julia Wolf	33242 Hubbard Rd	Acton	Ca	93510	(818) 317 - 0335

Agua Dulce Civic Association, Inc.
... Serving Agua Dulce since 1956

February 20, 2012

Los Angeles County Regional Planning Commission
Mr. Curt Pedersen, Chair
Mr. David W. Louie, Vice Chair
Esther L. Valadez
Harold V. Helsley
Pat Modugno
320 West Temple Street
Los Angeles, CA 90012

Dear Commissioners:

The Agua Dulce Civic Association is in agreement with the staff recommendation to adopt the proposed ordinance amending Title 22.44.113 The Agua Dulce Community Standards District. Our membership supports the community's and LA County RPC's efforts to update our CSD to help preserve the community character by "addressing minimum lot size, residential and commercial development standards, street improvements, public trails, lighting, signage, the allowance of cargo shipping containers, the expansion of allowable home-based occupations, and an increase in the allowable number of dogs, and significant ridgeline and hillside management area protection", per the RPC's Resolution.

In addition, the proposed ordinance expands District boundaries, which remains a point of contention for those property owners affected. The Agua Dulce Civic Association Board of Directors acknowledges that further constructive negotiation could very well be needed in this area.

Sincerely,

Frederico Enriquez

Frederico Enriquez
President

33201-1 Agua Dulce Canyon Road - Agua Dulce, California 91390

Menke, Brianna

From: Mel Spry [mspry@socal.rr.com]
Sent: Friday, February 17, 2012 1:36 PM
To: Menke, Brianna
Cc: Mary Johnson
Subject: Agua Dulce Revised Community Standards

I am writing to support the proposed amendment to the Los Angeles County Code (Title 2- Zoning Ordinance) establishing a revised Community Standards District for the community of Agua Dulce.
Through the years I have been involved with the revision of the CSD serving on committees regarding, as well as being active in Agua Dulce community organizations. I have been a resident of Agua Dulce since 1989, currently a resident.
I am unable to attend the meeting of February 22, 2012 to speak in person of my support, thus this E-mail.
Please add this message to the record supporting the Revised Agua Dulce CSD and my asking for the DRP's recommendation to the Board of Supervisors to vote for passage of the proposed ordinance.

Sincerely, Peg Spry
10835 Sierra Hwy
Agua Dulce, CA. 91390
Telephone: 661 268-8165

FREE Animations for your email – by IncrediMail! Click Here!

Menke, Brianna

From: HEFFLEYR@aol.com
Sent: Tuesday, February 21, 2012 10:26 AM
To: Menke, Brianna
Subject: I copied and paste see if it works, Rosie

2- 22, 2012 LA County Regional Planning Commission Public Hearing-Agua Dulce Revised CSD and Boundaries

PRESENTATION

MY NAME: ROSIE HEFFLEY

MY ADDRESS:

7520 ESCONDIDO CYN RD IN THE UNINCORPORATED COMMUNITY OF AGUA DULCE, my Husband and I moved to Agua Dulce 28 Years ago.

I am a member of the Agua Dulce Community Standards District Committee.

For the past 10 + years, the Agua Dulce "CSD" Revision Committee has worked hard soliciting community input to reflect the wishes of the community on the revised Agua Dulce "CSD" and Boundaries.

During this process, we heard from a number of residents not currently within the Agua Dulce "CSD" and the Agua Dulce Boundaries.

South of the Summit areas includes as follows:

Escondido Canyon Road from Hubbard south to the 14 Freeway—Hubbard Road (Agua Dulce side)— Briggs Road and Big Springs Road areas.

We live in the unincorporated community of Agua Dulce, in the Santa Clarita (OVOV) area plan. **We can Vote in Agua Dulce concerning any issues, including running for the Town Council position.**

Due to other commitments, most of the residents are not able to attend the Hearing.
As a resident of Escondido Cyn.Road, I am representing the residents of this small OVOV area.

