Antelope Valley Area Plan Update

Designating Land Use

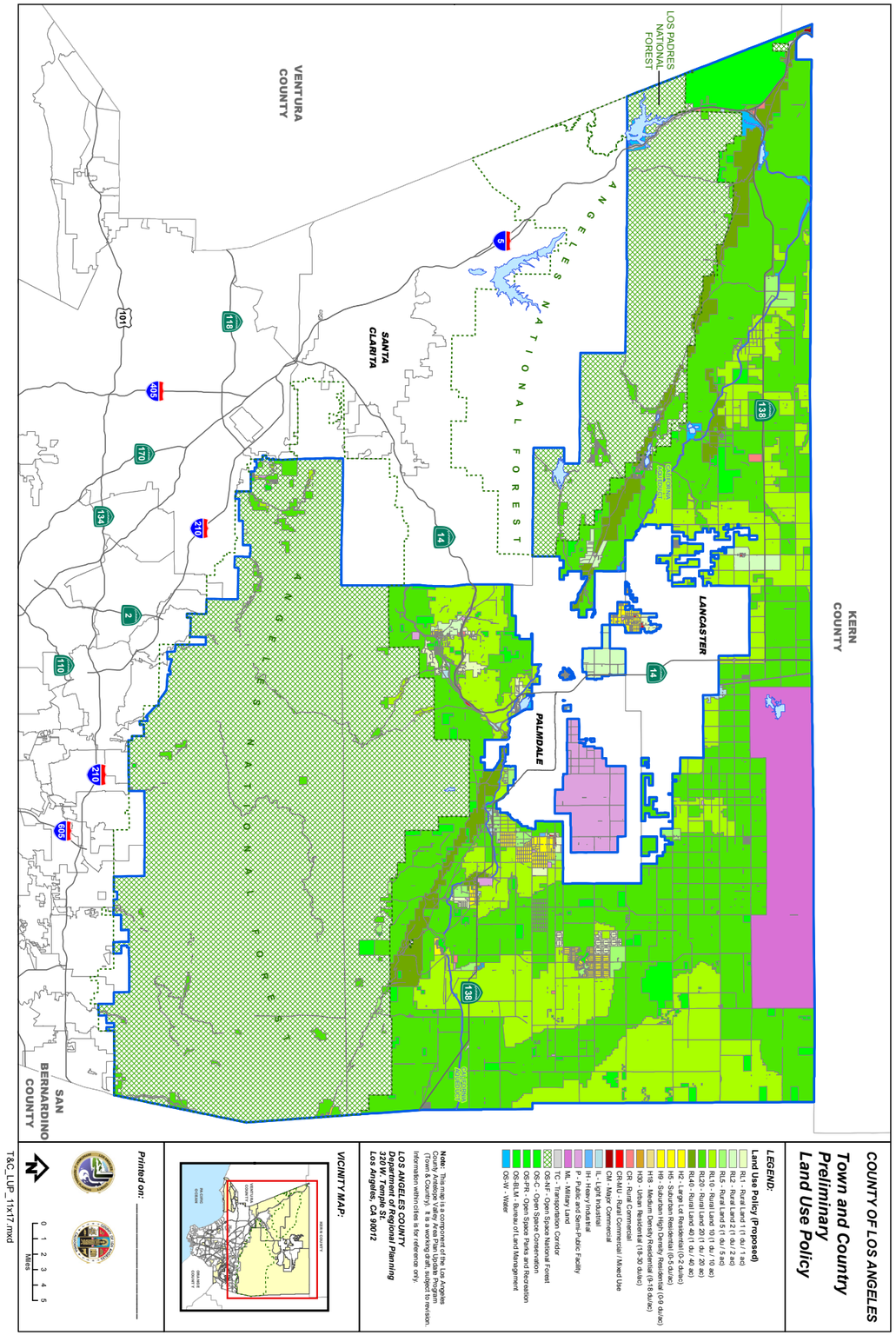
Rural Preservation Strategy

Antelope Valley residents want to maintain the rural character found in their towns and surrounding environment. This rural character is what makes the Antelope Valley so unique and valuable to the rest of Southern California. The area is a wealth of resources that must be carefully considered when preparing for future changes. Determining what type of land uses are to be allowed and where they are to be located plays an integral role in tackling the challenges of change before they happen. The Rural Preservation Strategy protects much of the sensitive lands outside of existing towns; protects residents from hazards; directs opportunities for adapting to future change within existing towns; and maintains the rural character found throughout the Antelope Valley.

Land Use Goals

- A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley.
- A land use pattern that protects environmental resources.
- A land use pattern that minimizes threats from natural hazards.
- A land use pattern that promotes the efficient use of existing infrastructure and public facilities.
- A land use pattern that limits greenhouse gas emissions.

Preliminary Draft Antelope Valley Area Plan



Land Use
Mapping Process

The process of developing the land use map for the Antelope Valley required a multi-step approach that accounted for environmental features, infrastructure availability, growth opportunities, and rural character. Striking the balance between current and future needs was the critical goal in reviewing all these factors. The end result was a land use map that reflected the Rural Preservation Strategy. Below you will find the steps used to create the Preliminary Draft Antelope Valley Land Use Map.

Step 1:
Community Recommendations and Existing Development

Using the community developed map recommendations from the Fall 2009 Mapping Meetings and aerial imagery, land use designations were assigned to the developed areas of each town. Most of the development centered around town centers containing commercial and public services. The land use designations used in existing towns were a reflection of the existing development densities and patterns. This approach allowed for the preservation of the current character of each individual community. Land use designations found in these existing communities trump all other possible land use designations that could affect any property by Steps 2-6.