The Agua Dulce Town Council and the Agua Dulce "CSD" Committee strongly supports the residents desire to remain in the OVOV where they belong and be added into the Agua Dulce "CSD" and Boundary.

OVOV covers Agua Dulce, Regional Planning was in support adjusting this area into the Agua Dulce Boundary.

The Acton Town Council would like to move our Boundary area to (Town and Country) Antelope Valley area plan.

In 2001, we found out this area was land graved or Annexed by the Acton Town Council, we signed repeated petitions, we attended meetings with no result or reasoning. We have done our due diligence over and over.

Neither the Acton Town Council nor Regional Planning informed us when Acton Town Council graved this OVOV area. Had we been notified, we would have pulled out of the Acton CSD and Boundary.

No Town Council should deny the residents desires to live were they belong.

<u>The notion that we the people want to live in the area were we belong, ACTON TOWN COUNCIL NOW CALLS this as ANNEXING (HOW CONVENIENT</u>)

There is an over whelming consensus within this small area from property owners favoring inclusion in the Agua Dulce CSD, Planning Commission has enough documentation in order to make a sound decision, and we can supply more if needed.

We the residents of this area, respectfully request Los Angeles County Regional Planning Commission our desire to remain in the (OVOV) area plan and be added into the Agua Dulce “CSD” and boundary. Please, remove our area from the Acton boundary and give us the opportunity to live were we belong.

I would like to end by thanking Regional Planning Commission, Mitch Glaser, Brianna and Staff and the Agua Dulce Town Council.

Menke, Brianna

From: HEFFLEYR@aol.com
Sent: Sunday, February 19, 2012 11:25 PM
To: Menke, Brianna
Cc: bline7535@yahoo.com; myers@antelecom.net; anthonyramirez3d@gmail.com
Subject: Regional Planning Commission Hearing 2-22-12 Page 4

Hi Brianna, attached are additional four (4) names I neglected to add to the list for the Hubbard Road area residents, and they wanted to make sure we add there names before the Hearing date, I hope you can still amend the file I sent you Thrusday, I am sorry this is so late, please confirm. Thank you so much for all your help. Rosie Heffley

Petition to remain in the Santa Clarita Valley (OVOV) Area Plan South of the 14 Summit

Escondido Canyon Road from Hubbard south to the 14 Freeway---Both Sides of Hubbard (Agua Dulce Side) --Briggs Road and Big Springs Rd Area

We the following Residents Vote Yes

Name	Address	Post Office	State	Zip	Phone No.
Sukwan Myers	33343 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0762
Eric Myers	33343 Hubbard Rd	Acton	Ca	93510	(661) 268 - 0762
William Bline	7535 Carmack Rd	Acton	Ca	93510	(661) 268 - 0652
Jo Anne Bline	7535 Carmack Rd	Acton	Ca	93510	(661) 268 - 0652

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

February 22, 2012

Brianna Menke
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Subject: Agua Dulce Community Standards District (CSD)
SCH#: 2012011043

Dear Brianna Menke:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on February 21, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

RECEIVED
FEB 27 2012

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2012011043
Project Title Agua Dulce Community Standards District (CSD)
Lead Agency Los Angeles County

Type Neg Negative Declaration

Description The proposed project consists of a significant expansion and revision of standards contained within the Agua Dulce Community Standards District (CSD) in the form of amendments to Title 22 of the Los Angeles County Code (Code). These revisions encompass a more specific and comprehensive series of standards intended to maintain a dispersed, low density pattern for future development in Agua Dulce in order to preserve the secluded rural nature of the community. The proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community by preserving sensitive natural features such as the Vasquez Rocks Natural Area, by maintaining and enhancing the pedestrian and equestrian trail system, and by minimizing the placement of urban infrastructure, such as street lights and concrete sidewalks.