Step 2:
Environmental Constraints

The 2010 Draft Los Angeles County General Plan minimizes risks to hazards and limits development in Special Management Areas by using a Hazards and Environmental Constraints Model to inform land use policies. The Hazards & Environmental Constraints Map is a visual representation of the Special Management Areas, using a class system to rank various natural land feature constraints affecting land use. The three classes and associated constraints include:

- Class I applies to lands with minimal hazards and/or environmental constraints affected by:
  - Federal Emergency Management Agency 500-Year Flood Zones
  - Mineral Resources
  - Very High Fire Hazard Severity Zones
  - Airport Influence Areas
  - Liquefaction Zones
  - Slopes of 25% to 50%
  - Significant Ridgelines
  - California State Mapped Grazing Land
- Class II applies to lands with moderate hazards and/or environmental constraints affected by:
  - Federal Emergency Management Agency 100-Year Flood Zones
  - National Forest
  - Significant Ecological Areas
  - Very High Fire Hazard Severity Zone + Slopes of 50% or greater
  - Landslide Zone
  - Slopes of 50% or greater
  - California State Mapped Farmland
- Class III applies to lands with severe hazards and/or environmental constraints affected by:
  - Fault Traces
  - Earthquake Fault Zones

In order to translate Class I, II, and III to a type of land use, each class was assigned a land use designation as follows:

- Class I = Rural Land 10 (1 dwelling unit for 10 acres of land)
- Class II = Rural Land 20 (1 dwelling unit for 20 acres of land)
- Class III = Rural Land 40 (1 dwelling unit for 40 acres of land)

Step 3:
Additional Environmental Constraints and Suitability Factors

There were additional environmental constraints and suitability factors applicable to the Antelope Valley that the Countywide Hazards & Environmental Constraints Map did not account for. These factors were identified and assigned a land use designation as follows:

- **Community Recommended Rural Preserves:** Communities made recommendations as to where they see large open space areas with low housing densities. These areas were reviewed by planners and where they were consistent with environmental constraints and appropriately supplemented the land use pattern, they were designated Rural Land 20 (1 dwelling unit for 20 acres of land).
- **Proximity to Forest:** To protect against fire hazards, properties within 1.5 miles of the forest were designated Rural Land 20 (1 dwelling unit for 20 acres of land).
- **Access to Water:** Properties not served by public water were designated Rural Land 10 (1 dwelling unit for 10 acres of land).
- **Proximity to Aqueduct and Water Bodies:** To protect water resources, properties within 500 feet of the aqueduct or water body were designated Rural Land 10 (1 dwelling unit for 10 acres of land).
- **Distance to Highways:** To reduce expansion of unnecessary road infrastructure, properties greater than 1 mile from any existing major or secondary highways were designated Rural Land 10 (1 dwelling unit for 10 acres of land).

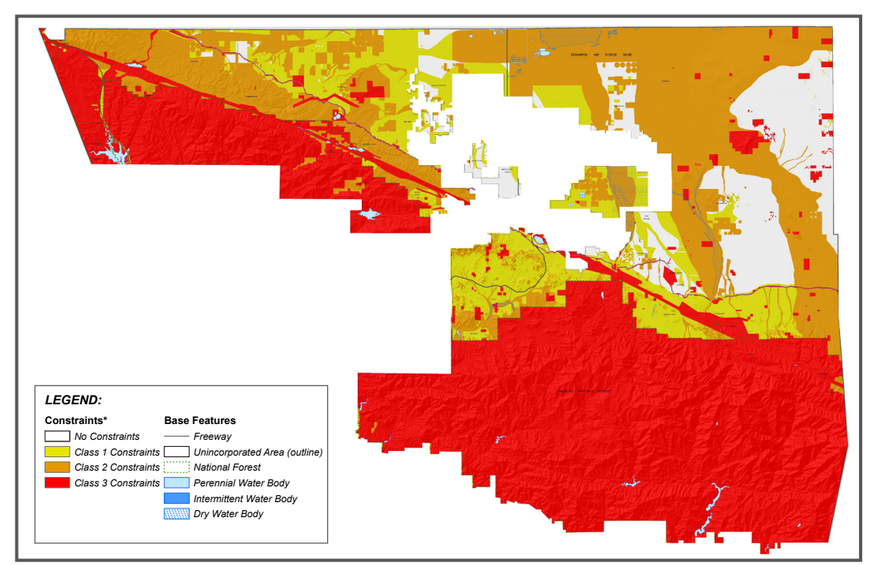
Step 4:
Forest In-holdings

Privately owned residential in-holdings in the Angeles National Forest have been designated Rural Land 20 (1 dwelling unit / 20 acres) which is consistent with the Class II constraint applied to the forest in Step 1. Where communities or large clusters of private in-holdings exist, land use designations match existing densities.

Step 5:
Economic Opportunities

To promote sustained living in the Antelope Valley, commercial and industrial properties with existing and potential uses offering services and employment opportunities have appropriate land use designations. One of the following land use designations were assigned to properties based on existing use and future vision:

- Rural Commercial (CR)
- Rural Commercial (CR-MU)
- Major Commercial (CM)
- Light Industrial (IL)
- Heavy Industrial (IH)

Step 6:
Spot Designations

Small pockets of land use designations inconsistent with the surrounding designations were created when the hazards, environmental constraints, and suitability factors were applied to individual properties. To minimize the potential for incompatible uses, these pockets were reanalyzed to ensure a more consistent land use pattern was developed without compromising the goals of Steps 1-5. Additionally, overarching land use policies provided the framework to eliminate any larger pockets of isolated land use designations incompatible with the Rural Preservation Strategy.