Lead Agency Contact

Name Brianna Menke
Agency Los Angeles County Department of Regional Planning
Phone 213 974 6476 **Fax**
email
Address 320 West Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Lat / Long
Cross Streets Community Wide
Parcel No. Multiple
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 14
Airports Agua Dulce Airpark
Railways
Waterways
Schools Agua Dulce ES
Land Use Multiple

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

---

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

---

Date Received 01/20/2012 **Start of Review** 01/20/2012 **End of Review** 02/21/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

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

2/21/12 Clear

RECEIVED
JAN 31 2012
STATE CLEARING HOUSE

January 25, 2012

Ms. Briana Menke, Project Planner
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: SCH#2012011043 CEQA Notice of Completion; proposed Mitigated Negative Declaration for the **"Aqua Dulce Community Standards District (CSD) Project (R2010-01627-(I-5), Case No. RADV 201000005);"** located in a 44 Square mile area in the Agua Dulce area of Los Angeles County, California

Dear Ms. Menke:

The Native American Heritage Commission (NAHC) is the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites. The NAHC wishes to comment on the proposed project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect.

The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within the project area identified. This area is known to the NAHC to be very culturally sensitive. Also, the absence of archaeological resources does not preclude their existence. . California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to. California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction. The NAHC "Sacred Sites,' as defined

by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Special reference is made to the *Tribal Consultation* requirements of the California 2006 Senate Bill 1059: enabling legislation to the federal Energy Policy Act of 2005 (P.L. 109-58), mandates consultation with Native American tribes (both federally recognized and non federally recognized) where electrically transmission lines are proposed. This is codified in the California Public Resources Code, Chapter 4.3 and §25330 to Division 15.

Furthermore, pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties pursuant to CA Public Resources Code §5097.95. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, if the project is under federal jurisdiction, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally

discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-6696
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

RECEIVED
FEB 23 2012

February 21, 2012

Ms. Brianna Menke
Los Angeles County Dept. of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Agua Dulce Community Standards District
Negative Declaration
Vic. LA-14 / PM 39.00 - 42.00
SCH #2012011043, IGR No. 120127/EA

Dear Ms. Menke:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Agua Dulce Community Standards District. The proposed expansion and revision of standards contained within the Agua Dulce Community Standards District are intended to maintain a dispersed, low density pattern for future development and preserve the rural nature of the community.

We acknowledge that proposed changes to community standards do not mandate or propose new development, and any future development must comply with all current policies and regulations relating to traffic and all modes of transportation. All future development will be required to comply with the County Congestion Management Plan (CMP). We request the inclusion of a provision to require Caltrans to be consulted when conducting traffic studies of State Route 14. Depending on existing operating conditions, traffic study requirements and thresholds of significant may vary.

If you have any questions regarding our comments, you may contact Elmer Alvarez, project coordinator at (213) 897 – 6696 or by electronic mail at Elmer_Alvarez@dot.ca.gov. Please refer to our internal record number 120127/EA.

Sincerely,

DIANNA WATSON
IGR/CEQA Branch Chief

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

February 17, 2012

RECEIVED
FEB 23 2012

Richard J. Bruckner, Director
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Attention: Ms. Brianna Menke

Dear Mr. Bruckner:

REVIEW COMMENTS
INITIAL STUDY AND NEGATIVE DECLARATION
AGUA DULCE COMMUNITY STANDARDS DISTRICT
PROJECT NO. R2010-01627-(1-5)

The Los Angeles County Sheriff's Department (Department) submits the following review comments on the Initial Study (IS) and Negative Declaration (ND), dated January 17, 2012, for the Agua Dulce Community Standards District (Project). The proposed Project will amend Title 22 of the *Los Angeles County Code* in order to preserve the secluded, rural nature of the Agua Dulce Community.

The IS and ND for the proposed Project were reviewed by the Department's Palmdale and Santa Clarita Valley Stations (collectively, Stations). The Stations' review comments are attached hereto (see correspondence, dated February 3, 2012, from Captain Paul Becker and Acting Captain Don Ford).

In summary, the proposed Project, as described in the IS and ND, is not expected to have a significant impact on the Department's resources or the Stations' operations. The Department has no other comments to submit at this time, but reserves the right to further address this matter in subsequent reviews of the proposed Project.

761551N25A-SH-AD32A (2/72)

COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT

"A TRADITION OF SERVICE"

DATE: February 3, 2012

OFFICE CORRESPONDENCE

FILE NO.

FROM: PAUL BECKER, CAPTAIN
SANTA CLARITA VALLEY STATION

TO: GARY T.K. TSE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: REQUEST FOR REVIEW ON THE INITIAL STUDY AND NEGATIVE DECLARATION FOR THE AGUA DULCE COMMUNITY STANDARDS DISTRICT PROJECT (LOS ANGELES DEPARTMENT OF REGIONAL PLANNING PROJECT NO. R2010-0167-(1-5)

The Santa Clarita Valley Station (Station) reviewed the Initial Study (IS) and Negative Declaration (ND) for the Agua Dulce Community Standards District Project (Project). The proposed Project will amend Title 22 of the Los Angeles County Code in order to preserve the secluded, rural nature of the Agua Dulce community (Project Area). The proposed Project will not result in new development in the Project Area.

The Station is approximately 18 miles from the Project Area. Only a portion of the Project Area is within the Station's service area. The remainder of the Project Area is within the service area of the Palmdale Sheriff's Station.

Based upon our review of the IS and ND, the proposed Project is not expected to impact the Station's operations or resources. However, we recommend the IS and ND be forwarded to Captain Bobby Denham of Palmdale Station for additional review and comment.

At this time, the Station has no further comment on the proposed Project. Should you have any questions regarding this matter, please feel free to call me at (661) 255-1121, or Deputy Jeffrey Jackson at 255-1121 ext. 5159.

PB:JSJ:jj

RECEIVED
FEB 14 2012
FACILITIES PLANNING BUREAU
ADMINISTRATIVE SERVICES DIVISION

orig Lester
cc Gary, File

COUNTY OF LOS ANGELES

SHERIFF'S DEPARTMENT

"A Tradition of Service"

OFFICE CORRESPONDENCE

DATE: February 3, 2012
FILE NO.:

FROM: DON P. FORD, A/CAPTAIN
PALMDALE STATION

TO: GARY TSE, DIRECTOR
FACILITIES PLANNING BUREAU

SUBJECT: AGUA DULCE COMMUNITY STANDARDS DISTRICT

I have reviewed the documents you sent soliciting comments on proposed changes to the Agua Dulce Community Standards District, project number R2010-01627, Case number RADV 201000005.

This project consists of modifications to the Community Standards District planning documents that have been established by the Department of Regional Planning for the Agua Dulce area. The modifications are largely aesthetic concerns, with significant limitations on land division. They do not propose any actual development and the revised standards would limit subdivision of large properties. I agree with their assessment the proposed rule changes would have no significant impact on law enforcement services in the area. Palmdale Station has no objection to the revised standards as proposed. If you have any questions or need further information please contact me at (661) 272-2541.

DPF:dpf

RECEIVED
#48
FEB 9 2012
Orig Subj cc: Gary, Lester
FACILITIES PLANNING BUREAU
DIVISION

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
FEB 22 2012

February 13, 2012

Brianna Menke, Planner
Department of Regional Planning
Community Studies North Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Menke:

NOTICE OF CONSULTATION, PROJECT NO. R2010-01627-(1-5), CASE NO. RADV 201000005, "AGUA DULCE COMMUNITY STANDARDS DISTRICT", CONTAINS A SERIES OF AMENDMENTS TO TITLE 22 OF THE LOS ANGELES COUNTY CODE, AGUA DULCE (FFER #201200013)

The Notice of Consultation has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The proposed project is located within the area described by the Forester and Fire Warden as Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for brush clearance and fuel modification plans must be met prior to construction.

2. Any proposed development within the scope of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

3. Specific fire and life safety requirements for the construction phase will be addressed at the architectural plan review by the Fire Department prior to building permit issuance.

4. The County of Los Angeles Fire Department, Land Development Unit, appreciates the opportunity to comment on this project. Should any questions arise, please contact Juan Padilla, at (323) 890-4243 or jpadilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance.

2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:ij

RECEIVED
FEB 23 2012

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

FILED
JAN 18 2012
DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
A. SHERLOCK DEPUTY

NEGATIVE DECLARATION

PROJECT NUMBER: R2010-01627-(1-5), Case No. RADV 201000005

1. DESCRIPTION:
The revision of the Agua Dulce Community Standards District (CSD) contains a series of amendments to Title 22 of the Los Angeles County Code intended to maintain a dispersed, low density pattern for future development in Agua Dulce in order to preserve the secluded rural nature of the community. The proposed standards are designed to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community by preserving sensitive natural features, by maintaining and enhancing the pedestrian and equestrian trail system, and by minimizing the placement of urban infrastructure, such as street lights and concrete sidewalks, that would alter the character of the community. The CSD does the following: requires routes on the highway plan to use alternate rural highway standards where possible; places restrictions on signage in the Agua Dulce community; requires that land division projects creating more than four lots or parcels of land contain public dedicated trail easements designed to connect to existing or planned trails and to provide connectivity to recreational uses; allows density controlled development including development in hillside management areas and significant ecological areas, so long as each lot or parcel contains a minimum acreage, yardage, width, and depth; prohibits the creation of more than four lots per parcel of land in hillside management areas except where a written analysis demonstrates that grading will not be conducted uniformly across the entirety of the project and will be limited to the pads of the individual structures; contains provisions for the protection of significant ridgelines including mandating that structures be located a minimum of 50 vertical and horizontal feet from any significant ridgelines; contains zone specific development standards for residential and agricultural zones that include provisions for lot design, required yardage, standards for home based occupations, number of dogs allowed per parcel, and number of cargo shipping containers allowed; contains zone specific development standards for commercial zones which include provisions for structure design, utilities and equipment, and pedestrian and equestrian accommodation requirements; and outlines a procedure for the modification of development standards. All of the amendments proposed by the CSD revision pertain to improvements that would be part of future projects - each subject to their own CEQA review.

2. LOCATION:
Agua Dulce

3. PROPONENT:
Los Angeles County

THIS NOTICE WAS POSTED
ON JAN 19 2012
UNTIL FEB 17 2012
REGISTRAR-RECORDER/COUNTY CLERK

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

11 0044286

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

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: *Brianna Menke*

DATE: *February 22, 2012*

11 0044286

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 21, 2012

IN REPLY PLEASE REFER TO FILE: LD-1

TO: Mitch Glaser
Community Studies North Section
Department of Regional Planning

Attention Brianna Menke

FROM: for Steve Burger
Land Development Division
Department of Public Works

INITIAL STUDY/NEGATIVE DECLARATION
PROJECT NO. R2010-01627
RADV201000005
AGUA DULCE COMMUNITY STANDARDS DISTRICT

Thank you for the opportunity to review the Initial Study/Negative Declaration for Project No. R2010-01627, Agua Dulce Community Standards District. The project is a revision of the Agua Dulce Community Standards District, containing a series of amendments to Title 22 of the Los Angeles County Code, intended to maintain a dispersed, low-density pattern for future development in Agua Dulce in order to preserve the secluded rural nature of the community. The project is located within the unincorporated community of Agua Dulce. We reviewed the Initial Study/Negative Declaration and concluded that a Negative Declaration is correct determination. No further comments are needed at this time.

If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4921 or tdoung@dpw.lacounty.gov.

JY:ca
P:\ldpub\CEQA\CDM-TD\DRP - R2010-01627 ADV201000005_Agua Dulce CSD_IS-ND.doc